

MULTI TENANT BUILDING FOR LEASE

100 Commerce Way | Sanford, FL 32772

**Retail
Leasing Opportunity**
Leasing Brochure



MATTHEWS™

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PROJECT SCOPE

±7,700 SF

Available

±10,300 VPD

Martin Luther King Jr Blvd

±44,600 VPD

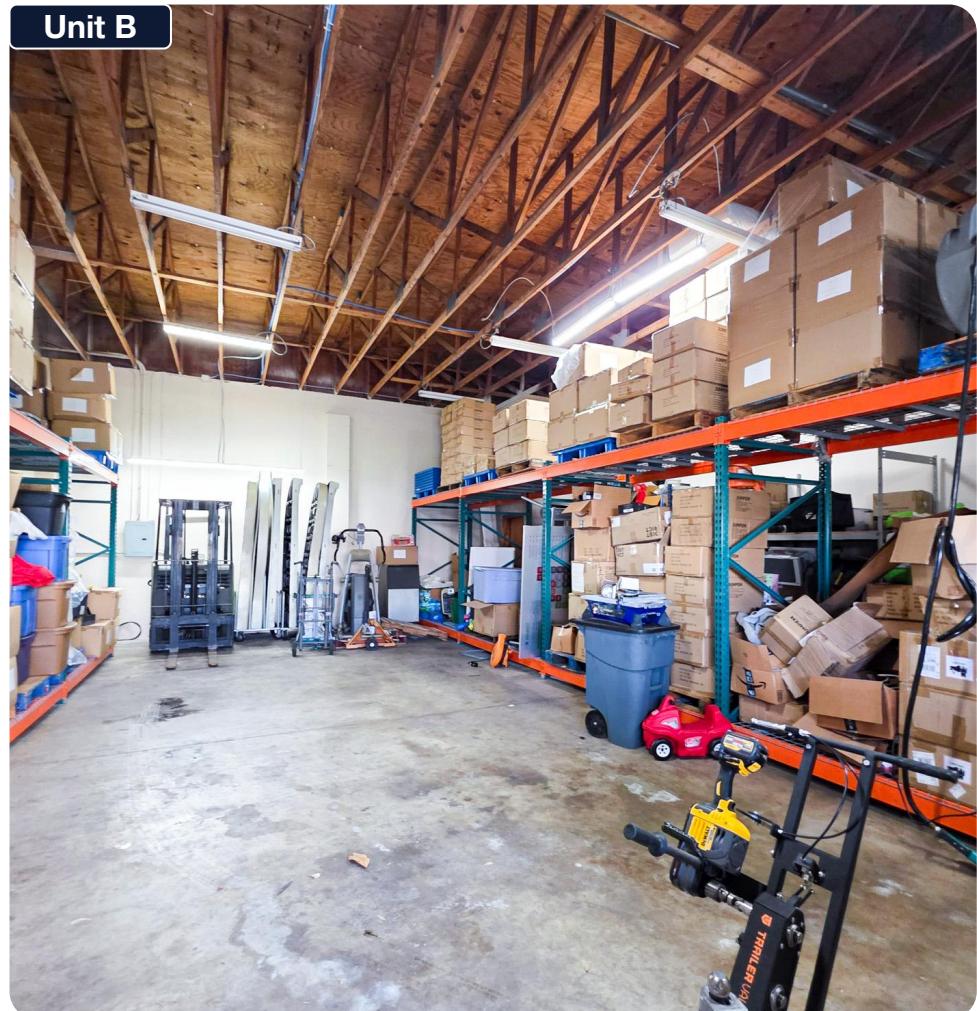
Hwy 417

Project Scope

- 3 Phase Power
- Each unit has a bathroom and office
- Air Conditioned Offices
- Clear Height 18'
- Strategically positioned near Interstate 4, and Florida 417 Toll Rd
- Zoning: R1 - Industrial

Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	5,858	70,012	130,399
Five-Year Projection	6,204	73,424	136,856
2020 Census	5,151	65,309	121,914
Growth Current Year-Five-Year	1.2%	1.0%	1.0%
Growth 2020-Current Year	3.4%	1.8%	1.7%
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,021	27,153	49,664
Five-Year Projection	2,141	28,503	52,192
2020 Census	1,786	25,379	46,433
Growth Current Year-Five-Year	1.2%	1.0%	1.0%
Growth 2020-Current Year	2.8%	1.6%	1.8%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$63,949	\$77,199	\$92,306

