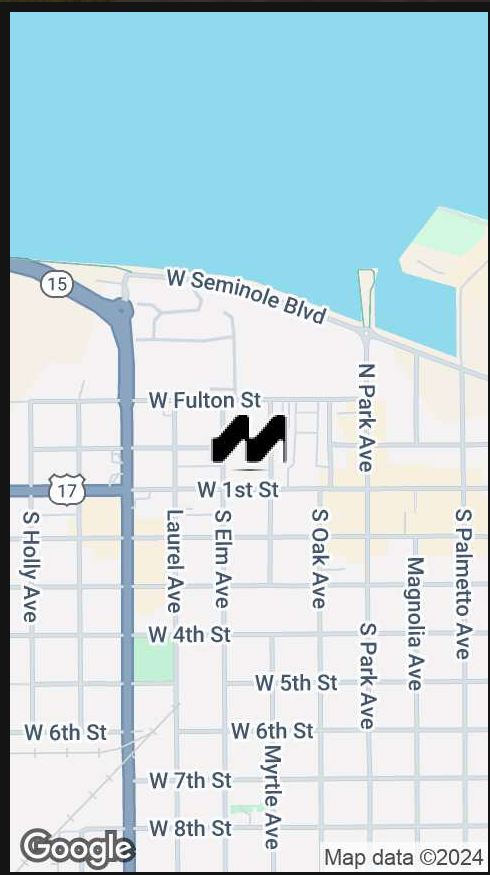




# Ethnos360 Office Space

312 W. FIRST ST, SANFORD, FL 32771



## Property Highlights

- Lease includes Utilities!
- Gorgeous views of the South, East and West of downtown Sanford, FL
- <5 miles from Seminole Town Center
- Walking distance to multiple restaurants
- Minutes from Orlando Sanford International Airport
- Convenient access to I-4

FOR MORE INFORMATION | [MILLENIA-PARTNERS.COM](https://www.millenia-partners.com)

PRESENTED BY

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**MICHAEL ETCHISON**

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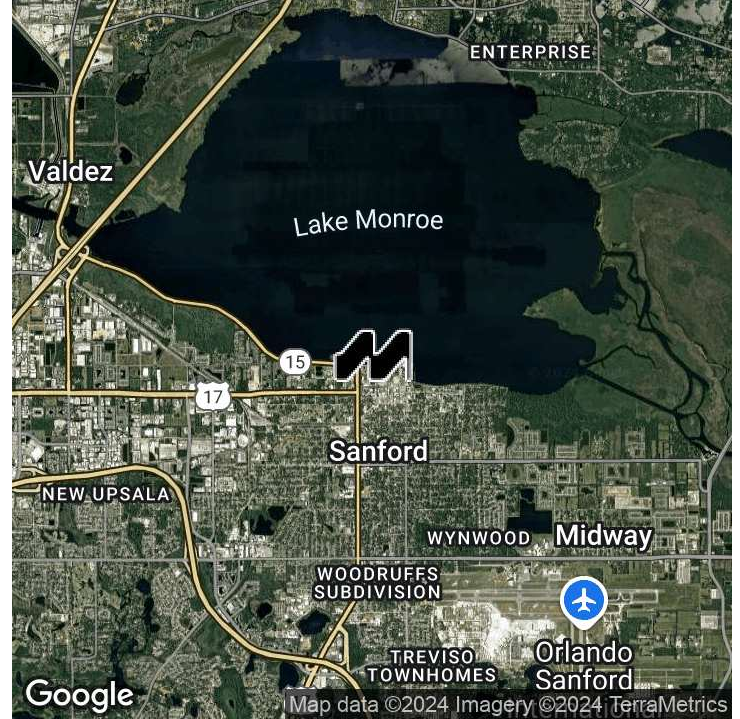
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## EXECUTIVE SUMMARY

312 W. FIRST ST, SANFORD, FL 32771

# Ethnos360 Office Space



## OFFERING SUMMARY

|                |                                  |
|----------------|----------------------------------|
| Lease Rate:    | \$550.00 - 650.00 per month (MG) |
| Building Size: | 51,634 SF                        |
| Available SF:  | 147 - 209 SF                     |
| Lot Size:      | 2.05 Acres                       |
| Year Built:    | 1974                             |
| Renovated:     | 2016                             |
| Zoning:        | SC3                              |
| Market:        | Sanford                          |
| Submarket:     | Downtown                         |
| Traffic Count: | 18,300                           |

## PROPERTY OVERVIEW

Located on the 5th floor of this Class A building, this suite consists of 7 individual offices with a reception area and immaculate views. With common area kitchen and break room included, and secure elevator access, this suite provides both privacy and accessibility to clients and employees alike. Price includes water, electric, and all other fees except cleaning.

