

AVAILABLE

**Insite**  
COMMERCIAL  
REAL ESTATE



PROPOSED DEVELOPMENT

FITNESS USER PLANNED

Lake Mary Blvd - 24,000 VPD

ROUTE 46

18,400 VPD

Proposed Multi-Family

National Coffee Restaurant

AVAILABLE

RETAIL PAD AVAILABLE  
2,400 SF BLDG W/ DRIVE THRU

4060 FL-46, SANFORD, FL 32771

ALEX BISBEE  
407-864-6444

PAYTON FOSTER  
407-461-8080

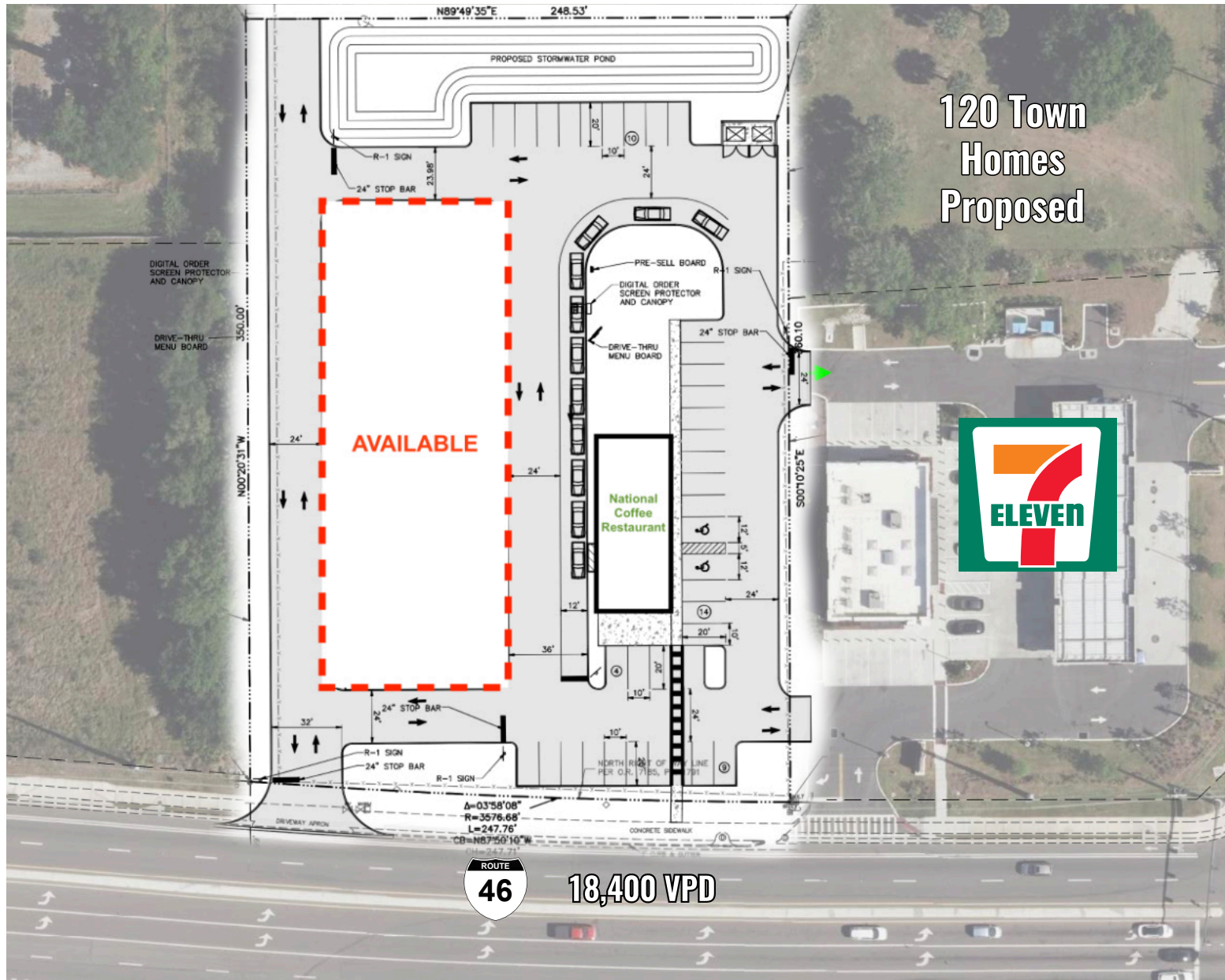


## PROPERTY HIGHLIGHTS

- Retail pad available adjacent to new construction coffee restaurant in thriving market of Sanford, FL.
- Located across from new Publix and Wawa development (under construction).
- Thousands of new single-family units planned and under construction within 2 miles.
- Ideal uses include QSR, retail, medical.

## 2023 DEMOGRAPHICS

	Projected Population Growth	1 Mile	13.3%
		2 Mile	13.3%
		3 Mile	6.6%
	Projected Annual HH Growth	1 Mile	15.2%
		2 Mile	14.8%
		3 Mile	7.9%
	Avg HH income	1 Mile	\$83,797
		2 Mile	\$75,051
		3 Mile	\$89,384



120 Town  
Homes  
Proposed



ROUTE 46  
18,400 VPD





FOR MORE  
INFORMATION  
PLEASE CONTACT

**ALEX BISBEE**

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