

Sanford Development Pad

3240 Pondside Way, Sanford, FL 32773



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- New Retail Project coming to Sanford off E Lake Mary Blvd
- 1.37 acres available for Sale, Ground Lease or Build to Suit
- Site fronts E Lake Mary Blvd which sees over 22,000 cars per day
- Multiple access points including a left in from E Lake Mary Blvd
- Booming Area surrounded by thousands of new residential units underway
- Near proximity to Downtown Sanford, Sanford International Airport, the 417 and more!
- Ideal Uses: QSR, Daycare, Medical, and Traditional Retail

[Click Here For Google Maps](#)

[Click Here For Survey And Plans](#)

OFFERING SUMMARY

Lease Rate:	Negotiable
Sale Price:	\$1,125,000
Available Space:	1,500 - 12,000 SF
Lot Size:	1.37 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	586	7,726	26,076
Total Population	1,735	21,671	70,829
Average HH Income	\$95,933	\$91,234	\$92,293

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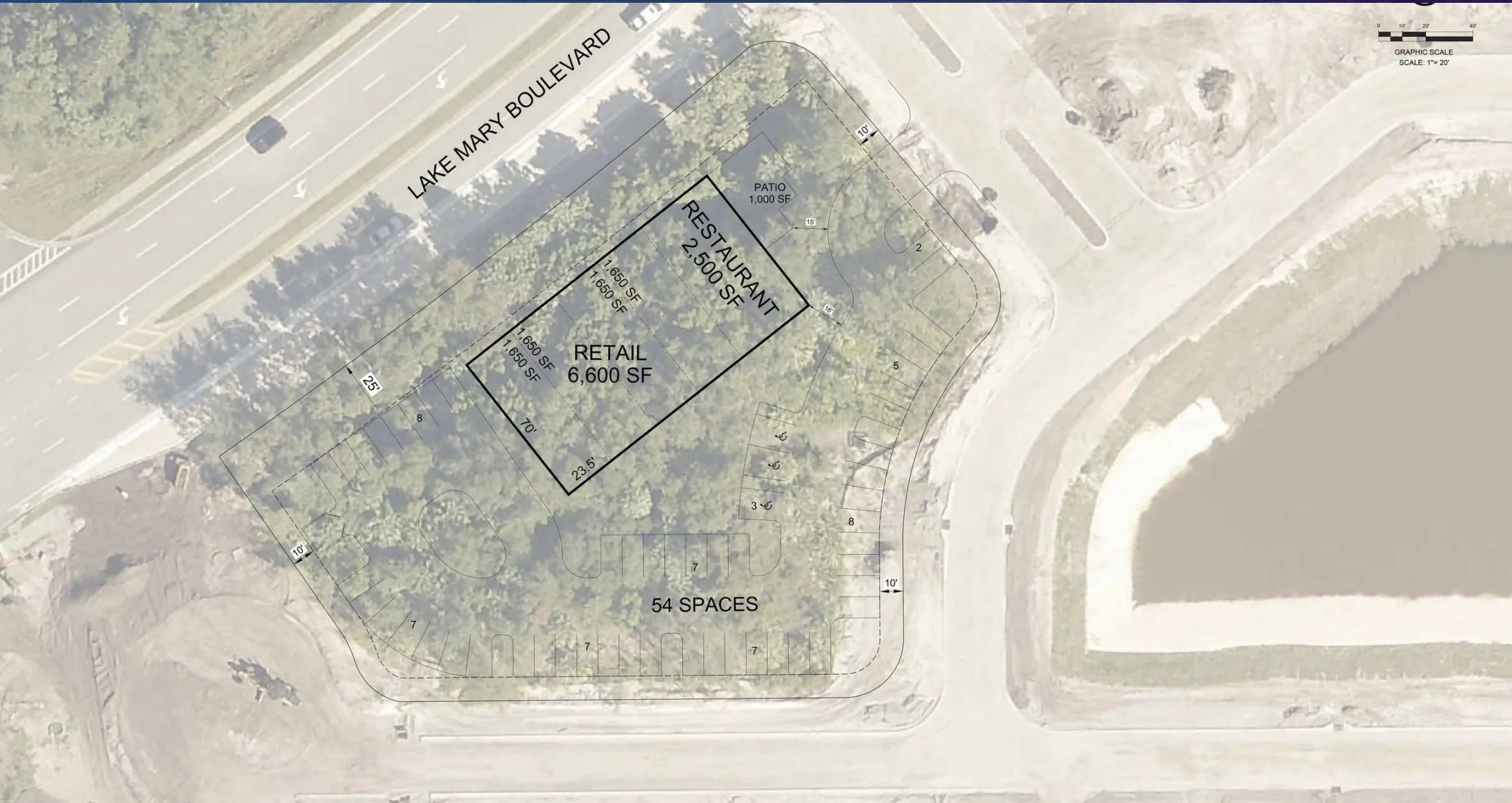
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CONCEPT PLAN A



