



For Sale

# The Park Ave Cornerstone

101 W 1st St, Sanford, Florida 32771

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**Building upon its storied past**, 101 W 1st Street stands as a timeless architectural centerpiece at the signalized intersection of 1st Street and Park Avenue, right in the heart of Historic Downtown Sanford. Originally constructed in 1883 as the Lyman Bank, this two-story ±5,204 SF mixed-use landmark remains one of Sanford’s most distinctive commercial assets.

Designed with block and marble construction, its stately neoclassical façade, tall windows, and corner prominence embody the architectural grace of the city’s golden era while offering functionality suited for today’s retail, restaurant, or professional uses.

Historic  
**Corner Trophy**  
*Timeless Character*  
*Meets Modern Potential*

- Historic Mixed-Use Landmark – Built in 1883 as Sanford’s first bank – oldest surviving commercial building in the city
- Prime “Main & Main” Location – Hard, signalized corner of 1st Street & Park Avenue in the heart of Downtown Sanford
- ±5,204 SF | Two Stories | Up to 4 Suites – Flexible retail, restaurant, residential, or professional office configurations
- Fully Built-Out Restaurant Space – Walk-in cooler/ freezer, prep kitchen, wrap-around counter, and seating for ±30
- Existing Income Stream – Retail suite leased to long-term barbershop tenant
- Second Floor Opportunity – Hardwood floors, abundant natural light, convertible for office or loft use

