

For Lease

# Freestanding Office Building

2,654 SF | \$17.00 / SF



## 1701 East Airport Blvd

Sanford, Florida 32773

### Property Highlights

- Available now!
- Free-standing 2,654± SF building with ample parking (52 spaces)
- 8 fully built-out offices, several central work areas and abundant storage
- 160 feet of frontage on Airport Blvd with monument signage
- Across the street from the Orlando Sanford International Airport
- Only 1.5 miles east of SR 417 (GreeneWay) and US Hwy 17-92 interchange
- Easy access to Lake Mary Blvd, Sanford Avenue, SR 46 & I-4



**Lease Rate: \$17.00 / SF NNN**

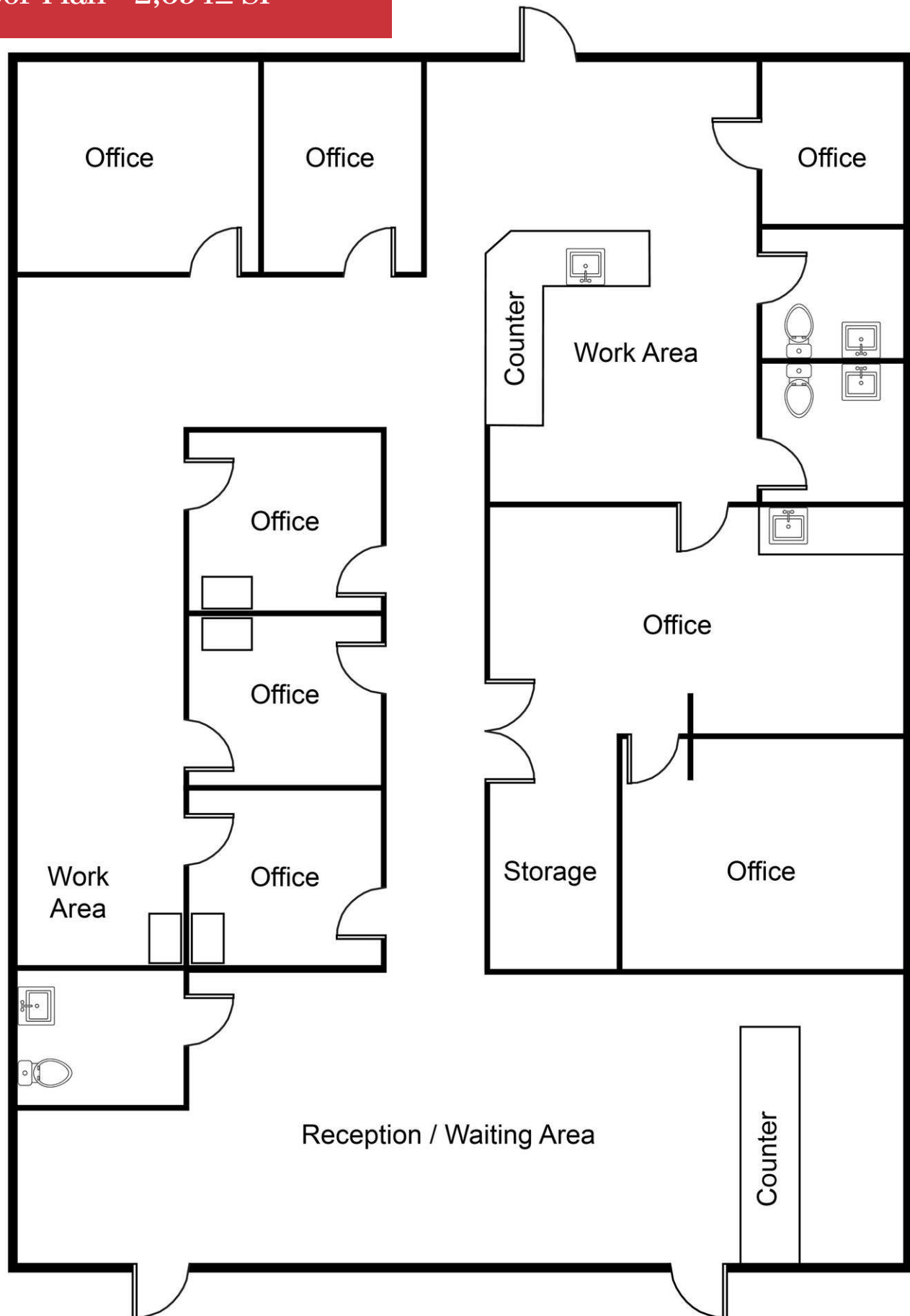
For more information