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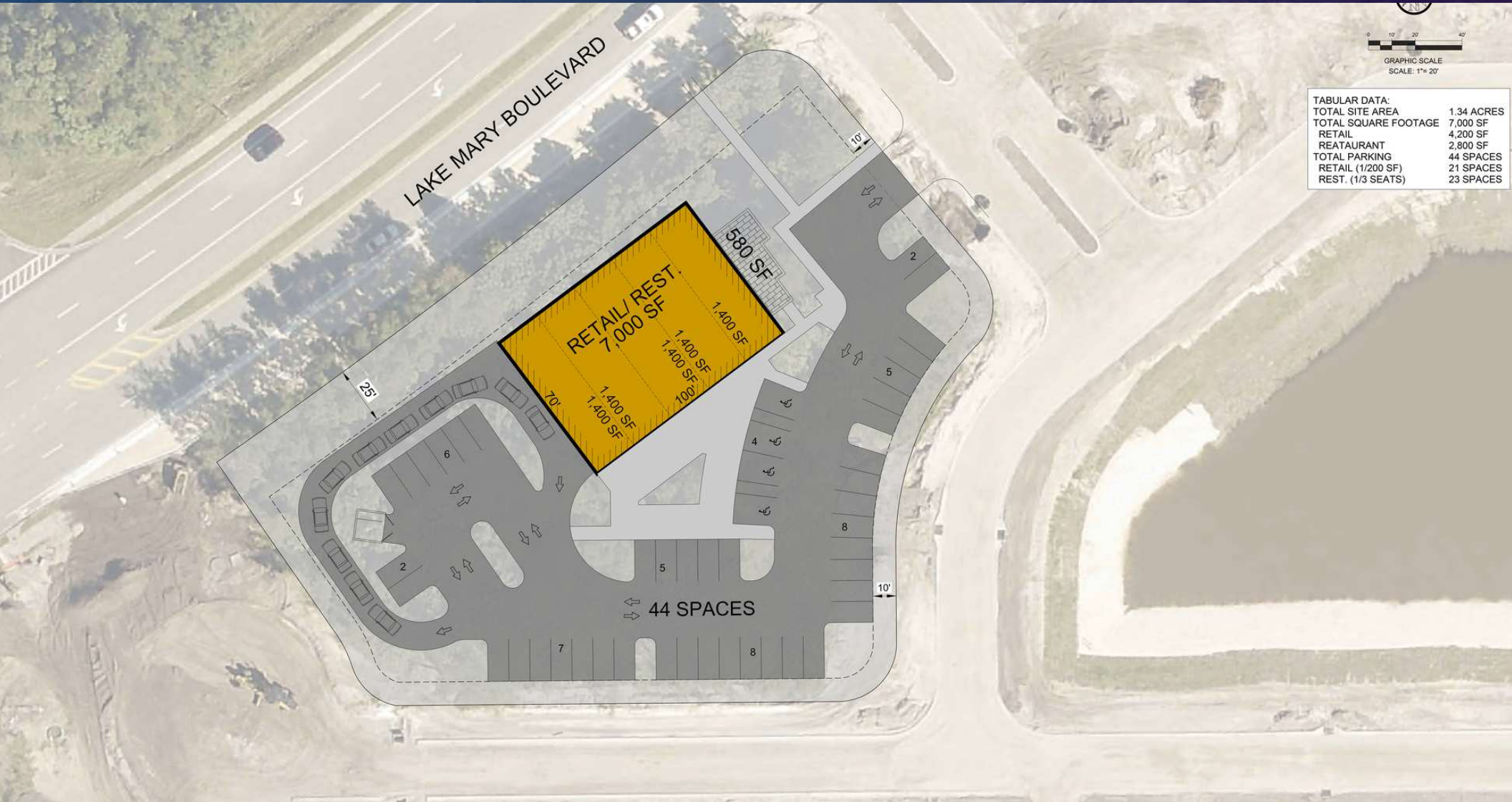
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CONCEPT PLAN B