## Downtown Sanford

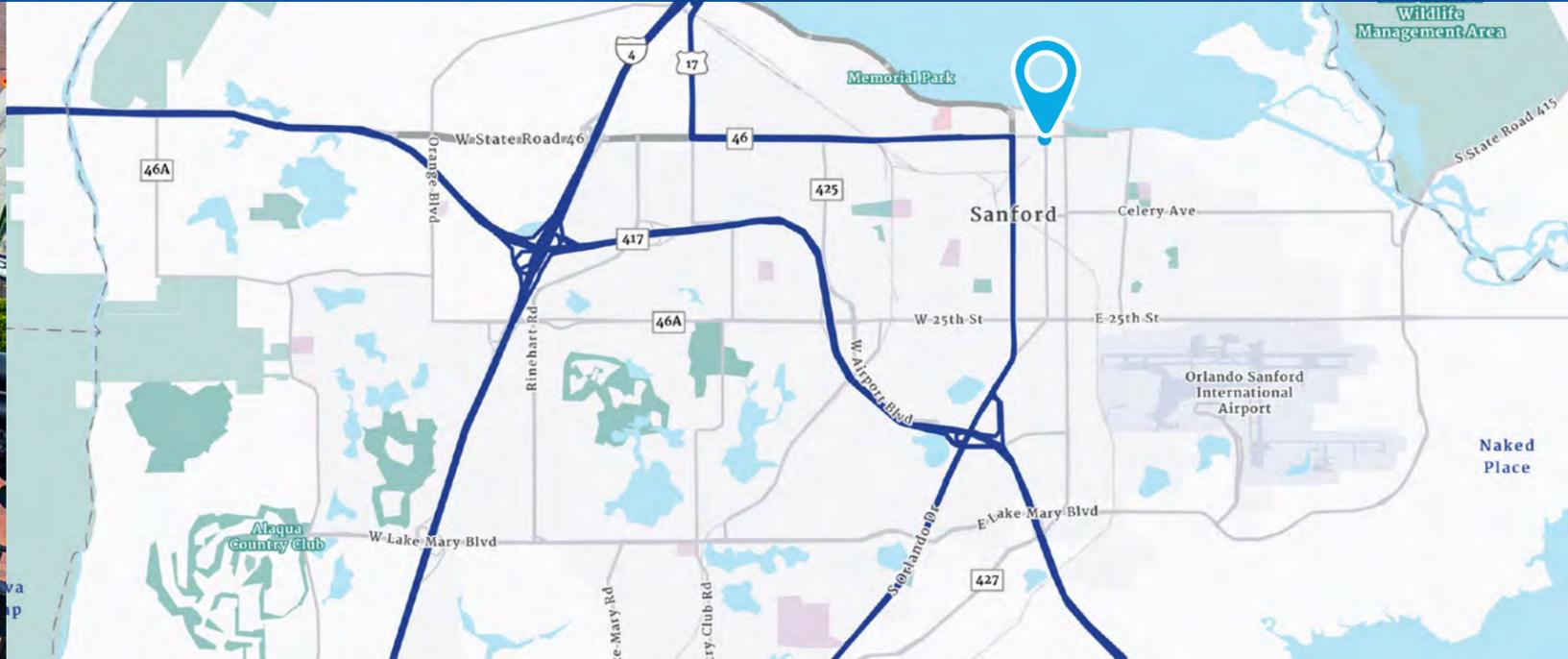
*Where Heritage Meets New Growth*

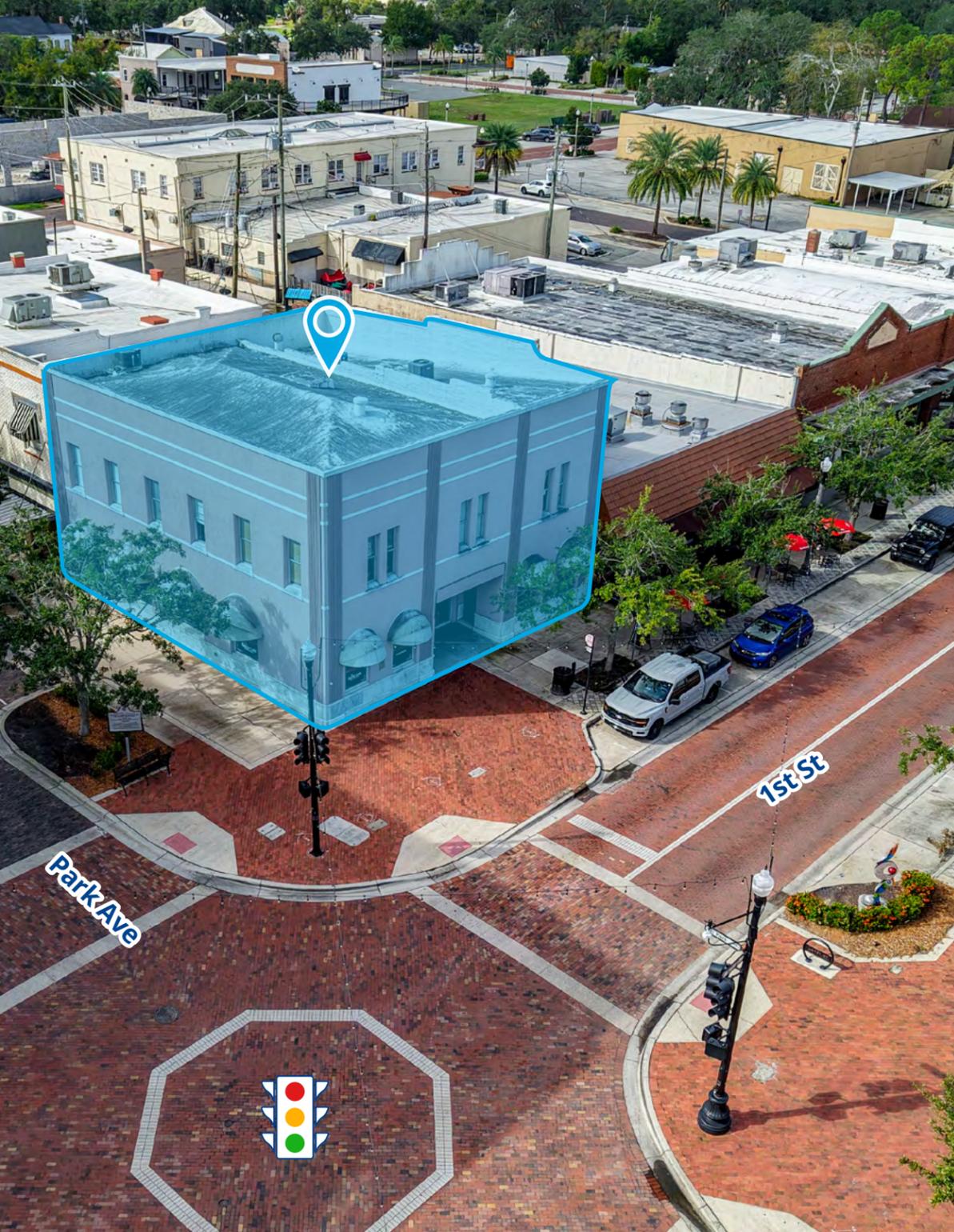
Few Florida downtowns have transformed as authentically and vibrantly as Sanford’s Historic District. Once a 19th century riverfront trade hub, the area has evolved into a destination for arts, dining, and urban living—attracting both local patrons and regional visitors.