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## Floor Plan - 2,654± SF





# Property Photos



Reception/waiting area



Central work area



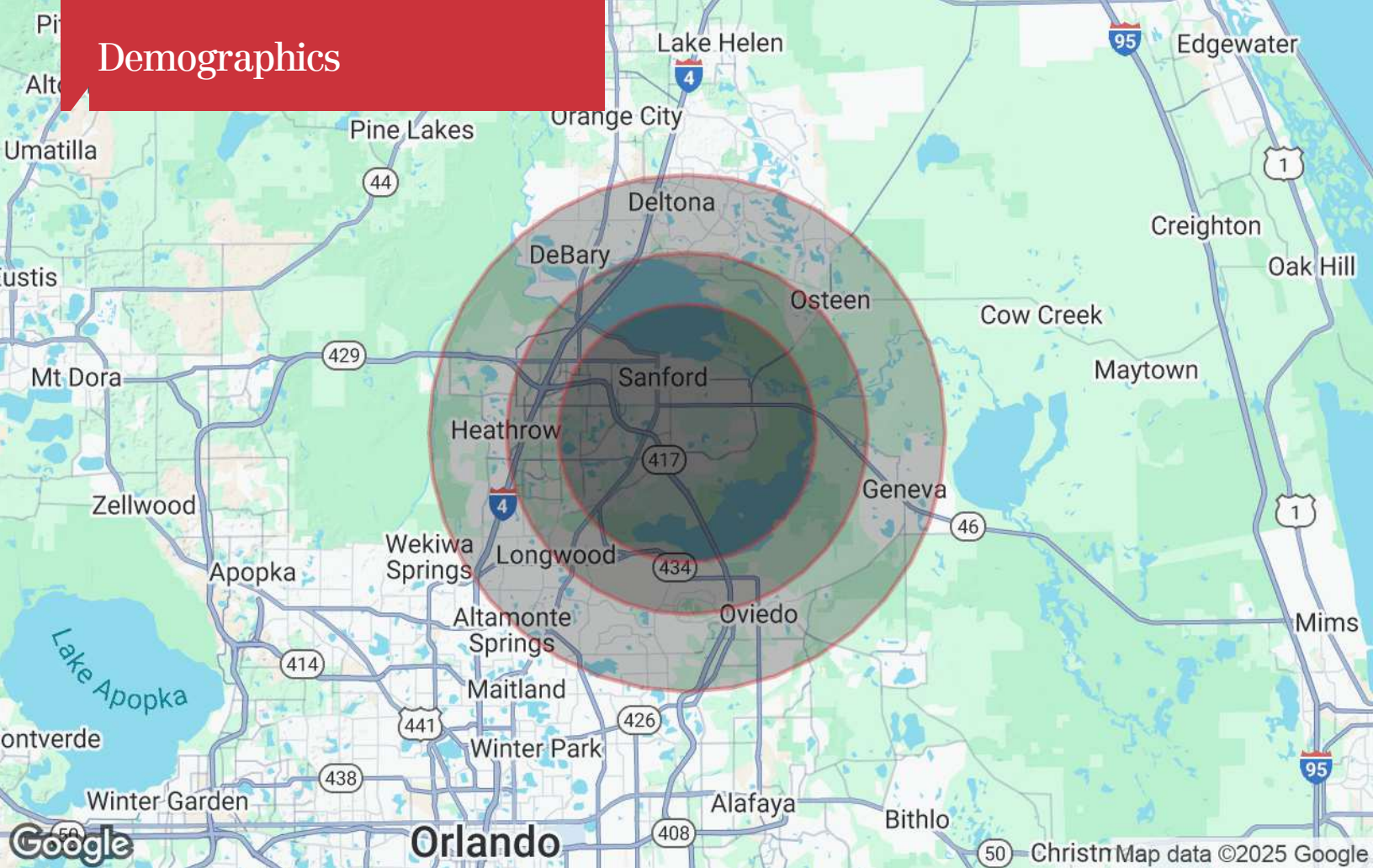
Typical exam room/office



Monument signage



# Demographics



## Population

	5 Miles	7 Miles	10 Miles
TOTAL POPULATION	94,497	182,568	415,630
MEDIAN AGE	39	41	42
MEDIAN AGE (MALE)	38	39	40
MEDIAN AGE (FEMALE)	40	42	43

## Households & Income

	5 Miles	7 Miles	10 Miles
TOTAL HOUSEHOLDS	35,599	70,362	158,102
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$92,930	\$102,826	\$106,958
AVERAGE HOUSE VALUE	\$336,175	\$378,068	\$391,476

\* Demographic data derived from 2020 ACS - US Census