## LOCATION OVERVIEW

Located in downtown Sanford, minutes from Lake Monroe, this Class A office space is perfect for those looking for an optimum location, layout and interior look both for their clients and staff. Easy access to from US17/92 or State Rd 46 via Interstate-4, this multiple-office space is the perfect location for meeting a your commercial office needs.

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OFFICE BUILDING

# For Lease

ADDITIONAL PHOTOS

312 W. FIRST ST, SANFORD, FL 32771

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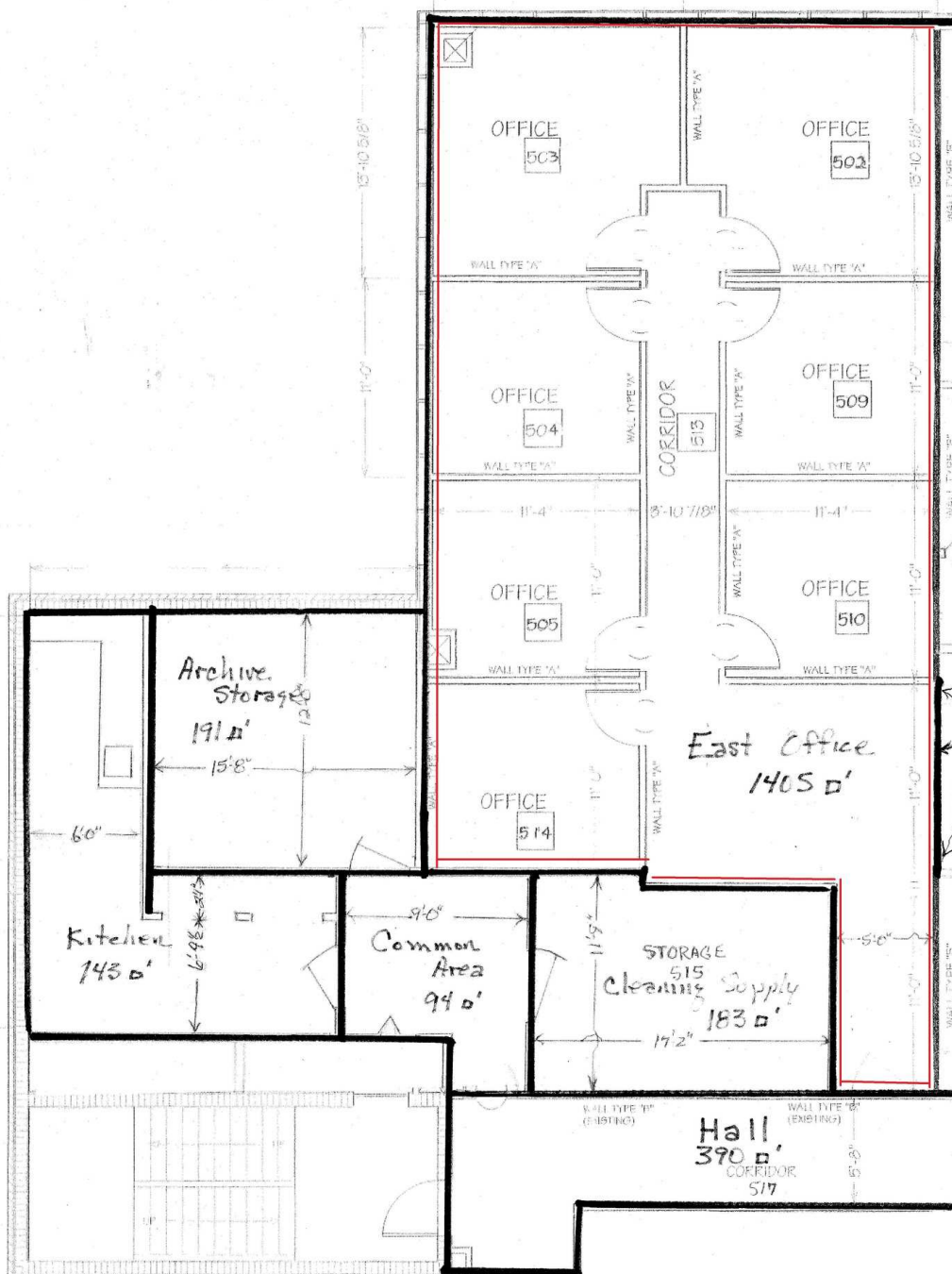
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OFFICE BUILDING  
**For Lease**

