



Industrial

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2300 Old Lake Mary Rd
Sanford FL 32771



THE SPACE

Location	2300 Old Lake Mary Rd Sanford, FL 32771
County	Seminole
Square Feet	8,000
Annual Rent PSF	\$10.00
Lease Type	Mod Gross

Notes This is just storage. No office.

HIGHLIGHTS

- 4 drive in loading doors. 3 of the doors are in the front. 1 in the back
- There is one bathroom
- 3 phase electric
- The lot is fenced

POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	10,081	73,522	132,558

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$80,894	\$91,082	\$107,883

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	3,805	28,836	51,657

PROPERTY FEATURES

NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	8,000
YEAR BUILT	1981
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
CEILING HEIGHT	16'
GRADE LEVEL DOORS	4
OFFICE SF	0

MECHANICAL

FIRE SPRINKLERS	Wet
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CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Metal
EXTERIOR	Metal
PARKING SURFACE	Asphalt
ROOF	Pitched

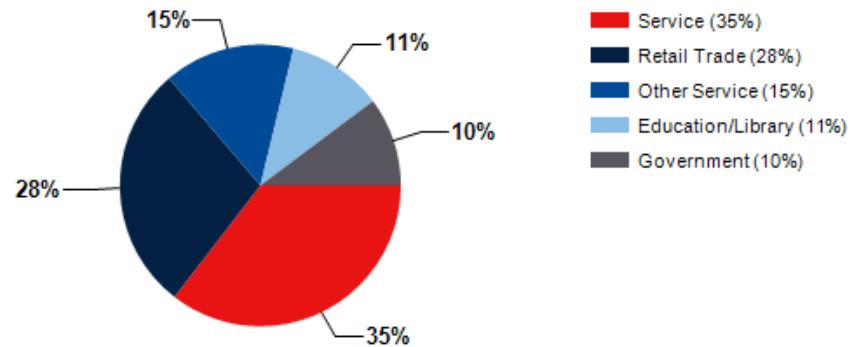
TENANT INFORMATION

LEASE TYPE	Modified Gross
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- 3phase electric
2 electric panels
240v each
Ceiling height = 16'
Sprinklered
4 drive in doors
Water spigot outside on the wall
2 pedestrian doors
1 bathroom
- 2300 Old Lake Mary Road is a 25,356 SF industrial/manufacturing building on ~1.22 acres in Sanford, FL, strategically situated within Orlando's industrial base and conveniences of Sanford's infill logistics corridor. The facility is built in 1981 and features 3 roll-up doors, sprinkler systems, 3-phase electrical, and updated infrastructure.
- The location offers immediate connectivity to SR-46, SR-417, and I-4, enabling efficient regional access across Central Florida. Just 10 minutes from Orlando Sanford International Airport and within city limits, the site benefits from a strong local labor pool and proximity to established industrial users.

In the Sanford industrial submarket, rental rates (with office) for mid-bay warehouse properties currently range in the \$12.50 to \$18.00+ / SF / year band, with smaller flex/industrial spaces commanding the upper end. Orlando's broader industrial market is experiencing accelerating leasing momentum, with Q2 2025 activity jumping ~24% quarter-over-quarter.

