



FOR SALE OR LEASE MIXED-USE DEVELOPMENT

2850 E Lake Mary Blvd Sanford, FL 32773



HARKINS
COMMERCIAL, INC. | SINCE 1976

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EXECUTIVE SUMMARY

Harkins Commercial, Inc. is pleased to exclusively present the opportunity to lease the brand new mixed-use development project prominently located in desirable Sanford, Florida.

Discover an exceptional commercial property located at 2850 E Lake Mary Blvd in the thriving city of Sanford, Florida. This prime real estate opportunity offers a strategic location with high visibility and accessibility, ideal for businesses seeking to establish a strong presence in this high growth corridor of Seminole County.

PROPERTY HIGHLIGHTS

- High Growth Corridor
- Land is mostly Flat and Levelled
- Great Visibility and No U-turn Required for Access
- Ideal for Office, Retail and Service Providers
- Strong Area Demographics
- High Traffic Counts - 21,000 VPD and Growing Quickly
- Competitive Advantage
- Located in a High-Growth Market with Several Developments in the Area

OFFERING SNAPSHOT

ADDRESS: 2850 E Lake Mary Blvd Sanford, FL 32773

AVAILABLE SF: 1,633 SF - 19,600 SF

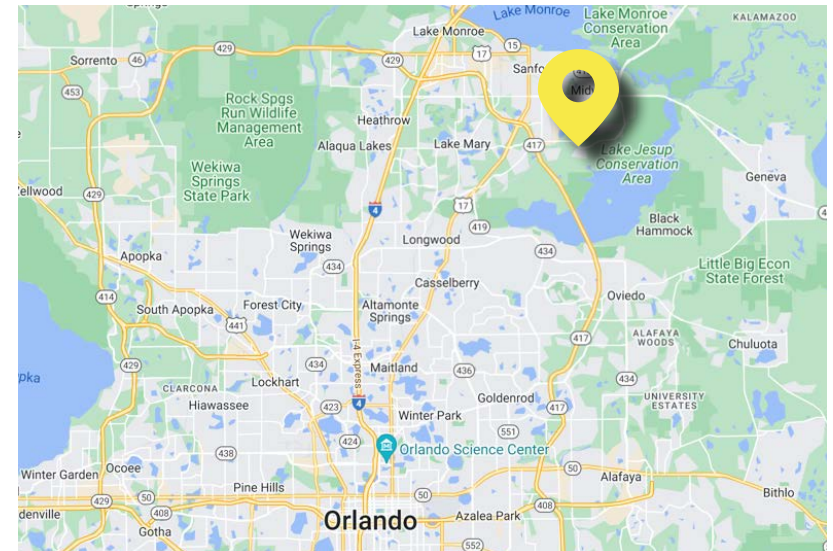
LOT SIZE: 3 Acres

FOR SALE OR LEASE: Subject to offer

PARKING: 5/1,000 SF

PERMITTED USES: City of Sanford Retail, Medical, Office & Flex uses

SITE PLAN: Approved & Entitlements in-place



EXECUTIVE SUMMARY

PRIME LOCATION - This Property is situated on a major thoroughfare with high traffic count, ensuring maximum exposure for your business.

SPACIOUS LAYOUTS - The property boasts a generous footprint with ample square footages from 1,633 SF to 9,800 per building, allowing for flexible use and potential for various business types.

GREAT ACCESSIBILITY - Easily accessible via major roadways and close to key amenities, including the Sanford International Airport, the new Kings Crossing Shopping center, upcoming national retailers and restaurants, and professional services.

IDEAL FOR OFFICE, RETAIL AND SERVICE PROVIDERS - Perfect for retail businesses looking for high visibility & growing traffic counts, ideal for professional services, such as legal, financial, or consulting firms seeking a prominent location, & well-suited for businesses offering essential services to the local community, including medical or educational facilities.

STRONG AREA DEMOGRAPHICS - Situated in a vibrant and growing community with a diverse and expanding population.

HIGH TRAFFIC COUNTS - Benefit from significant daily exposure and easy access for customers and clients. 2024 current traffic counts exceed 21,000 TPD.

COMPETITIVE ADVANTAGE - Leverage the property's strategic location to outperform competitors and attract a steady flow of customers.



EXECUTIVE SUMMARY

LOCATED IN A HIGH-GROWTH MARKET WITH SEVERAL DEVELOPMENTS IN THE AREA - Located in a rapidly developing area with increasing commercial and residential growth, presenting excellent opportunities for future expansion and increased business activity. Along Lake Mary Boulevard on the southern edge of Orlando-Sanford International Airport is where Seminole County's future is taking flight. Despite being the fourth smallest county by land area, Seminole boasts the 13th highest population, making it one of the densest counties in the state. Projections indicate an additional 90,000 residents by 2045, with much of this growth concentrated in the eastern reaches of the county. Recent years have seen the emergence of several new neighborhoods, but the real surge is just beginning. County leaders underscore that this corridor represents the epicenter of growth, holding much of Seminole's remaining undeveloped land. Approximately 4,500 homes are in the pipeline for this area, accompanied by an increasing demand for retail and amenities. The following projects are proposed/underway near this property:

Townhomes proposed in Sanford along E. Lake Mary Boulevard: The plans call for 114 townhomes, a nearly 3,000-square-foot restaurant space, and a 10,000-square-foot office building. Z Development Services, which handles civil engineering, permitting, and entitlements, recently submitted plans to the City of Sanford for 114 townhomes on a 13.5-acre. The property is located on the southeastern corner of E. Lake Mary Boulevard and Botanical Way. In addition to the townhomes, the plans also call for a 2,691-square-foot retail location along Botanical Way and a future development parcel set aside for a 10,000-square-foot office building near the terminus of Red Cleveland Boulevard. The application indicates that the retail would be set aside for a quick-service restaurant.