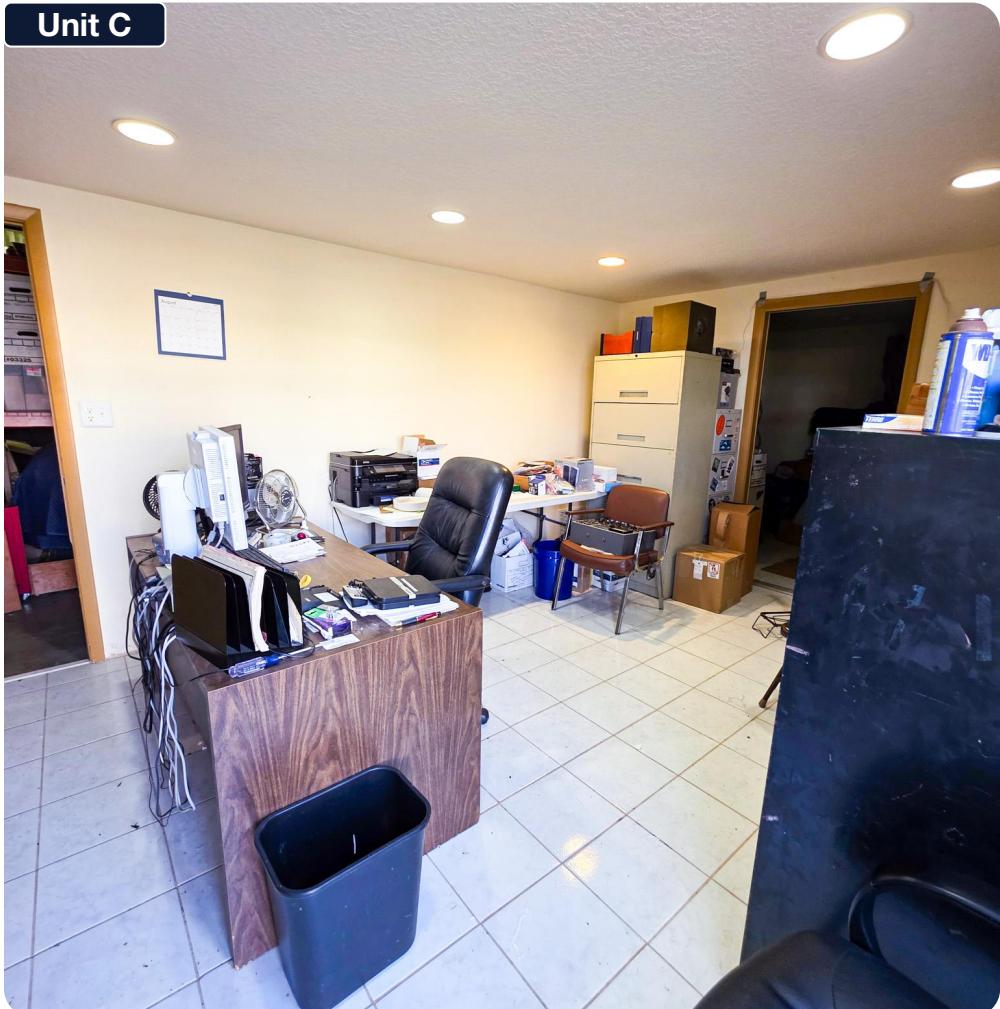


PROJECT SCOPE

4
Drive In Doors

4
Units

±1.01 AC
Acreage



Building Specs

Address	100 Commerce Way, Sanford, FL 32772
Rentable SF	±7,700
Acreage	±1.01
APN (Parcel #)	35-19-30-524-0000-0020
Lot SF	±43,996
Drive in Doors	4
Year Built	1997
Coverage Ratio	17.50%
Construction	Masonry
Number of Tenants	4

