

FOR LEASE • RETAIL / RESTAURANT SPACE

117 S French Ave, Suite 117

Downtown Sanford, Florida

±775 SF

MANAGEABLE FOOTPRINT

SC-3

FLEXIBLE ZONING

On-Site

PRIVATE PARKING

1914

HISTORIC BUILDING

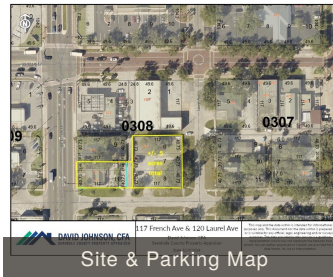
A rare blank canvas in a beautifully restored 1914 Victorian on one of downtown Sanford's most visible corners. Move-in ready shell space with a copper ceiling feature, soaring original ceilings, dedicated on-site parking, and covered outdoor space — steps from the district's restaurants, breweries, and nightlife.



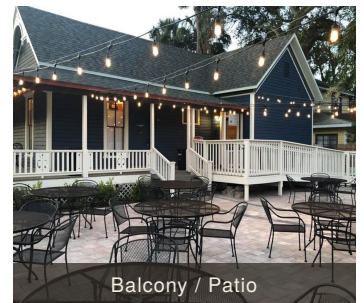
Exterior — French Ave Frontage



Copper Ceiling Feature



Site & Parking Map



Balcony / Patio

PROPERTY FEATURES

- ±775 SF — efficient, easy to build out and operate
- Flexible SC-3 zoning: retail, office, restaurant, bar/lounge
- Dedicated on-site parking lot
- Original 12–15 ft ceilings with copper ceiling feature
- Covered wraparound balcony and courtyard/patio potential
- Dedicated bathroom with hot/cold water
- Dedicated AC system
- Move-in ready shell condition

WHY DOWNTOWN SANFORD

French Avenue sees 25,000+ vehicles per day and sits at the center of a walkable, active corridor — restaurants, breweries, boutiques, and waterfront nightlife draw consistent year-round foot traffic. Ideal for concepts that want visibility and an established audience already choosing to spend time downtown.

Cocktail Bar

Coffee / Tasting Bar

Boutique Retail

Studio / Gallery

STEPS FROM DOWNTOWN SANFORD

25,000+ vehicles/day on French Ave

Walk to the **Riverwalk & waterfront**

Surrounded by **restaurants & breweries**

Adjacent to an **established bar/lounge** — built-in evening traffic

117 S French Ave, Suite 117 | Sanford, FL

Information deemed reliable but not guaranteed. Rate and availability upon request.

Schedule a Tour Today

Contact: Mike Young | 813-765-5188
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