

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

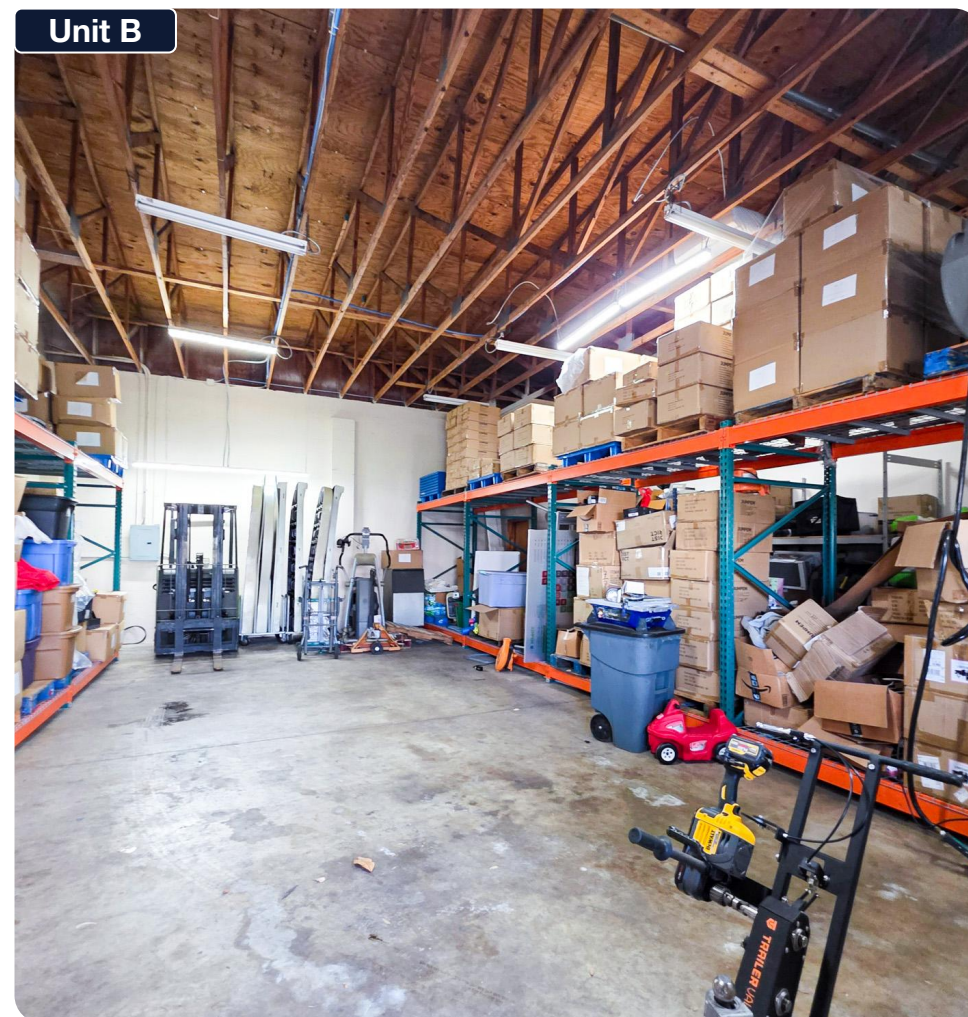
±44,600 VPD
Hwy 417

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 |



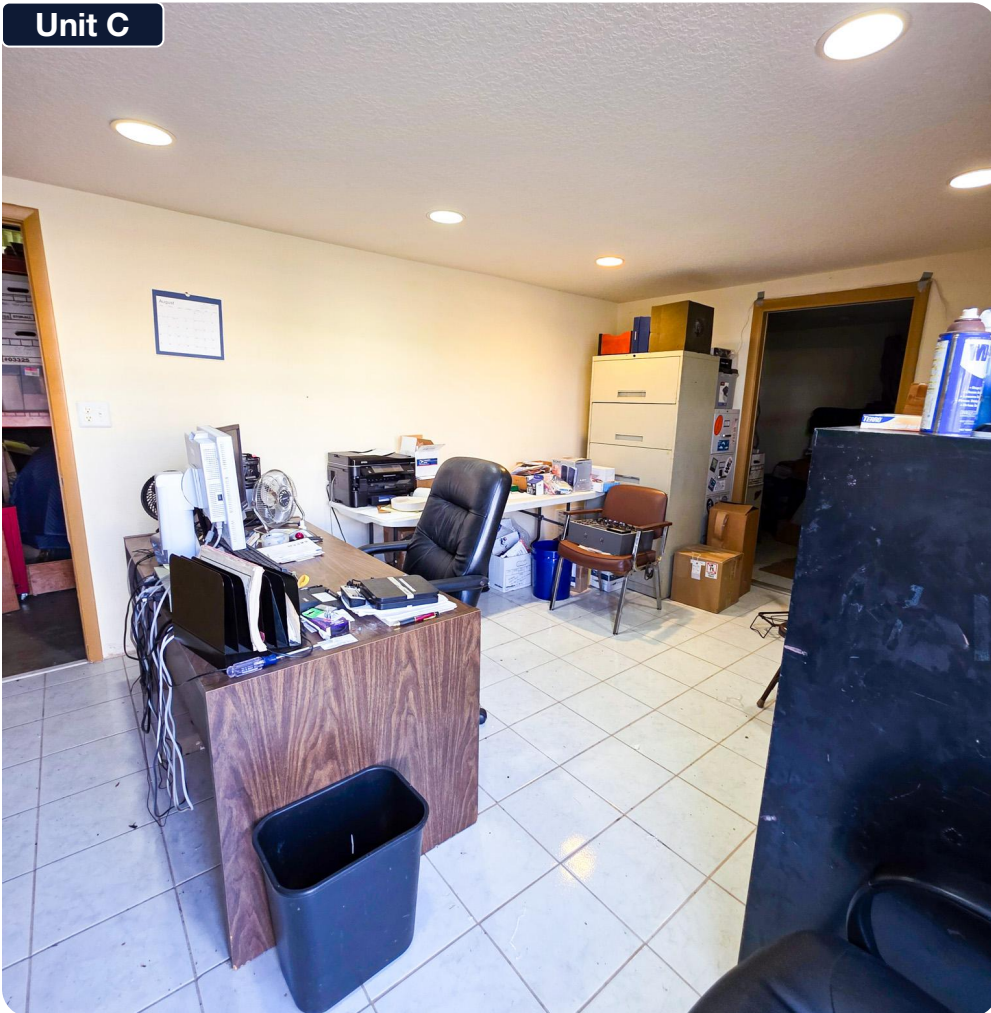
PROJECT SCOPE

4
Drive In Doors

4
Units

±1.01 AC
Acreage

Unit C



