

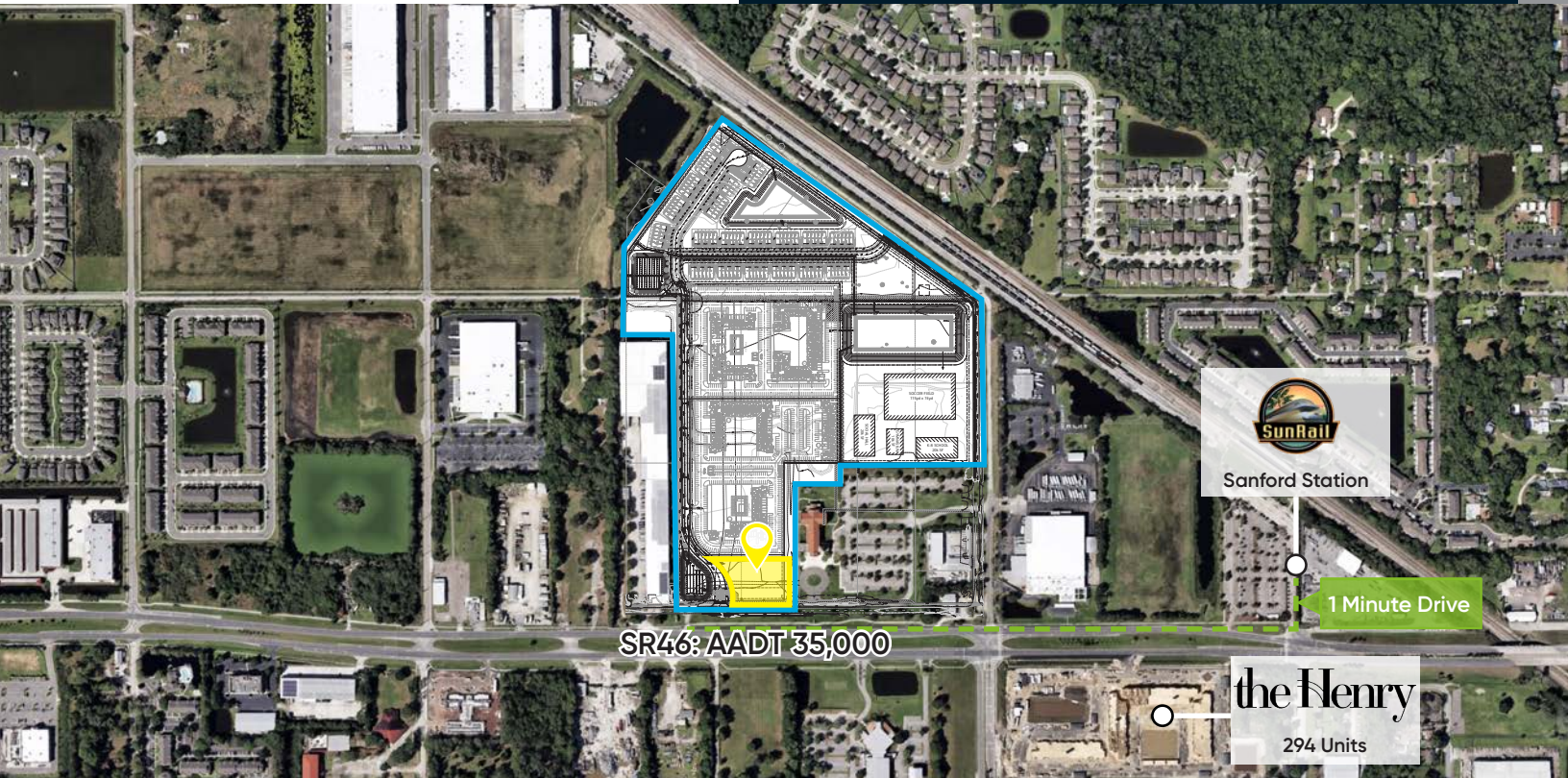


**Bishop Beale Duncan**  
COMMERCIAL REAL ESTATE

# COMMERCIAL PAD

3284 W 1st St  
Sanford, FL 32771

## COMMERCIAL OUTPARCEL ON SR46

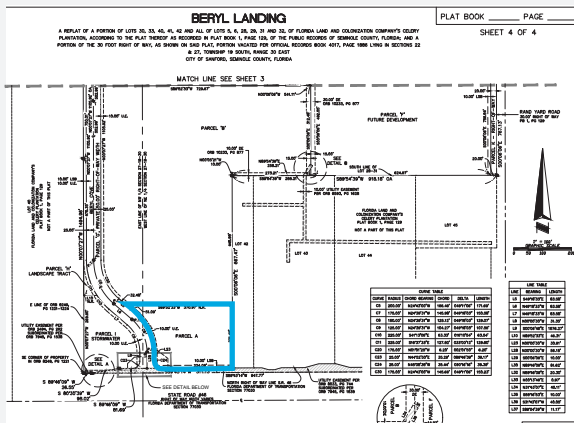


## AVAILABLE COMMERCIAL

- + Price: \$1,000,000
- + Land Size: 1.5 AC Net
- + Zoning: PD
- + Parcel ID: 22-19-30-5AD-0000-0050

## Highlights

- Located on SR46, a main thoroughfare of Sanford with over 35,000 cars driving the site daily
- The site is fronting 520 multifamily units developed by Davis Development and 130 Townhomes being developed by Pulte Homes
- There are strong Household Incomes of \$100,000+ within a 10-Minute drivetime
- Historic Downtown Sanford has undergone a revitalization and is less than 5 minutes from the property



