



2 PARCEL LAND INVESTMENT OPPORTUNITY | 6.84 - 8.18 ACRES

121 N CENTER RD

5650 ORANGE BLVD

For Sale

5650 Orange Boulevard &
121 North Center Road

Sanford, FL 32771

Scott Edwards

scott.edwards@streamrealty.com

407.214.0022


STREAM

Property Overview

Property Highlights

- **Mixed-Use Opportunity:** Development potential for office, retail, or planned unit development
- **Two Separate Parcels:** Can be purchased together or separately
 - **Parcel 1:** 6.84 Acres (297,950 SF) - Agricultural land with development potential
 - **Parcel 2:** 1.34 Acres (58,370 SF) - Includes existing retail building
- **Prime Location:** Located in growing West Seminole County submarket
- **Excellent Access:** High traffic counts on nearby roads and convenient access to major highways
- **Strong Demographics:** Located in a growing area of Central Florida



5650 ORANGE BLVD

121 N CENTER RD



Location Overview

Property Details:

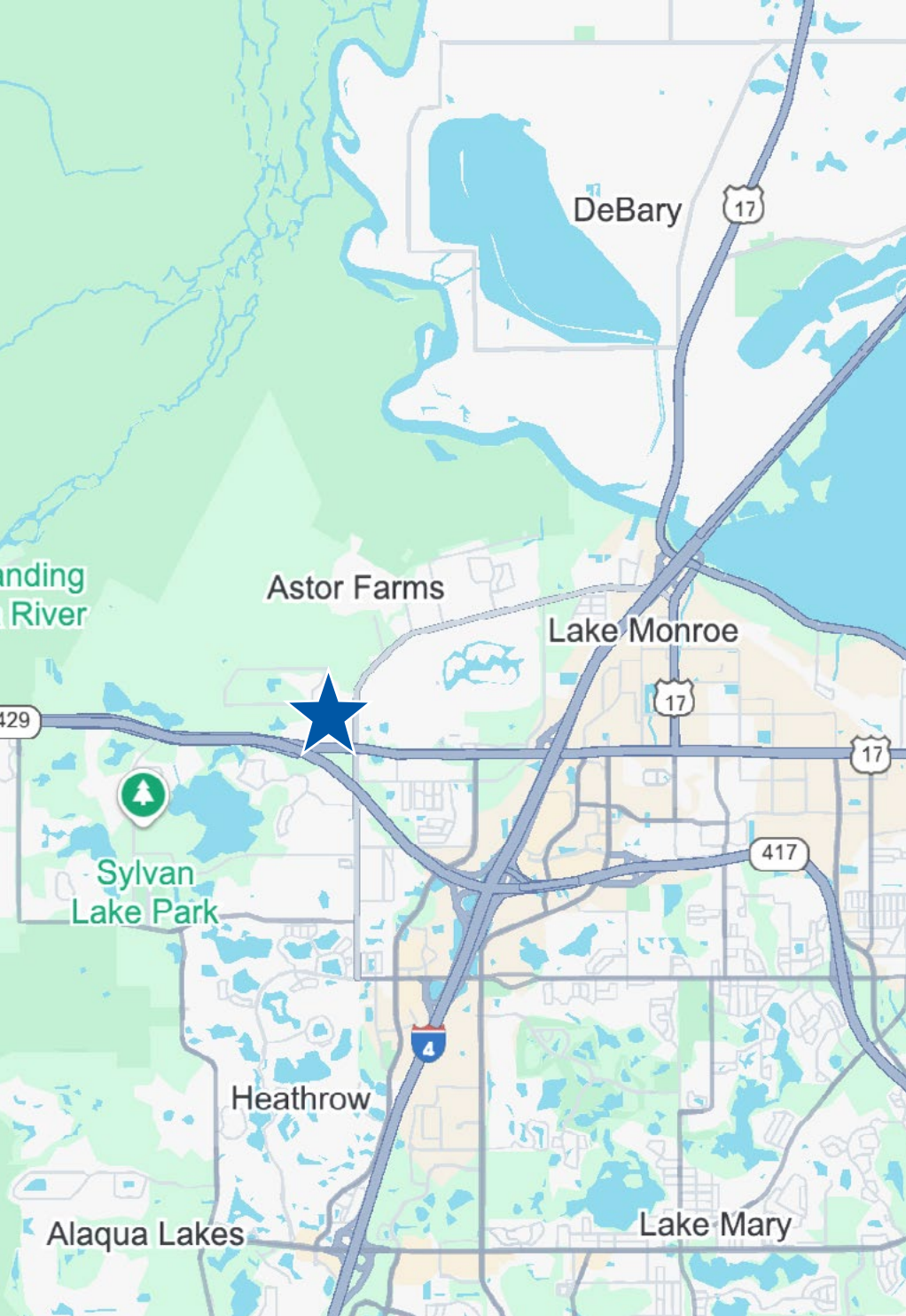
- Parcel 1: 5650 Orange Boulevard, Sanford, FL 32771
- Parcel 2: 121 North Center Road, Sanford, FL 32771
- Submarket: West Seminole Outlying Submarket

