

FOR LEASE RETAIL/ SHOWROOM ON 17-92

Two Buildings

4,300 SF to 21,250 SF

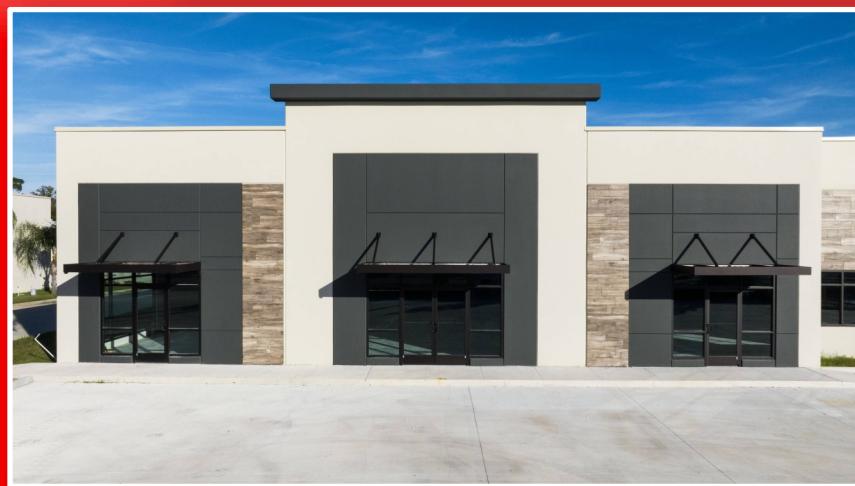
4,300 SF to 22,290 SF

315 & 351 Monroe Road, Sanford, FL 32771

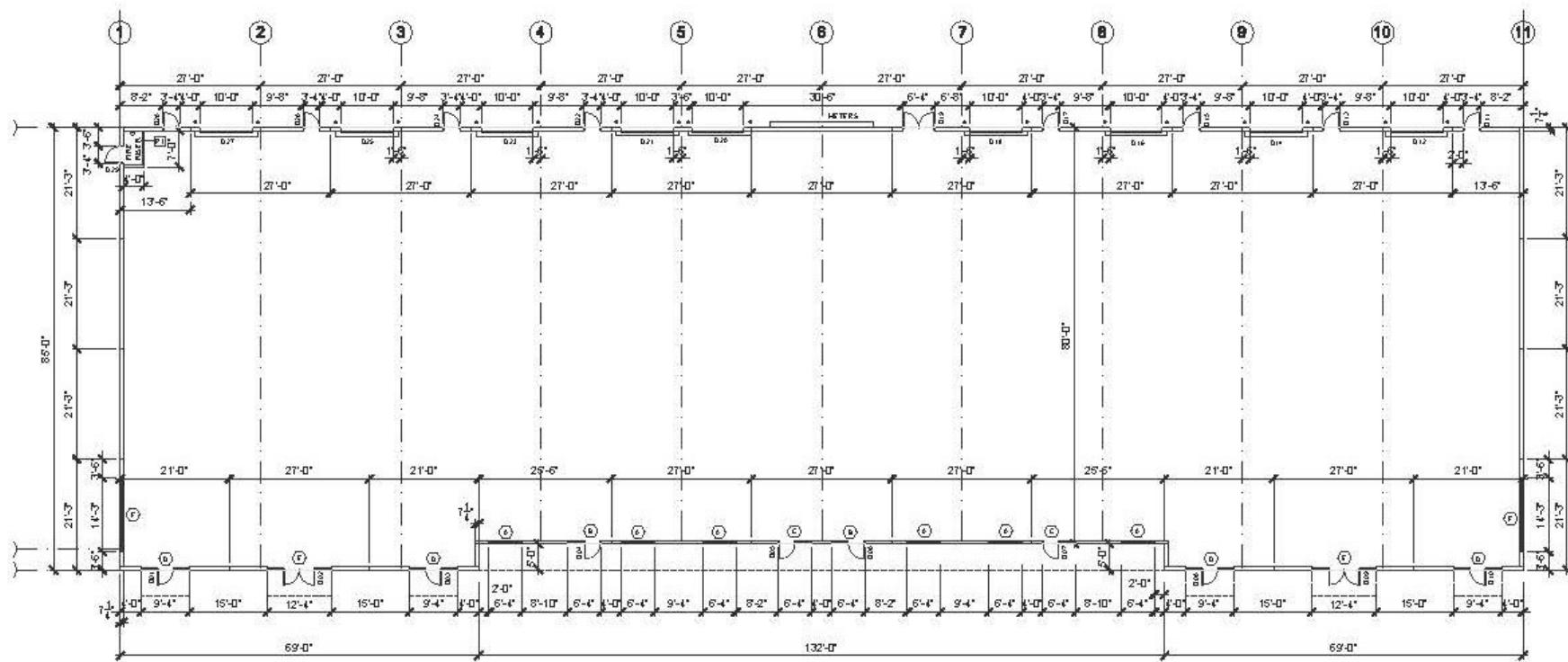


New Tilt-Wall Construction

Quick Move in and Custom Build Out Interior Available
Building Signage Available for each suite



- **Traffic Count 21,638**
- **Permitted Uses Include: Retail Sales, Showroom/Display, Flex Retail, Coffeeshop, Neighborhood Services**