**PATRICK GOETZ**

Vice President  
(407) 734.7210  
Pat@BBDRE.com



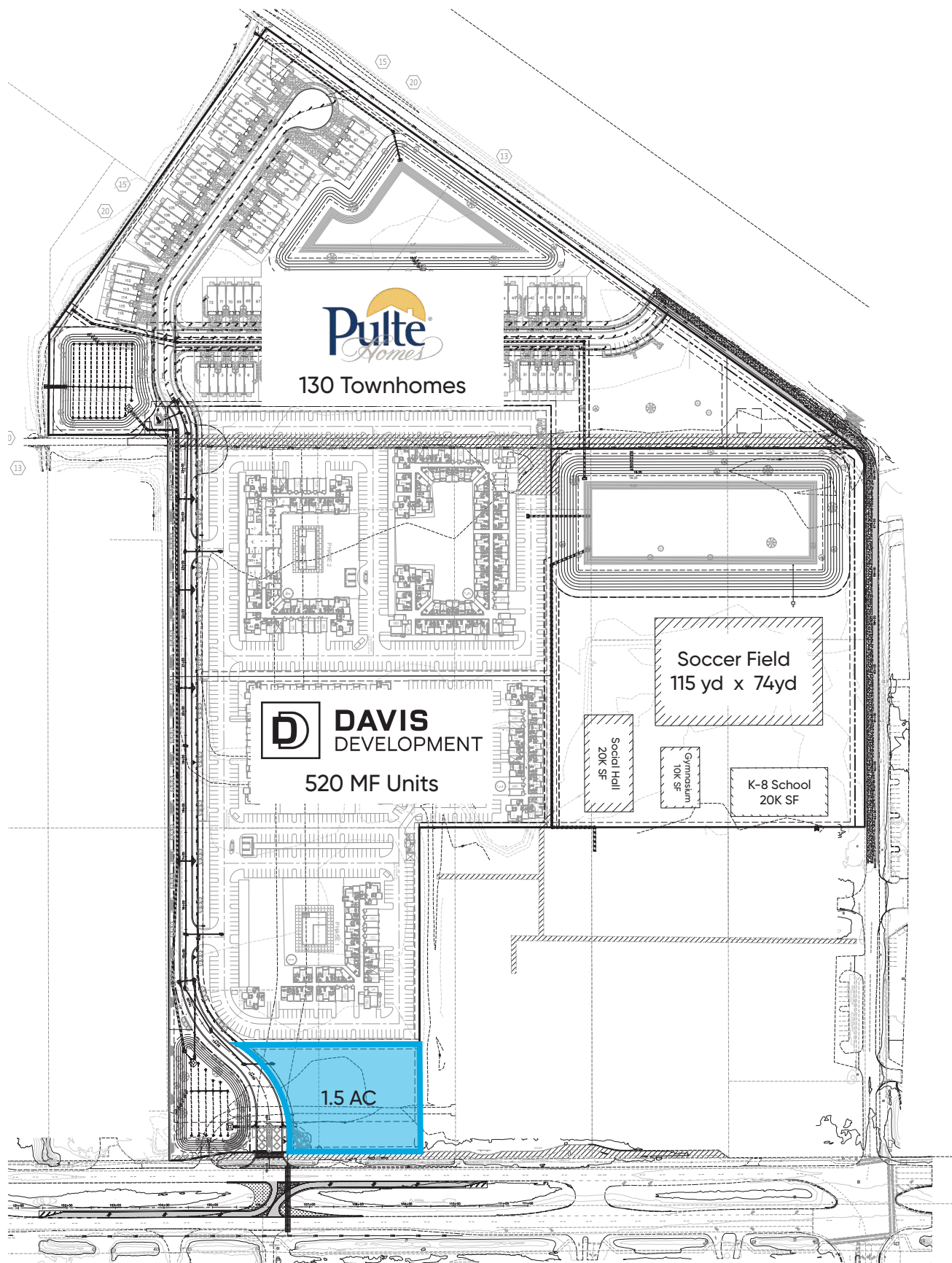
**BISHOP BEALE DUNCAN**

250 N. Orange Ave., Ste. 1500  
