

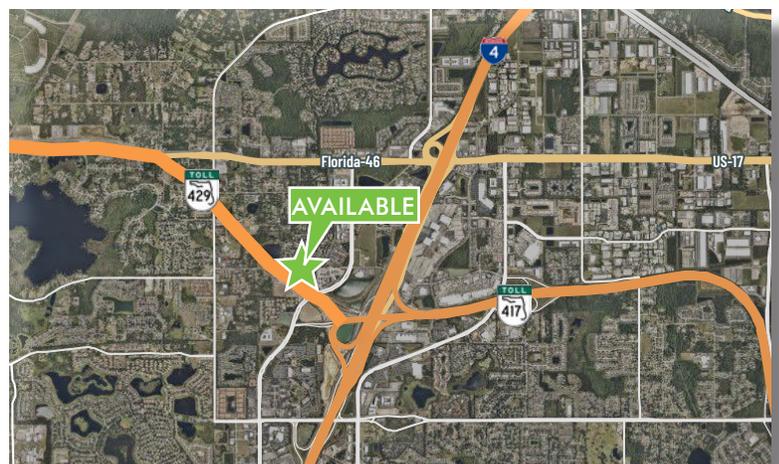
# Warehouse & Service Center Industrial Opportunity Sanford, FL

18,070 SF ON 0.5 ACRE | UNDER CONSTRUCTION



## CONVENIENT TO MAJOR THOROUGHFARES:

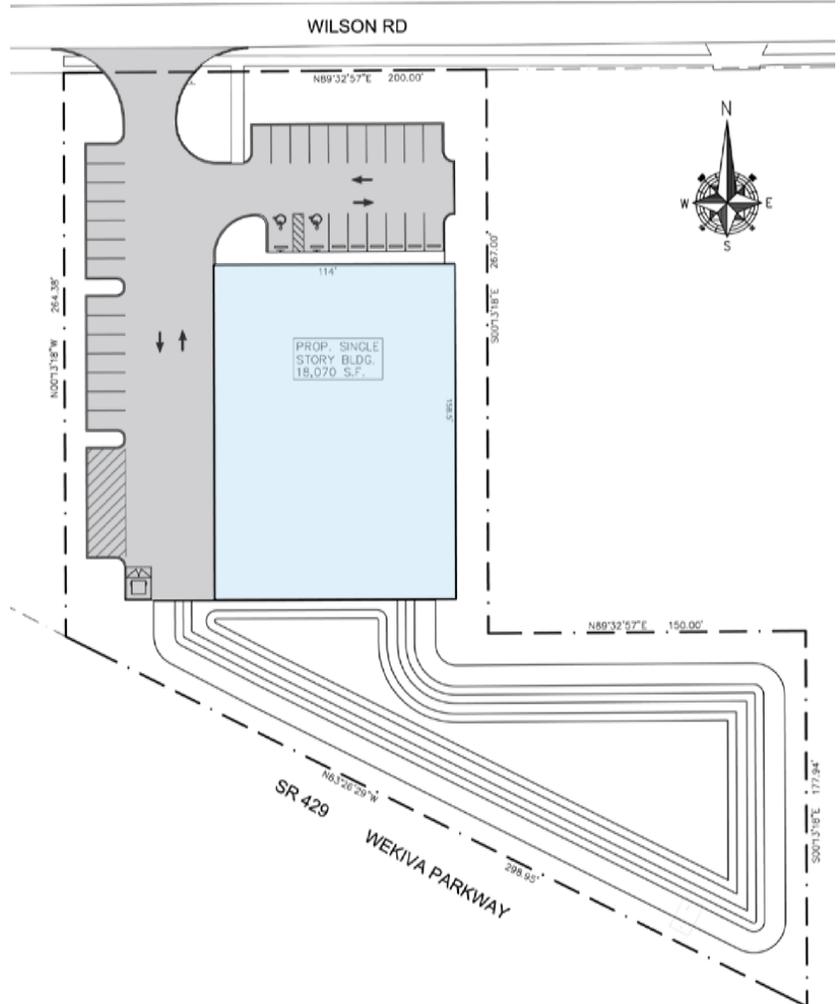
- + SR-429: 1 Minutes / 0.7 Miles
- + SR-417: 2 Minutes / 1 Miles
- + I-4: 2 Minutes / 1 Miles
- + SR-408: 23 Minutes / 24.5 Miles
- + FL Turnpike: 27 Minutes / 26.8 Miles
- + Interstate 75: 1 Hour / 71.6 Miles