- **Rear Loading**
- **One Grade Level Roll up door per Suite**

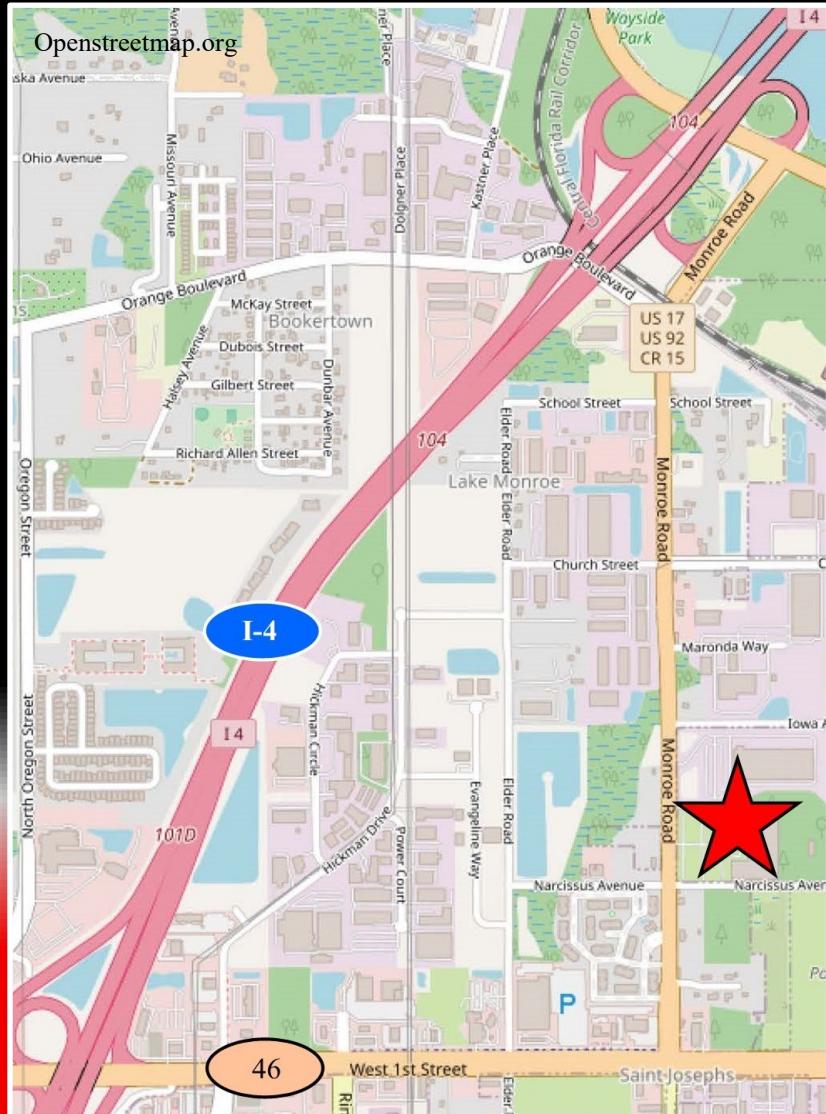


Typical Floor Plan

DEMOGRAPHICS

Radius	1 Mile	3 Miles	5 Miles
Median Household Income	61,959	73,019	68,383
Population	7,009	50,603	122,713





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Lease Rate \$16.95 PSF Triple –Net



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