Orlando, FL 32801 + (407) 426.7702

[www.BBDRE.com](http://www.BBDRE.com)

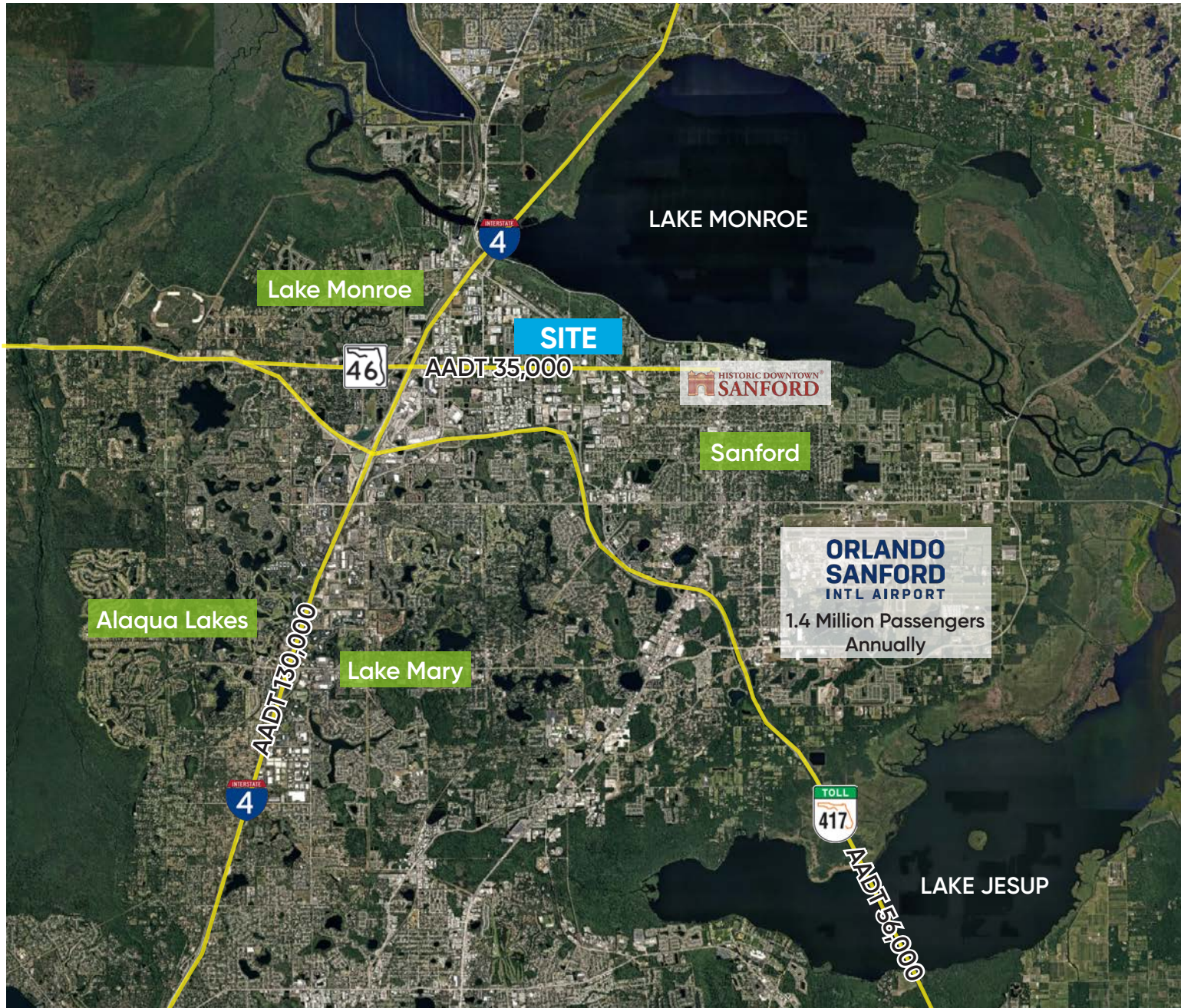
This offer is subject to errors, omissions, prior sale or withdrawal without notice.