King's Crossing Development: King's Crossing will be a nearly 25-acre shopping center with new commercial, retail, and residential development, located on the southeast corner of SR 46 and Lake Mary Boulevard in Sanford, FL.. WaWa will be placed on the northwest corner of the property, on the corner, and the over 48,000 SF Publix will be located near the center of the parcel. The eastern half of the site will house a 261-unit apartment complex, separated from the Publix by a pond. There are numerous commercial parcels available per the site plan; plans call for spaces on the west of parcel fronting Lake Mary Boulevard (1400, 1200, 1200, and 2800 SF with patio, with multiple parcels available to contain a drive-thru) There are more commercial spaces available adjacent to Publix (2800, 1400, 1400 SF, next to Publix Liquors and Grand Nail Lounge).

Skyway Landing: One of the latest developments is Skyway Landing, located along Skyway Drive – a forthcoming townhome community by Toll Brothers. The initial phase will offer 39 units, with a total of 84 lots available starting from the upper \$300,000s.



*Sources: <https://www.historicdowntownsanford.com/kings-crossing-development-sanford/> | <https://www.clickorlando.com/news/local/2024/07/08/this-part-of-seminole-county-is-poised-for-substantial-growth/> | TYLER WILLIAMS - GrowthSpotter

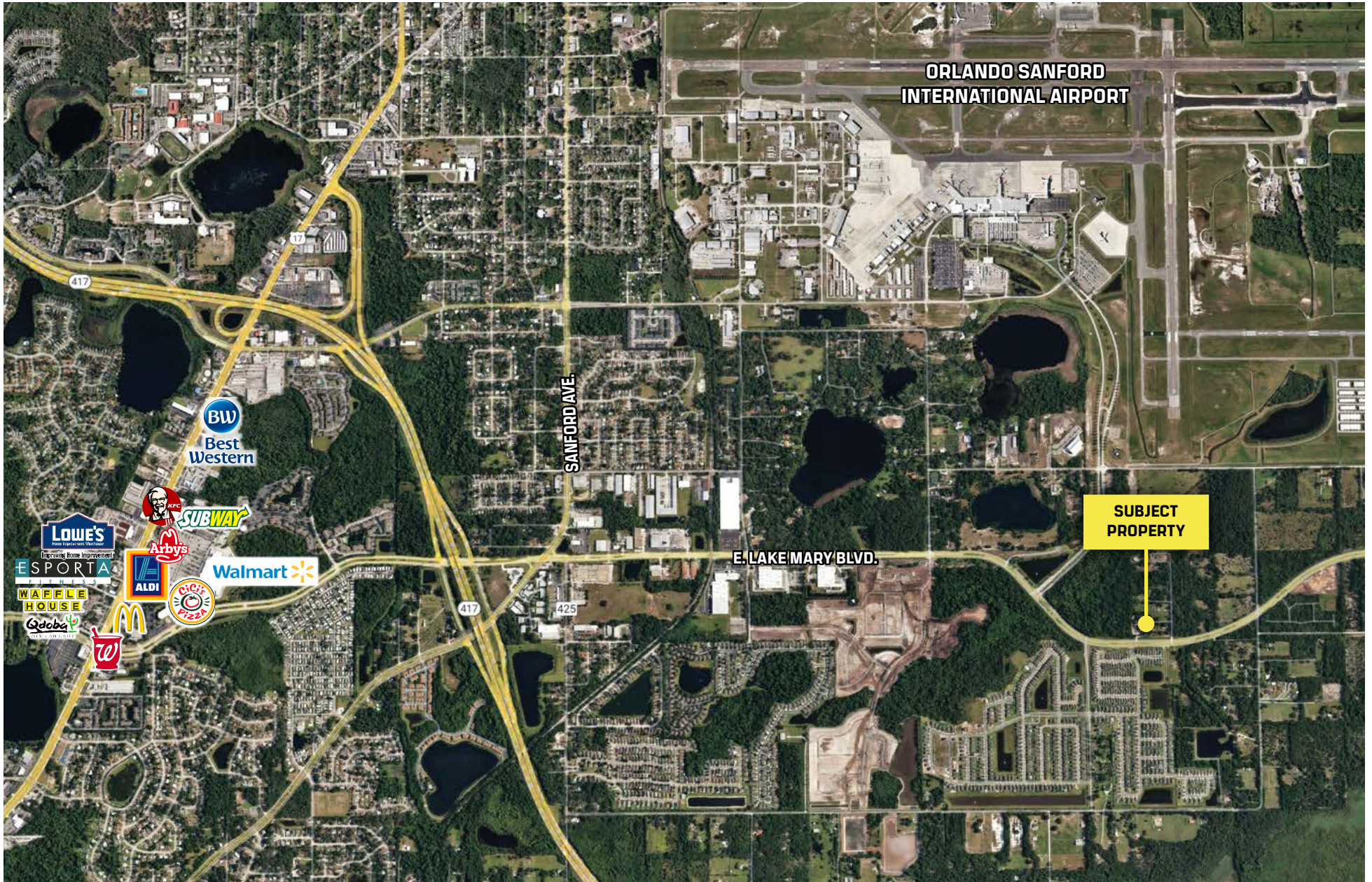
PROPERTY AERIAL



PROPERTY RENDERINGS



MARKET OVERVIEW MAP



AREA OVERVIEW | SANFORD

Sanford is a growing city with a population of 58,000, in close proximity to Interstate 4 and State Road 417, halfway between the attractions of Orlando and the beaches. Sanford sits on the south shore of Lake Monroe, providing a waterfront backdrop for walking, jogging or just enjoying the natural beauty.

Sanford, one of Central Florida's oldest incorporated cities is well-known for its brick lined streets, towering oaks, elegant store-fronts and large, nineteenth-century Victorian homes.

Picturesque First Street, the center of downtown Sanford, is a vibrant, enticing destination. Our historic downtown showcases many unique shops, restaurants, art galleries an historic theater and a burgeoning micro-brewery and craft cocktail scene. Events, such as the Saturday morning Farmers Market, theatrical productions at the Wayne Densch Performing Arts Center, and the monthly Alive After 5 street parties attract visitors from all over the Central Florida region.

RiverWalk, with its gazebos and swinging benches, has several miles of pedestrian walking paths. Along the way, you can visit Veterans Memorial Park, Marina Island, Ft. Mellon Park, the Sanford Museum, or dock your boat at our free marina day slips and have a great time in downtown.

The booming retail activity just west of downtown includes one of the largest malls in Central Florida, The Seminole Towne Center, as well as numerous retail enclaves surrounding it. One of the area's largest congregation of auto and motorcycle dealers is located in this vicinity, as well.

Restaurants, movie theatres, bookstores and other service facilities are readily available "close to home." Marinas at the Port of Sanford, at the Osteen Bridge and in Downtown offer boaters of every level ready access to Lake Monroe and the beautiful St. Johns River.