Downtown Sanford’s brick-lined streets, boutique shops, and craft breweries now pulse with energy, supported by steady pedestrian traffic from the Sanford Riverwalk, Fort Mellon Park, and year-round festivals. Public and private reinvestment continues to

accelerate, with mixed-use developments, restored storefronts, and new residential infill projects redefining the local landscape.

Located on the city’s Main & Main, 101 W 1st Street enjoys unmatched visibility within this thriving district. Steps from local favorites like Hollerbach’s, Henry’s Depot, Christo’s, and Tuffy’s, the property is positioned at the crossroads of Sanford’s historic identity and modern resurgence—making it a strategic anchor in one of Central Florida’s most dynamic downtown economies.





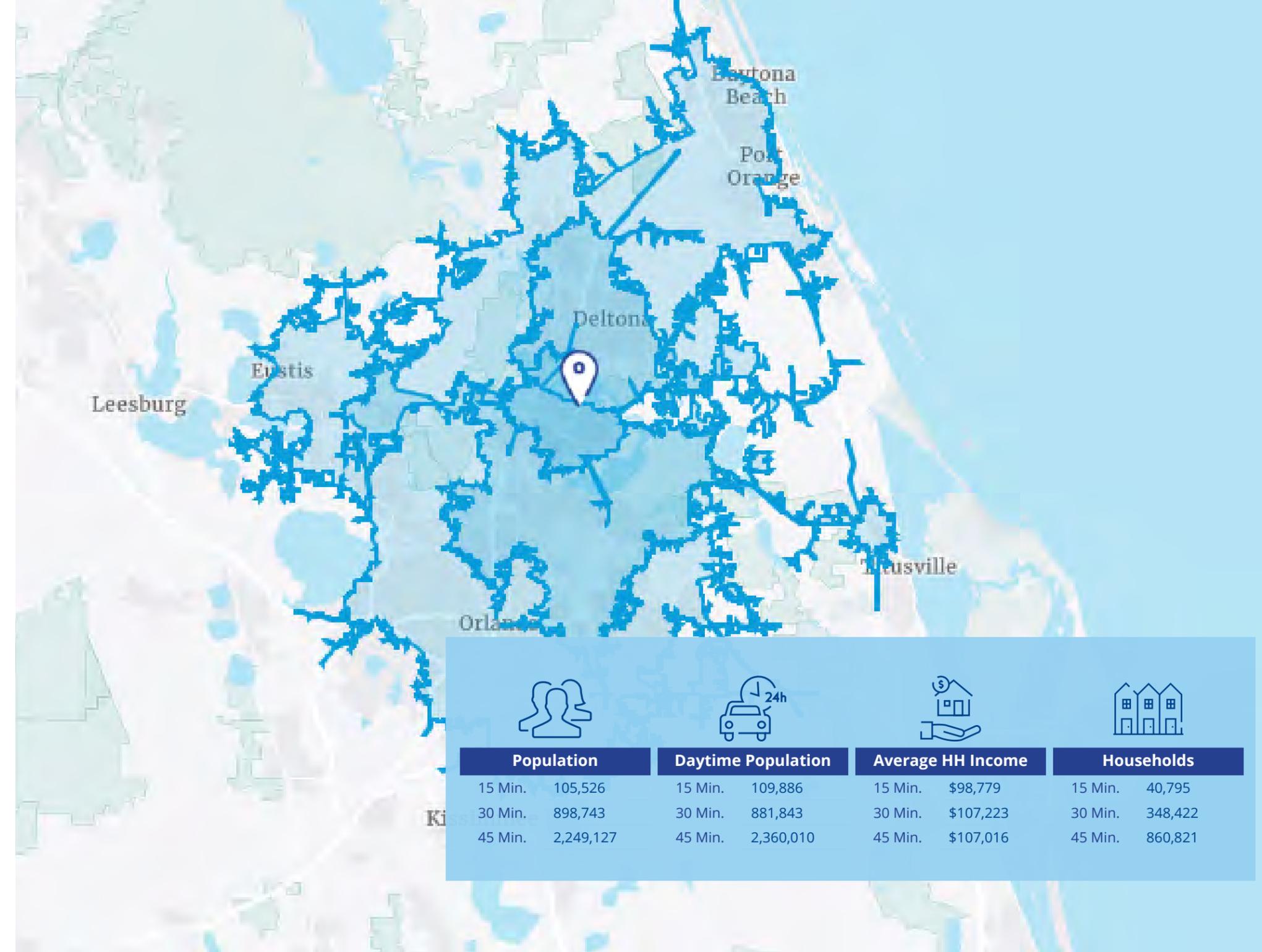
## Property Summary

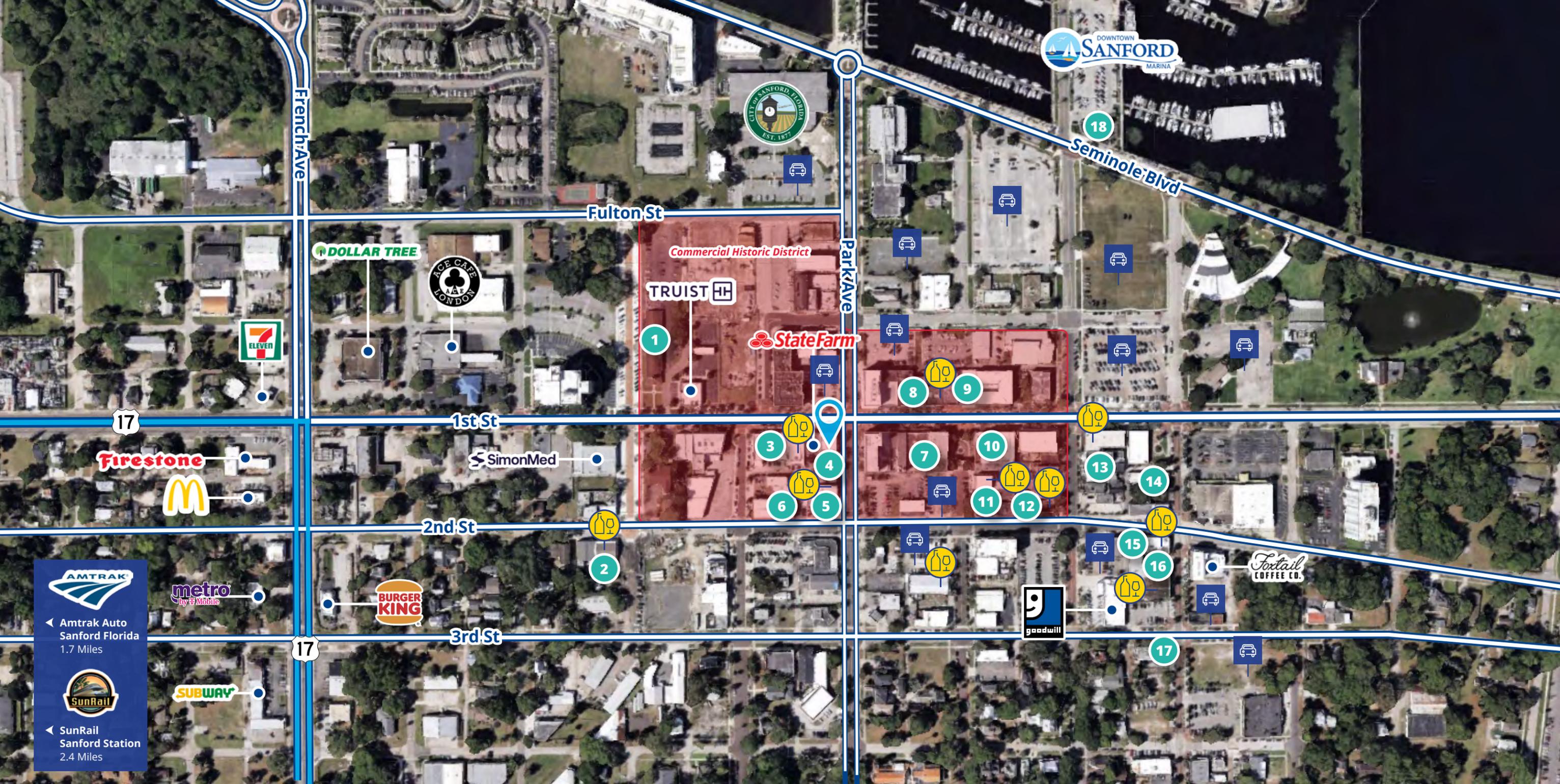
- **SC-3 Zoning** – Broad commercial and mixed-use allowances
- **National Historic Register** – Listed in 1976
- **Downtown Lifestyle Location** – Steps from dining, retail, breweries, and waterfront amenities