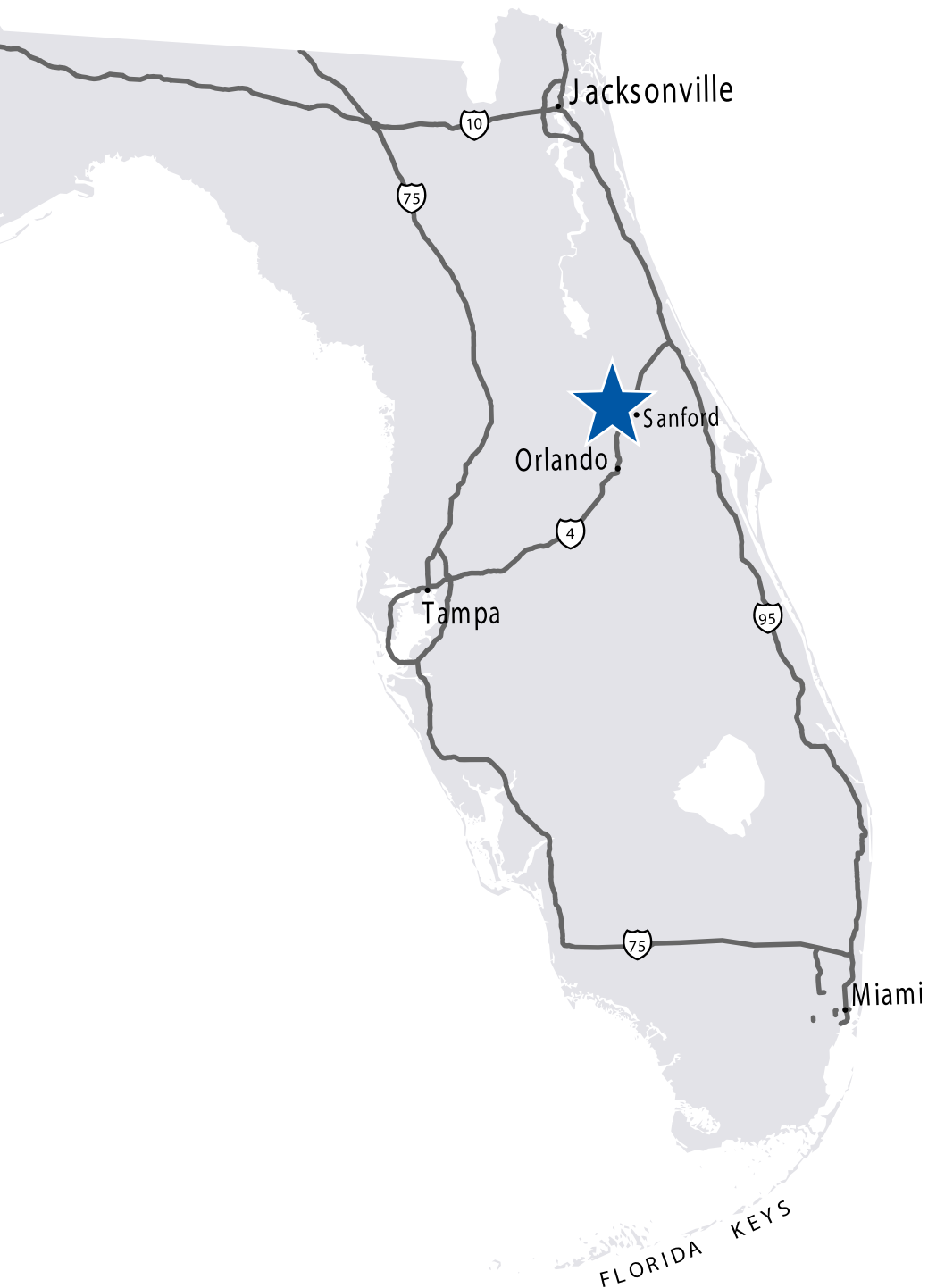
Area Amenities:

- Easy access to major transportation corridors
- Close proximity to Interstate 4 (1.5 Miles)
- Close to residential neighborhoods
- Near Orlando Sanford International Airport (±20 minute drive)
- Orlando International Airport (48-49 minute drive)

Traffic Counts:

- Wayside Drive: 25,765 vehicles per day (2025)
- North Henderson Lane: 24,814 vehicles per day (2025)
- South Henderson Lane: 34,031 vehicles per day (2025)





Location Overview

Key Distances To Cities:

Orlando	35 min	27.7 miles
Tampa	1h 49 min	109 miles
Jacksonville	1h 53 min	123 miles
Miami	4 h 12 min	252 miles

Key Distances To Major Arteries:

Interstate 4	5 min	1.5 miles
I-95	49 min	35.0 miles

Key Distances To Major Transportation Hubs:

Sanford International Airport	8 min	3.0 miles
Orlando International Airport	33 min	32.8 miles
Port Canaveral	1h 3 min	67.1 miles

Location Overview

Nearby Amenities:

1. Bank of America
2. Publix Super Market
3. Orangetheory Fitness | Subway
4. Target | MD Beauty Salon | Burlington
5. Bath & Body Works | KAY Jewelers | Marshalls | Old Navy
6. Keke's Breakfast Café | Panera Bread
7. Hooters
8. Olive Garden
9. Gateway Plaza
10. Texas Roadhouse | TD Bank | KFC
11. Cracker Barrel | Home2 Suites by Hilton | Holiday Inn Express | Outback Steakhouse | McDonald's

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Let's Connect

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