PROPERTY HIGHLIGHTS	
ADDRESS	5307 Wilson Rd, Sanford, FL 32771
PROPERTY TYPE	Industrial
SPACE AVAILABLE	18,070 SF
BUILDING DEPTH	114.0'
PARKING SPACES	31
DRIVE IN DOORS	5 Grade Level Bays
TRUCK COURT DEPTH	200' (Shared)
CONSTRUCTION STATUS	Under Construction
POWER	FPL
UTILITIES	SEMINOLE COUNTY UTILITIES

## Conceptual Site Plan



Discover an exceptional infill purchase opportunity at 5307 Wilson Road, Sanford, Florida. Located near the New Wekiva Parkway Interchange and just 1.5 miles from I-4, this property offers prime exposure on Hwy 429.

- Immediate Access to the Wekiva Parkway (SR-429)**  
 25-mile expressway that represents the final link in the Central Florida Beltway encircling Metro Orlando
- + Links North to Daytona & Sanford
  - + Links South to Disney / I-4 / Tampa
  - + Provides Access to FL Turnpike
  - + Enhances Logistical Efficiency

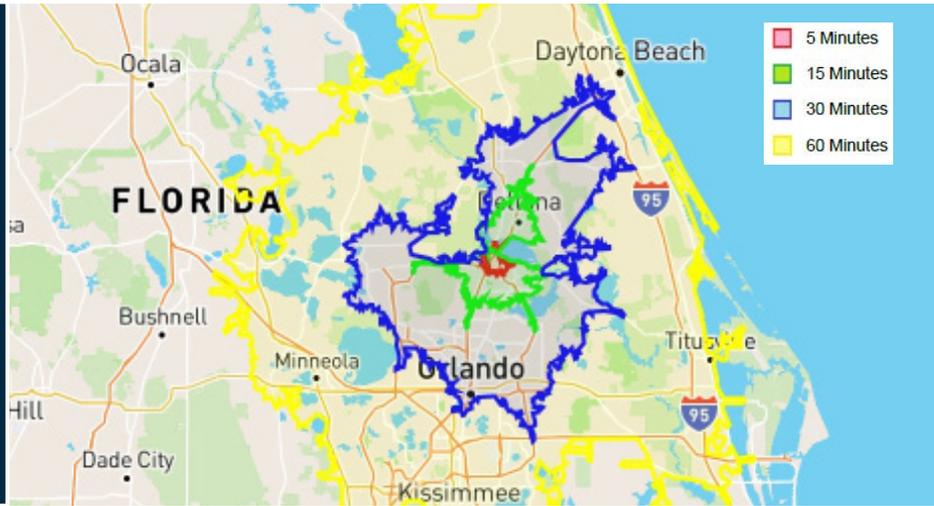
# Demographics

## POPULATION

191,547 15-Minute Drive Radius  
 1,430,926 30-Minute Drive Radius  
 3,619,327 1-Hour Drive Radius