SUITE 100A

1ST FLOOR: 1,705.54 FT²

2ND FLOOR: 0.00 FT²

TOTAL AREA: 1,705.54

SUITE 100C

1ST FLOOR: 1,685.51 FT²

2ND FLOOR MEZZANINE: 370.92 FT²

TOTAL AREA: 2,056.43 FT²



SUITE 100B

1ST FLOOR: 1,259.03 FT²

2ND FLOOR: 0.00 FT²

TOTAL AREA: 1,259.03 FT²

SUITE 100D

1ST FLOOR: 1,706.81 FT²

2ND FLOOR MEZZANINE: 1,056.64 FT²

TOTAL AREA: 2,763.45 FT²

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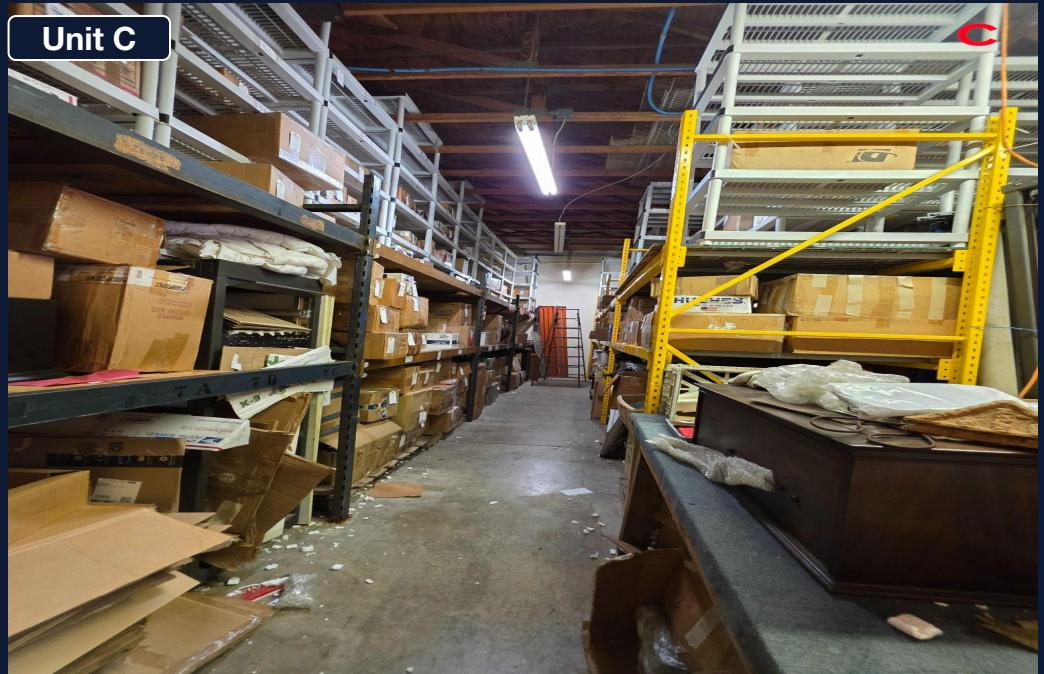
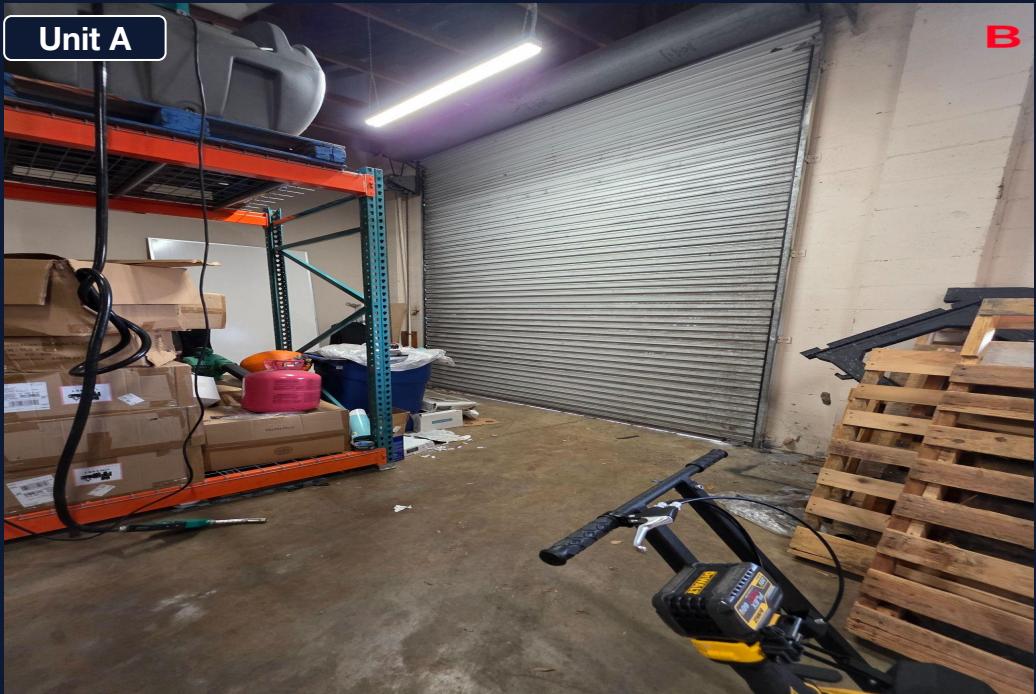


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Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **100 Commerce Way, Sanford, FL, 32772** ("Property"). It has been prepared by Matthews.™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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