

FOR LEASE RETAIL/ SHOWROOM ON 17-92

Two Buildings

2,250 SF –OR–

4,300 SF to 10,625 SF

4,300 SF to 11,145 SF

315 & 351 Monroe Road, Sanford, FL 32771



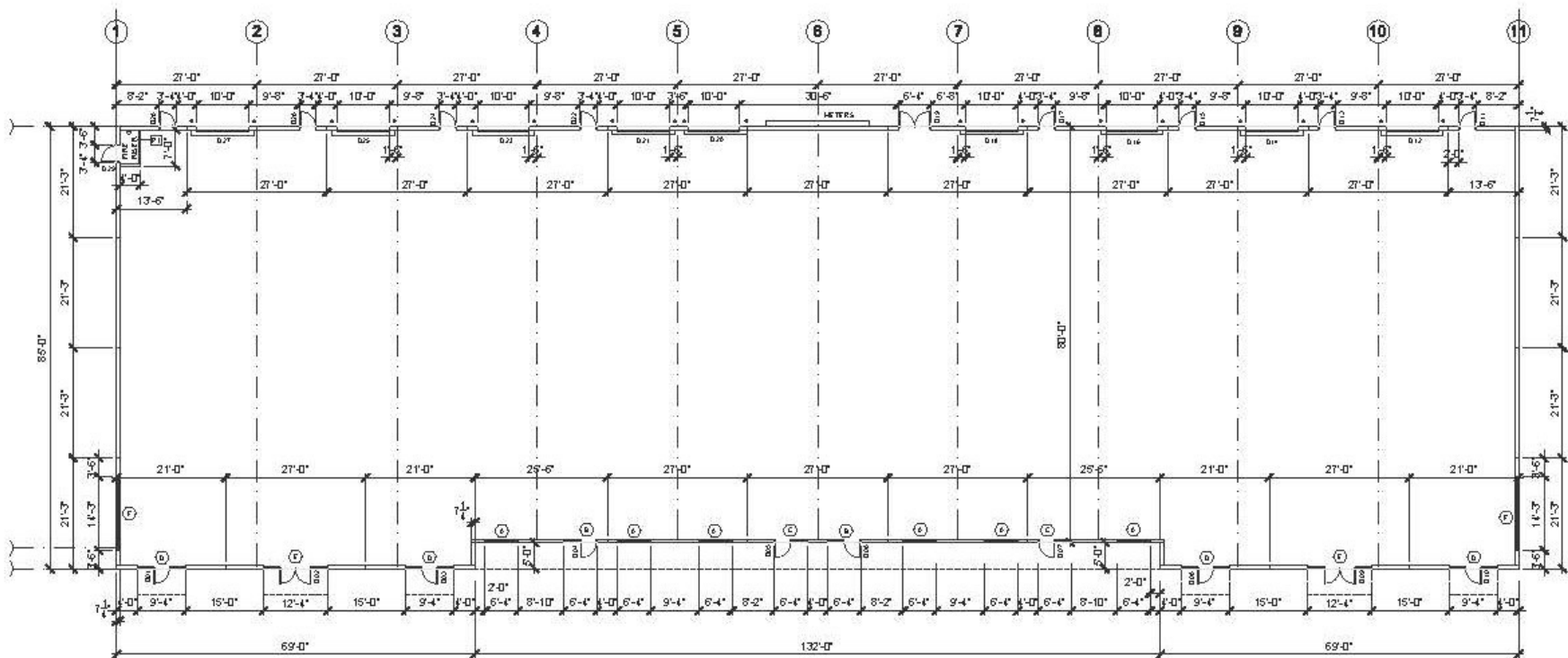
New Tilt-Wall Construction

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, Coffee Shop, 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

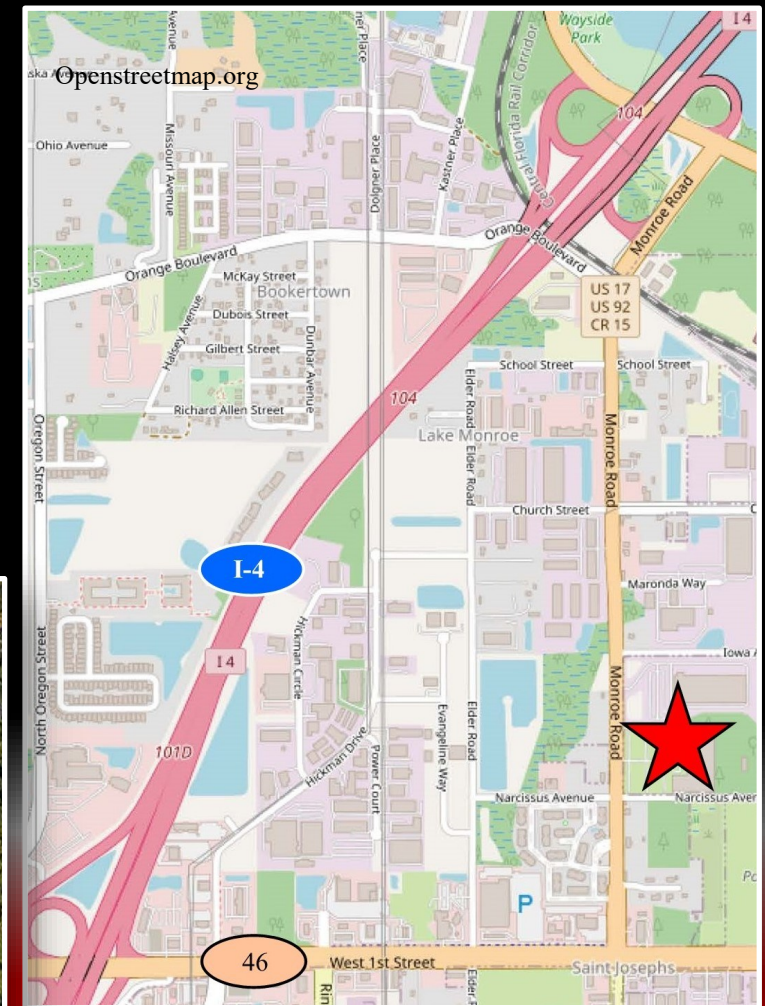


Retail / Showroom on 17-92
Two Buildings
2,250 SF at a Lease Rate of \$20 PSF Triple-Net

-OR-

4,300 SF to 10,625 SF
4,300 SF to 11,145 SF

at a Lease Rate \$16.95 PSF Triple –Net



Brian Smith
(321) 377-4355
bsmith@smithmcintosh.com



David Lundberg
(407) 701-4400
dlundberg@cepadvisors.com



Greg Kainz
(407) 310-2718
gkainz@cepadvisors.com

LEGAL DISCLAIMER:

INFORMATION GIVEN HERewith IS OBTAINED FROM SOURCES CONSIDERED RELIABLE; HOWEVER, WE ARE NOT RESPONSIBLE FOR MISSTATEMENT OF FACTS, ERRORS, OMISSIONS, PRIOR SALE, AND WITHDRAWAL FROM MARKET, CHANGE IN PRICE OR AVAILABILITY WITHOUT NOTICE. THE INFORMATION SUPPLIED HEREIN IS FOR INFORMATION PURPOSES ONLY AND SHALL NOT CONSTITUTE A WARRANTY OR ASSURANCE THAT SAID INFORMATION IS CORRECT. ANY PERSON INTENDING TO RELY UPON THE INFORMATION SUPPLIED HEREIN SHOULD VERIFY SAID INFORMATION INDEPENDENTLY.