<b>Building Size</b>	5,204 SF
<b>Lot Size:</b>	0.06 acres
<b>Year Built</b>	1883
<b>Zoning</b>	SC3
<b>Market</b>	Orlando-Kissimmee-Sanford, FL
<b>Parcel</b>	25-19-30-5AG-0304-0010

## Sale Price

\$2,000,000 (\$384.32 PSF)





# Nearby Amenities

## Food

1. Sweet & Salty Island Grindz, Chin Asian Fusion, The Current Seafood, Crusted - A Pizza Spot, Henry's Depot, Yugiri Ramen Project, Greenery Creamery, Pom Pom's Sandwiches
2. Burgerbach's
3. SLAM Pizza & Cheesesteaks, Simply Homemade 1913, The Tennessee Truffle, Christo's
4. Raw Press Juice Co.
5. Fuel BBQ
6. The District
7. Colonial Room, The Bayou
8. The Breezeway
9. Wondermade
10. Hollerbach's German Restaurant
11. Hollerbach's German Market
12. Sushi & Seoul
13. The Old Jailhouse
14. Negril Spice
15. The Joint
16. Maya Rosa
17. Buster's Bistro
18. Filomena's Pizza on the River, Saint Johns River Steak & Seafood

- Bars
- Parking
- Site

## Central Florida Attractions

Daytona Int'l Speedway	35 Min.	Universal Studios	50 Min.
Daytona Beach	45 Min.	SeaWorld	50 Min.
New Smyrna Beach	45 Min.	Walt Disney World	55 Min.
International Dr	45 Min.	Port Canaveral	55 Min.
Blue Springs State Park	50 Min.	Kennedy Space Center	60 Min.

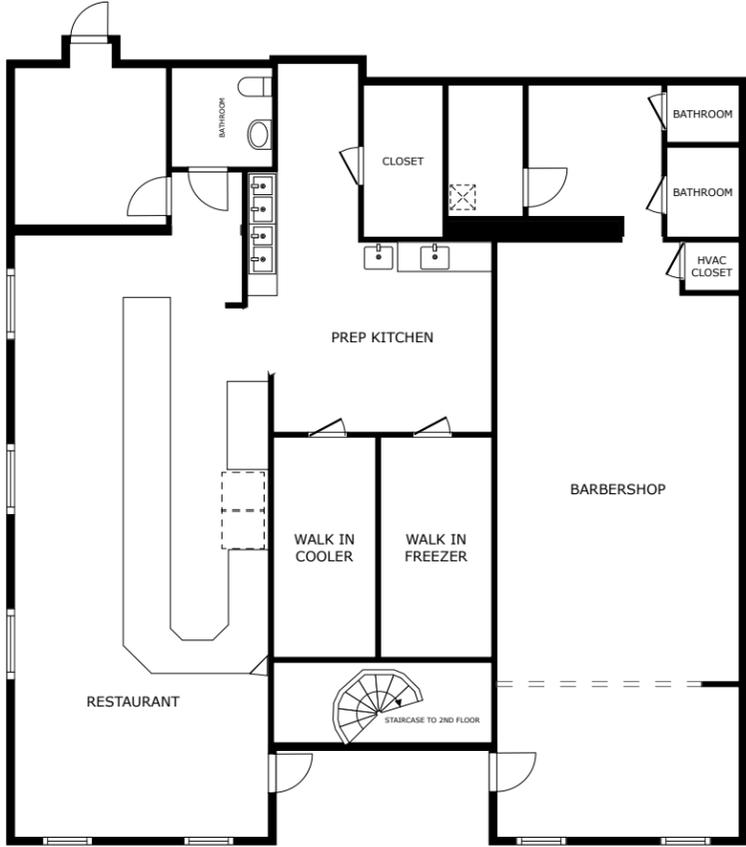
# Floor Plan(s)

Inside, the first floor features a fully built-out restaurant suite complete with walk-in cooler, freezer, prep kitchen, seating for approximately 36 patrons, along with additional patio seating for 20—ideal for a boutique café, sushi, or dessert concept. Adjacent to it, a tenant-occupied retail suite provides stable income and 1st Street visibility. The second floor, highlighted by hardwood flooring, natural light, and dual access points, can serve as a single residence, professional office, or split configuration for creative users.