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

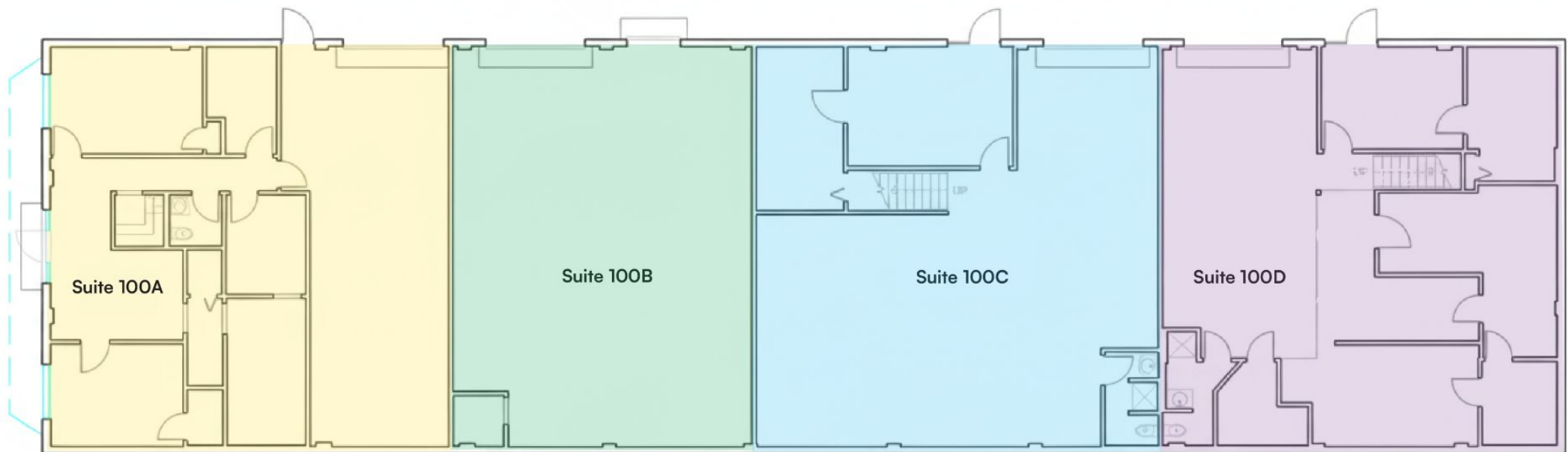
TOTAL AREA: 1,705.54

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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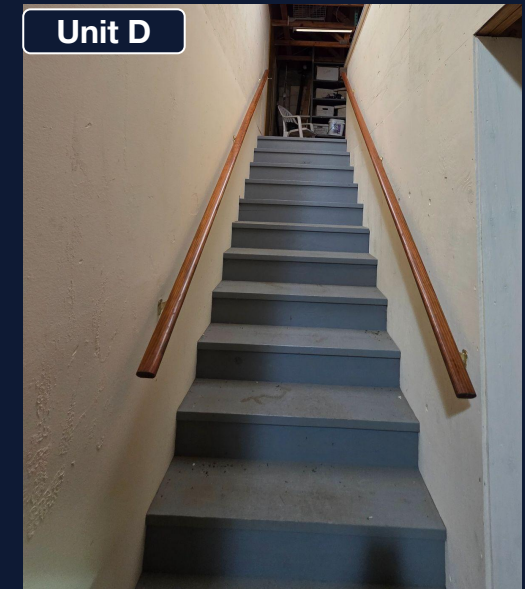
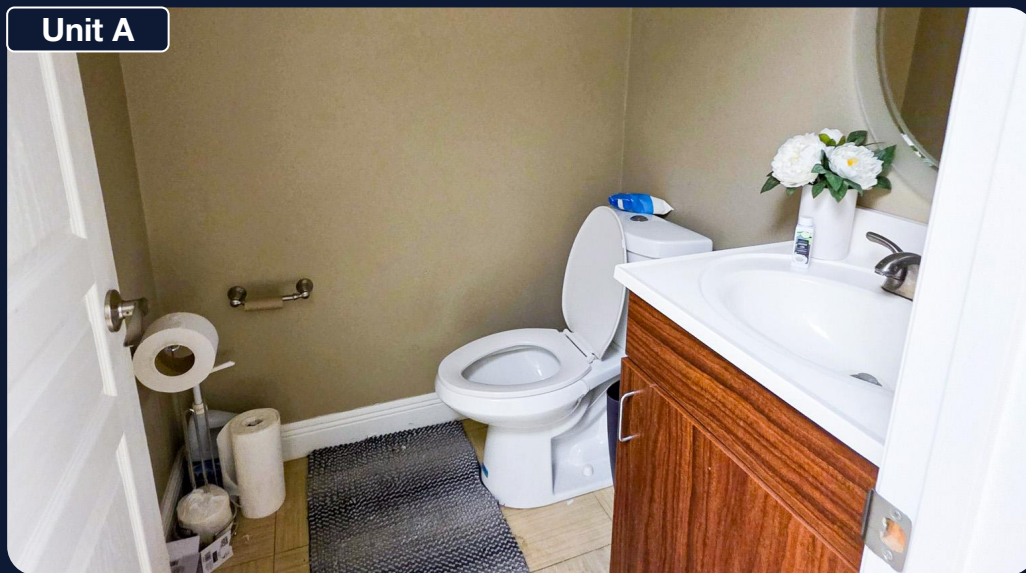


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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making 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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Broker of Record

Kyle Matthews

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