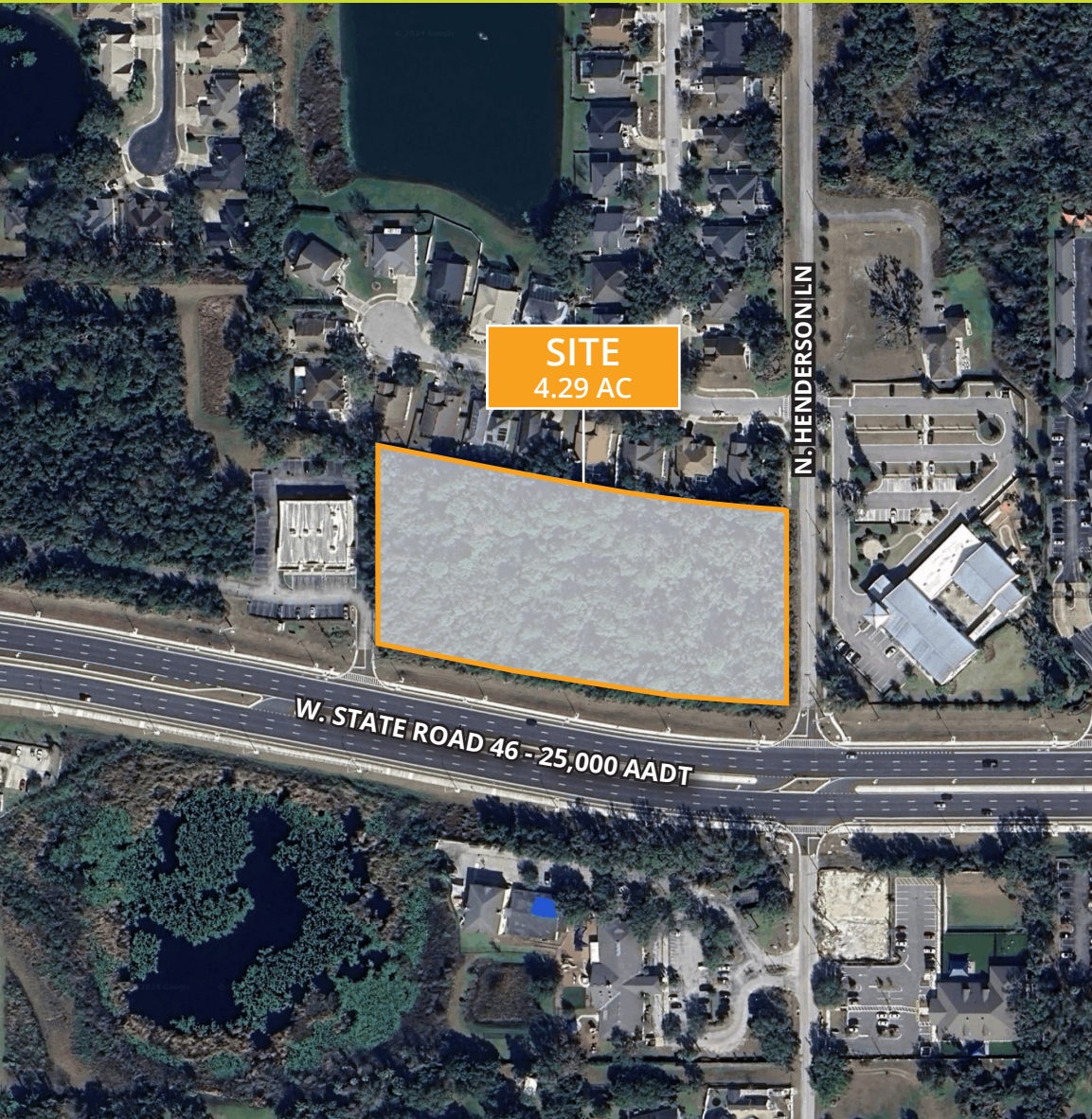




SANFORD LAND | 4.29 ACRES

W. State Road 46, Sanford, FL 32771

FOR SALE



PROPERTY OVERVIEW

- » Land for sale: 4.29 acres
- » Located in Sanford on W. State Road 46, just 1.2 miles west of I-4
- » Site has 625 feet of frontage along W. State Road 46, with a daily traffic volume of 25,000 vehicles
- » Surrounded by a growing population of 95,000 residents within a five-mile radius, reflecting an average household income of \$142,000
- » Near major retail centers including Marketplace at Seminole Town Center, Seminole Towne Center Mall, and Walmart Supercenter
- » Easy access to I-4, State Road 429, and State Road 417, now accessible via the newly completed Wekiva Parkway

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,690	42,571	95,279
Households	3,032	17,461	37,805
Daytime Pop.	5,311	42,639	82,412
Ave. HH Income	\$153,017	\$139,932	\$142,050



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