Sanford is also becoming a true destination, we are home to the Orlando Sanford International Airport and Amtrak Autotrain.

*Source: <https://www.historicdowntownsanford.com/about-sanford-fl/>



CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Offering Memorandum and any subsequent evaluation material you may be provided (collectively known as the “Offering Memorandum”) is intended solely for your limited use in considering whether to pursue negotiations to lease 2850 E Lake Mary Blvd Sanford, FL 32773 (the “Property”) The Property is being marketed for sale or lease by Harkins Commercial, Inc. (“Broker”).

The Offering Memorandum contains brief, selected information pertaining to the business and affairs of the Property and has been prepared by Broker. It does not, however, purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Broker makes no representation or warranty, express or implied, as to the accuracy or completeness of the Offering Memorandum or any of its contents, and no legal liability is assumed to be implied with respect thereto. By acknowledgment of your receipt of the Offering Memorandum you agree that the Offering Memorandum and its contents are confidential, that you will hold and treat it in the strictest of confidence, that you will not directly or indirectly disclose, or permit anyone else to disclose, the Offering Memorandum or its contents to any other person, firm, or entity (including, without limitation, any principal for whom you have been engaged), without prior written authorization of Owner or Broker and that you will not use or permit to be used the Offering Memorandum or its contents to be copied or used in any fashion or manner detrimental to the interest of Owner. Photocopy or other duplication is strictly prohibited.

THE OFFERING MEMORANDUM SHALL NOT BE DEEMED TO REPRESENT THAT STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY SINCE THE DATE OF PREPARATION OF THE OFFERING MEMORANDUM.

The information provided in the Offering Memorandum has been gathered from sources that are deemed reliable, but the Broker does not warrant or represent that the information is true or correct. Prospective offerers are advised to verify information independently. The Offering Memorandum is not to be construed as an offer or as any part of a contract to sell the property.

Furthermore, the inclusion or exclusion in the Offering Memorandum of information relating to asbestos or any other hazardous, toxic or dangerous chemical item, waste or substance (hereinafter collectively referred to as “Waste”) relating to the Property shall in no way be construed as creating any warranties or representations, expressed or implied by the Broker as to the existence or nonexistence or nature of Waste in, under or on the Property, it may create significant legal and/or economic obligations upon the Owner, lessee and/or other holders of interest in the Property or a part thereof and you are hereby advised to obtain professional assistance such as from a consultant, engineer and/or attorney prior to taking an interest in the Property or a part thereof.