## 1-HOUR STATISTICS

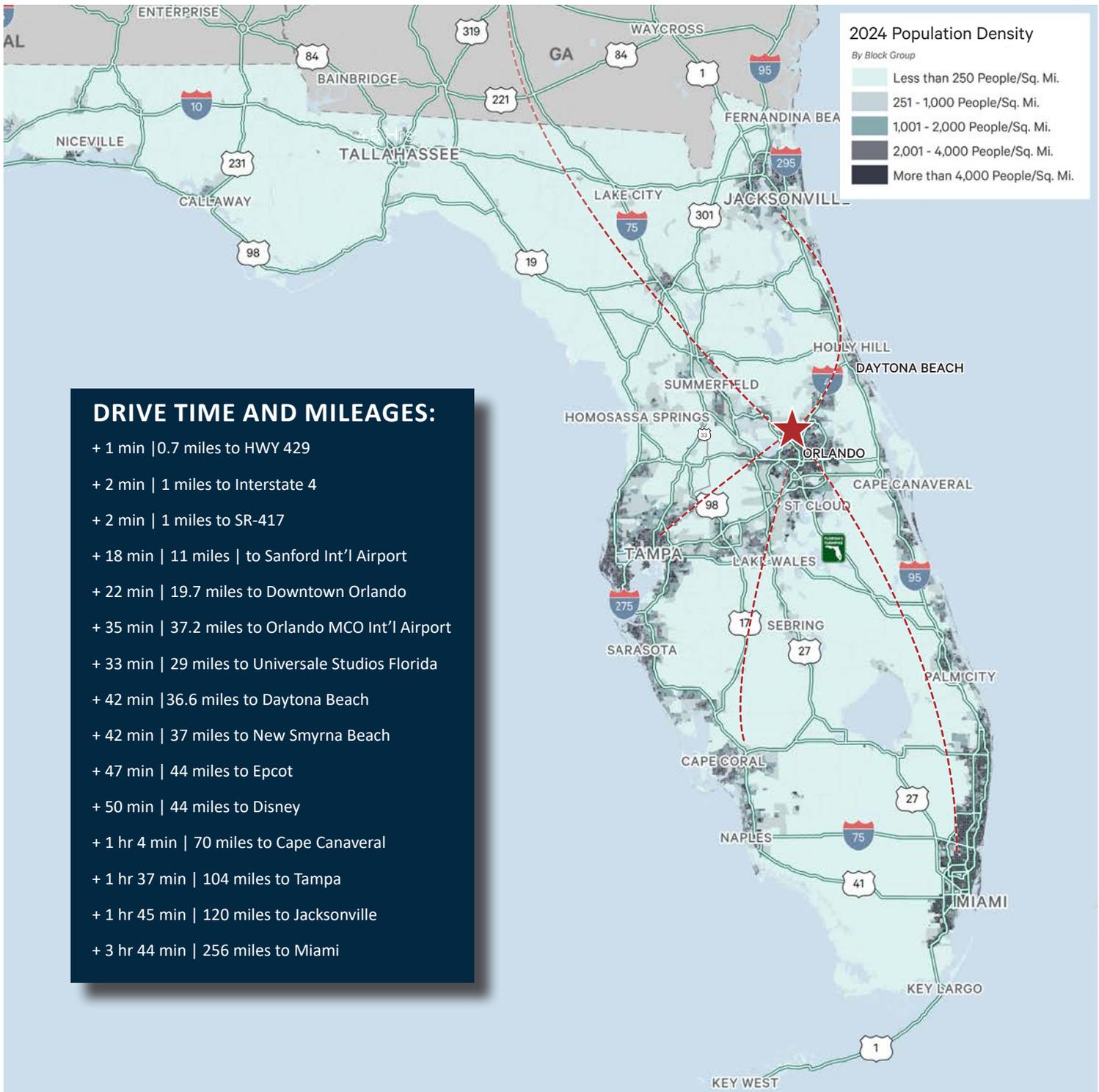
156,443 Businesses      1,623,090 Employees  
 \$103,966 Median HH Income      40.2 Median Age



## 2029 ESTIMATED DEMOGRAPHICS

	2 Miles	3 Miles	5 Miles	5 Minutes	10 Minutes	15 Minutes
2024 Population	9,225	25,188	60,308	11,337	74,505	192,407
2029 Population Growth Rate	2.23%	2.15%	1.43%	2.21%	1.21%	.75%
2029 Estimated Population	10,303	28,009	64,747	12,645	79,123	199,691
2024 Households	3,794	10,118	24,287	5,310	32,079	80,113
Average Household Income	\$133,606	\$140,360	\$137,432	\$152,007	\$138,704	\$135,630





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