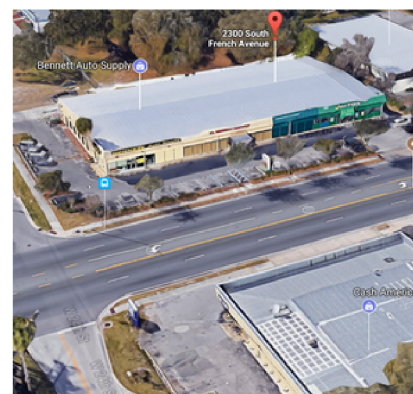


RETAIL LEASE AVAILABLE

2306 S French Ave (US Hwy 17-92)
Sanford, FL 32771



ACQUIVEST FINANCIAL GROUP



PROPERTY HIGHLIGHTS

DEMOGRAPHICS

5,000 Sq. Ft. End-cap space available

- Base Rent: \$11/sqft NNN
- CAM, Tax & Ins: \$3.25/sqft
- TIA, Abatement, and/or LL's Work Available

POPULATION	AVG. INCOME	MEDIAN AGE
1 Mile 22,900	1 Mile \$61,800	1 Mile 37
3 Mile 79,600	3 Mile \$70,900	3 Mile 38
5 Mile 147,000	5 Mile \$79,200	5 Mile 39

Building Size: 20,000 Sq. Ft.

Illuminated pylon signage

Excellent visibility and access

Value Pawn (EZCORP) on-site 30+ years

Near Orlando Sanford Int'l Airport

Traffic Count: +30,000 vpd



Dozens of National Brands in Close Proximity!

LICENSED REAL ESATE BROKER
ACQUIVEST.NET

Zack@acquinvest.net
(908) 723-2073
(407) 579-8942