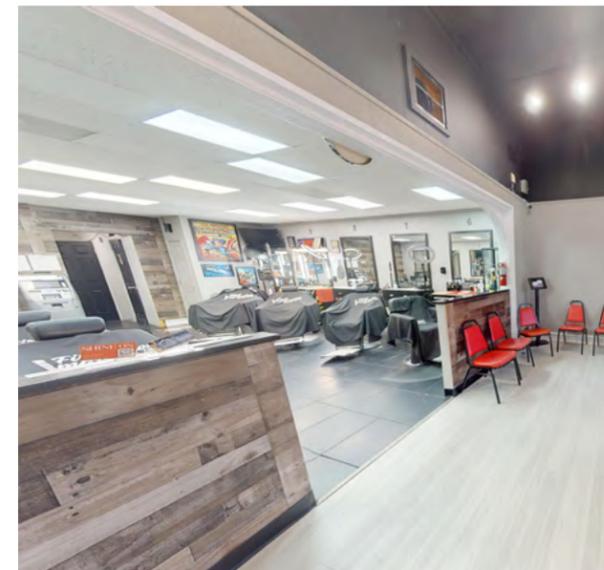
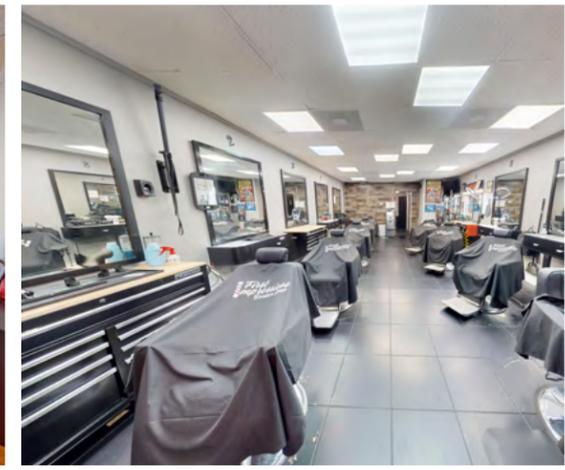
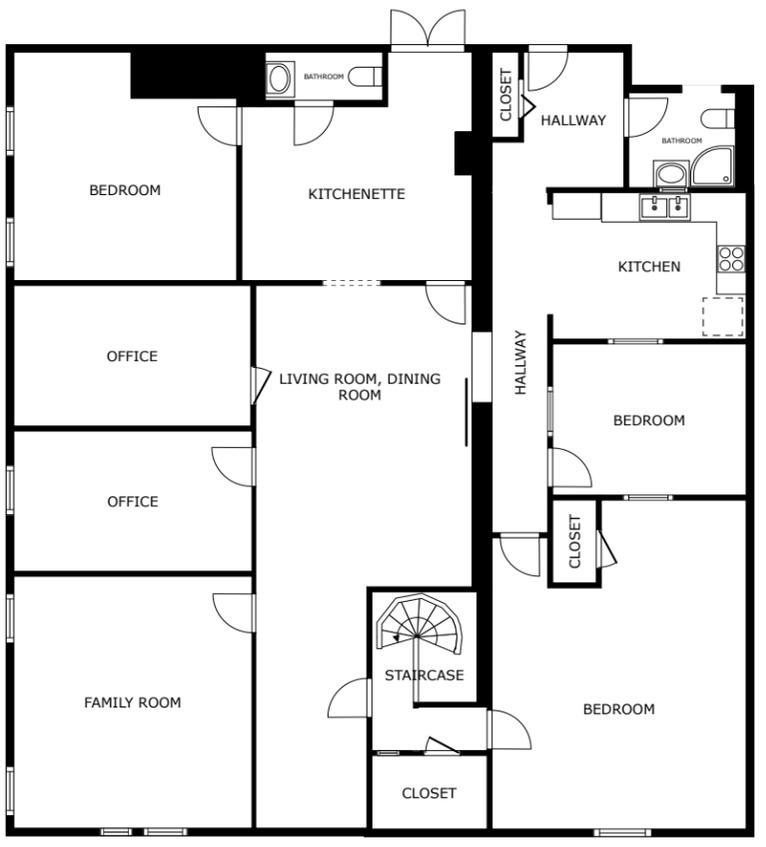
With SC-3 zoning, ample street and city parking, and dual access points, this property blends historic charm with investment flexibility—a rare opportunity to own a landmark that pays homage to the past while embracing Sanford's bright future.



1st Floor Plan



2nd Floor Plan





Colliers

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