FLOOR PLANS

312 W. FIRST ST, SANFORD, FL 32771

# Ethnos360 Office Space



EAST FLOOR PLAN  
1/4" = 1'-0"

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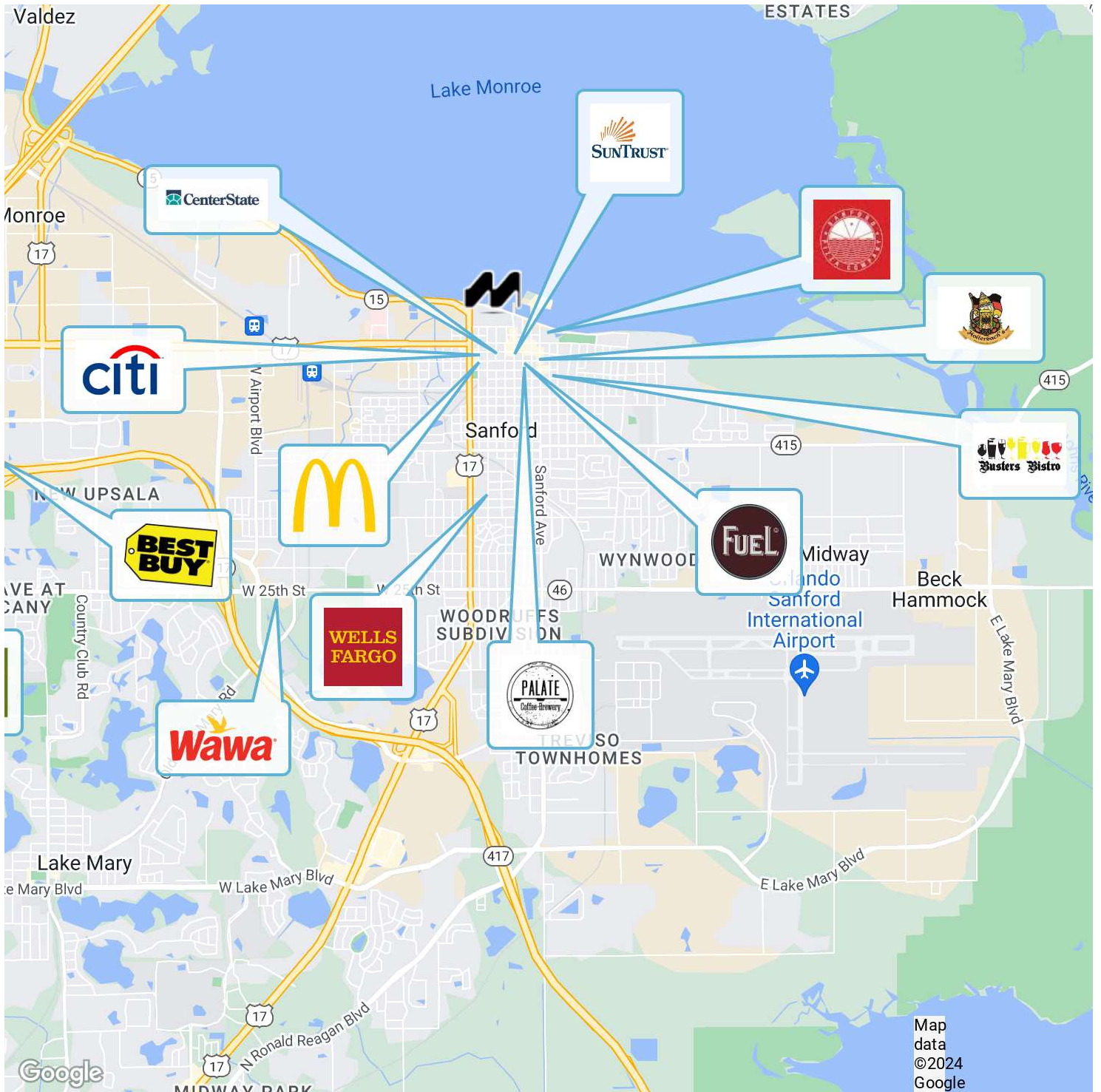
OFFICE BUILDING