TABULAR DATA:	
TOTAL SITE AREA	1.34 ACRES
TOTAL SQUARE FOOTAGE	7,000 SF
RETAIL	4,200 SF
RESTAURANT	2,800 SF
TOTAL PARKING	44 SPACES
RETAIL (1/200 SF)	21 SPACES
REST. (1/3 SEATS)	23 SPACES

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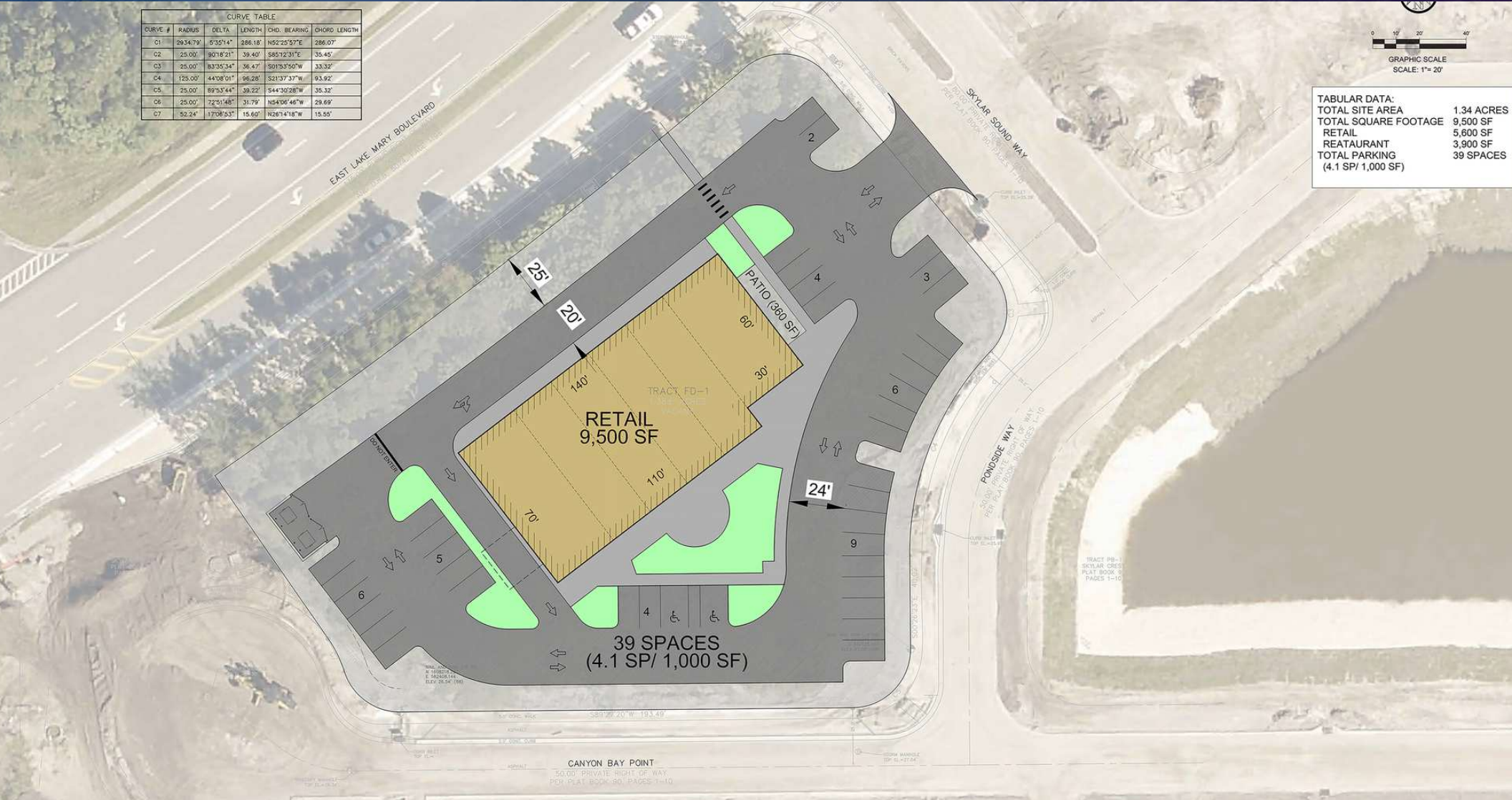
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CONCEPT PLAN C