# Master Plan

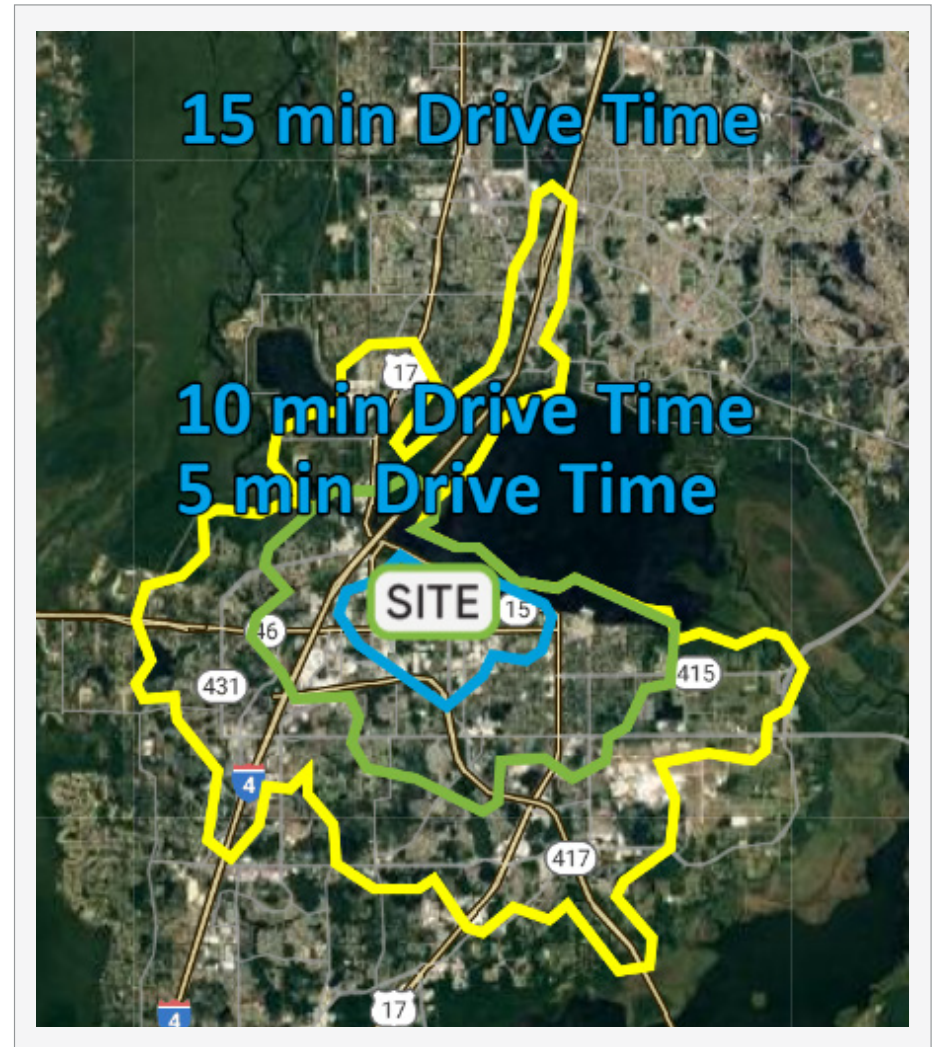




# Site Location



# Demographics



| Drive  | Population | HH Income | Businesses | Employees |
|--------|------------|-----------|------------|-----------|
| 1-Mile | 5,430      | \$95,367  | 323        | 3,296     |
| 3-Mile | 46,764     | \$103,463 | 3,431      | 26,111    |
| 5-Mile | 119,159    | \$109,750 | 8,482      | 66,470    |

| Drive     | Population | HH Income | Businesses | Employees |
|-----------|------------|-----------|------------|-----------|
| 5-Minute  | 10,691     | \$75,572  | 860        | 9,420     |
| 10-Minute | 47,796     | \$100,643 | 3,380      | 25,900    |
| 15-Minute | 104,505    | \$105,422 | 7,281      | 56,336    |