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LOCATION MAPS

312 W. FIRST ST, SANFORD, FL 32771

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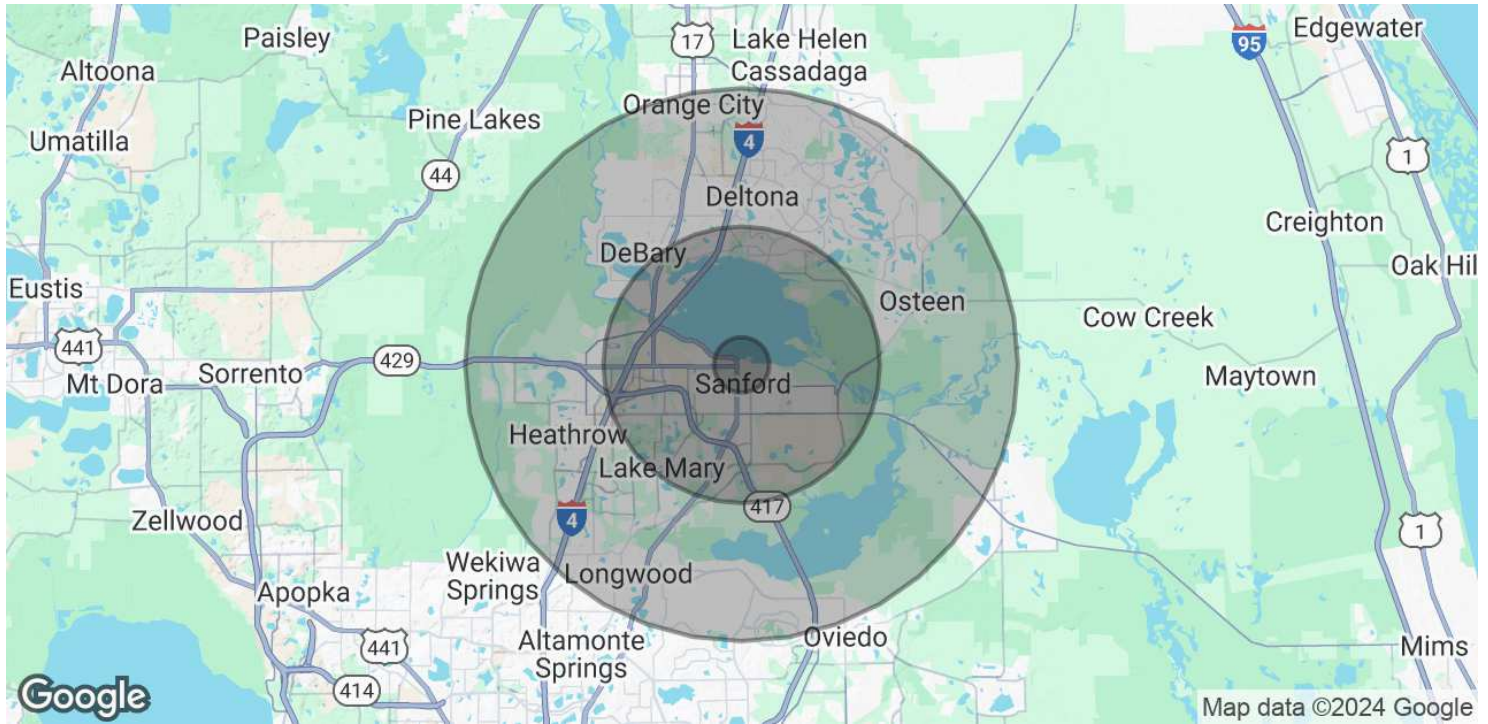
OFFICE BUILDING

# For Lease

# DEMOGRAPHICS MAP & REPORT

312 W. FIRST ST, SANFORD, FL 32771

# Ethnos360 Office Space



## POPULATION

|                     | 1 MILE | 5 MILES | 10 MILES |
|---------------------|--------|---------|----------|
| Total Population    | 4,818  | 81,514  | 298,460  |
| Median age          | 42.2   | 37.9    | 40.9     |
| Median age (Male)   | 39.0   | 36.3    | 39.3     |
| Median age (Female) | 46.3   | 39.4    | 42.1     |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total households    | 2,358     | 32,175    | 120,264   |
| # of persons per HH | 2.0       | 2.5       | 2.5       |
| Average HH income   | \$51,117  | \$69,221  | \$79,877  |
| Average house value | \$293,285 | \$278,115 | \$277,985 |

\* Demographic data derived from 2020 ACS - US Census

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