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	2934.79'	5°35'14"	286.18'	N52°25'57"E	286.07'
C2	25.00'	90°18'21"	39.40'	S85°12'31"E	35.45'
C3	25.00'	83°35'34"	36.47'	S01°3'50"W	33.32'
C4	125.00'	44°08'01"	96.28'	S21°37'37"W	93.92'
C5	25.00'	89°53'44"	39.22'	S44°30'28"W	35.32'
C6	25.00'	72°51'48"	31.79'	N54°06'46"W	29.69'
C7	52.24'	17°06'53"	15.60'	N26°14'18"W	15.55'



TABULAR DATA:	
TOTAL SITE AREA	1.34 ACRES
TOTAL SQUARE FOOTAGE	9,500 SF
RETAIL	5,600 SF
RESTAURANT	3,900 SF
TOTAL PARKING	39 SPACES
(4.1 SP/ 1,000 SF)	



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HOUSING DEVELOPMENTS



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RETAILER MAP



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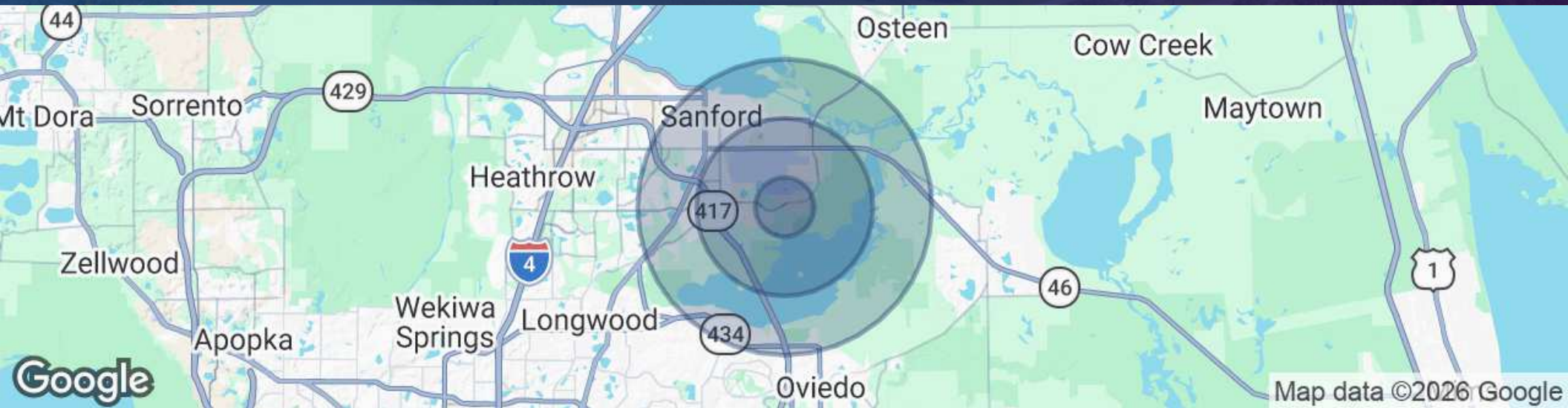
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,735	21,671	70,829
Average Age	37	38	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	586	7,726	26,076
# of Persons per HH	3	2.8	2.7
Average HH Income	\$95,933	\$91,234	\$92,293
Average House Value	\$363,161	\$312,795	\$339,501

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