

Offering Memorandum

SAN MARCOS OFFICE DUPLEX

245 & 247 San Marcos Avenue | Sanford, FL 32771

Offering

2,672 SF Prime Turnkey
Office Duplex

Location

Located less than 1 mile
from Downtown Sanford

Asking Price

\$650,000



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For more information, contact:

NICHOLAS O'SHEA

Director

T: 407-691-0505

M: 904-738-6230

noshea@holdthysen.com

KIRA KREKE

Associate

T: 407-691-0505

M: 816-719-0056

kkreke@holdthysen.com

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PROPERTY SUMMARY

DETAILS

Step into this beautifully renovated office property in the heart of Sanford, FL, blending modern upgrades with historic charm. This move-in-ready space spans 2,672 square feet with high-quality finishes, ideal for an owner-user or investor seeking a flexible, hassle-free workspace.

Key Features:

Extensive Renovations: Recently upgraded with a new roof (2022), updated wiring, plumbing, and lighting, and a natural gas generator that powers half the building for reliability. Restored terrazzo floors and custom woodwork add a timeless appeal.

Atrium and Modern Touches: A standout atrium floods the space with natural light, creating an ideal environment for focus and productivity, with new glass surrounding the area to enhance brightness.

Flexible Multi-Use Potential: With separate utilities and HVAC systems for each unit, this property offers unmatched flexibility. Whether you need the entire 2,672 square feet or prefer to occupy only one side, the property supports various arrangements. Occupy one side while leasing the other, or lease both if your needs change. This adaptability makes it easy to adjust as your business evolves, or to generate rental income if you ever close up shop


Turnkey and Ready for Use: Florida Native landscaping with a Rainbird irrigation system, modern kitchenettes, and a fully updated interior make this property ready to welcome your business from day one.

A Smart Investment for the Future: This office property is not only sophisticated and ready to use but also offers a forward-looking investment with dual-utility setups, separate HVACs, and modern infrastructure ensuring it's ready for years to come.

Property Highlights

Updated plumbing	Replaced glass around the atrium
Updated lighting	Rainbird irrigation system
Natural gas generator powering half the building	Sump pump for atrium installed
Custom woodwork to match the original design	Dual utilities and HVAC systems for both sides
New drywall	Hot water on demand natural gas in unit 247
New fixtures	Traditional water heater for unit 245
New kitchenettes	Separate utilities for both sides

 \$650,000

 ± 2,672 SF

 Land Area: 0.31 AC

 New Roof (2022)

 Completely Updated Wiring

 Restored Terrazzo Floors

 Florida Native Landscaping

PROPERTY SUMMARY

LOCATION



Downtown Sanford

Sanford Marina

Lake Monroe

0.7 mi to Downtown Sanford

E. 2nd Street



PROPERTY SUMMARY

PHOTOS



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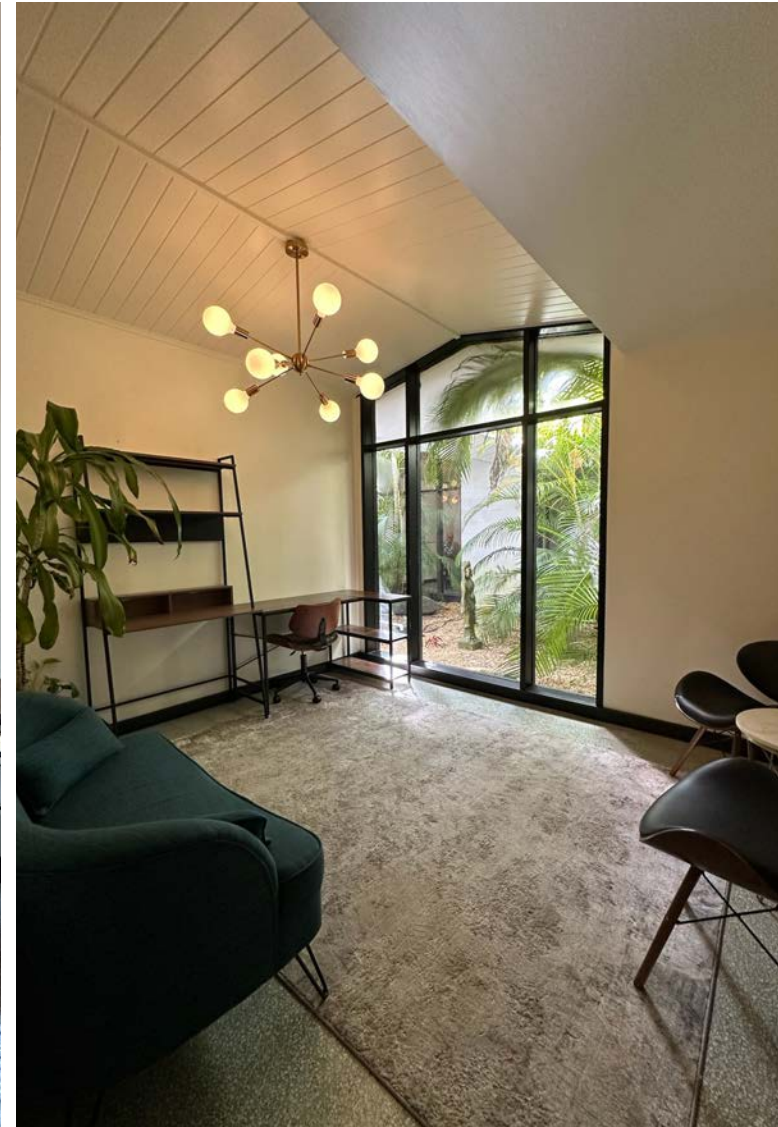
PROPERTY SUMMARY

PHOTOS



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MARKET OVERVIEW

DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	6,876	39,576	97,111
2024 Estimate	6,563	37,486	92,093
2020 Population	6,160	33,649	86,622
Growth 2020-2024	1.6%	2.9%	1.6%
Growth 2024-2029	1.0%	1.1%	1.1%
Median Age	43.5	38.3	38.2



HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	2,745	14,618	36,470
2024 Estimate	2,622	13,838	34,548
2020 Population	2,495	12,473	32,609
Growth 2020-2024	1.2%	2.1%	1.5%
Growth 2024-2029	0.9%	1.1%	1.1%



INCOME	1-MILE	3-MILE	5-MILE
2024 Average Household Income	\$76,939	\$69,198	\$75,279
2024 Median Household Income	\$54,764	\$51,587	\$57,346



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M: 816-719-0056



301 S. New York Avenue | Suite 200 | Winter Park, FL 32789
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