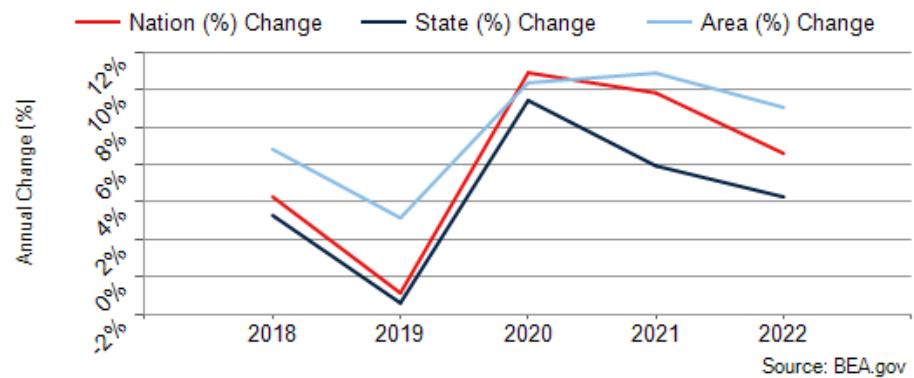
Major Industries by Employee Count

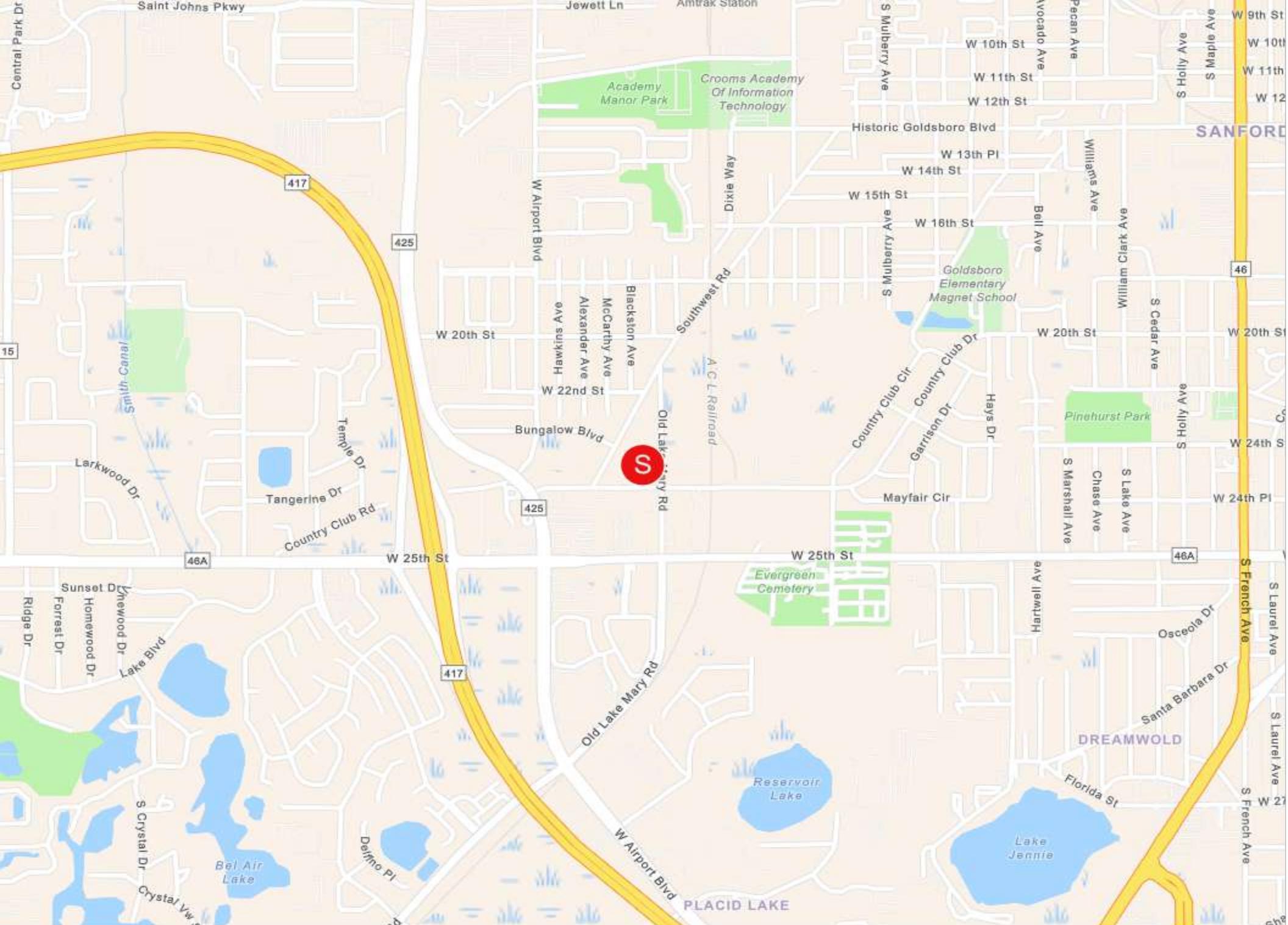


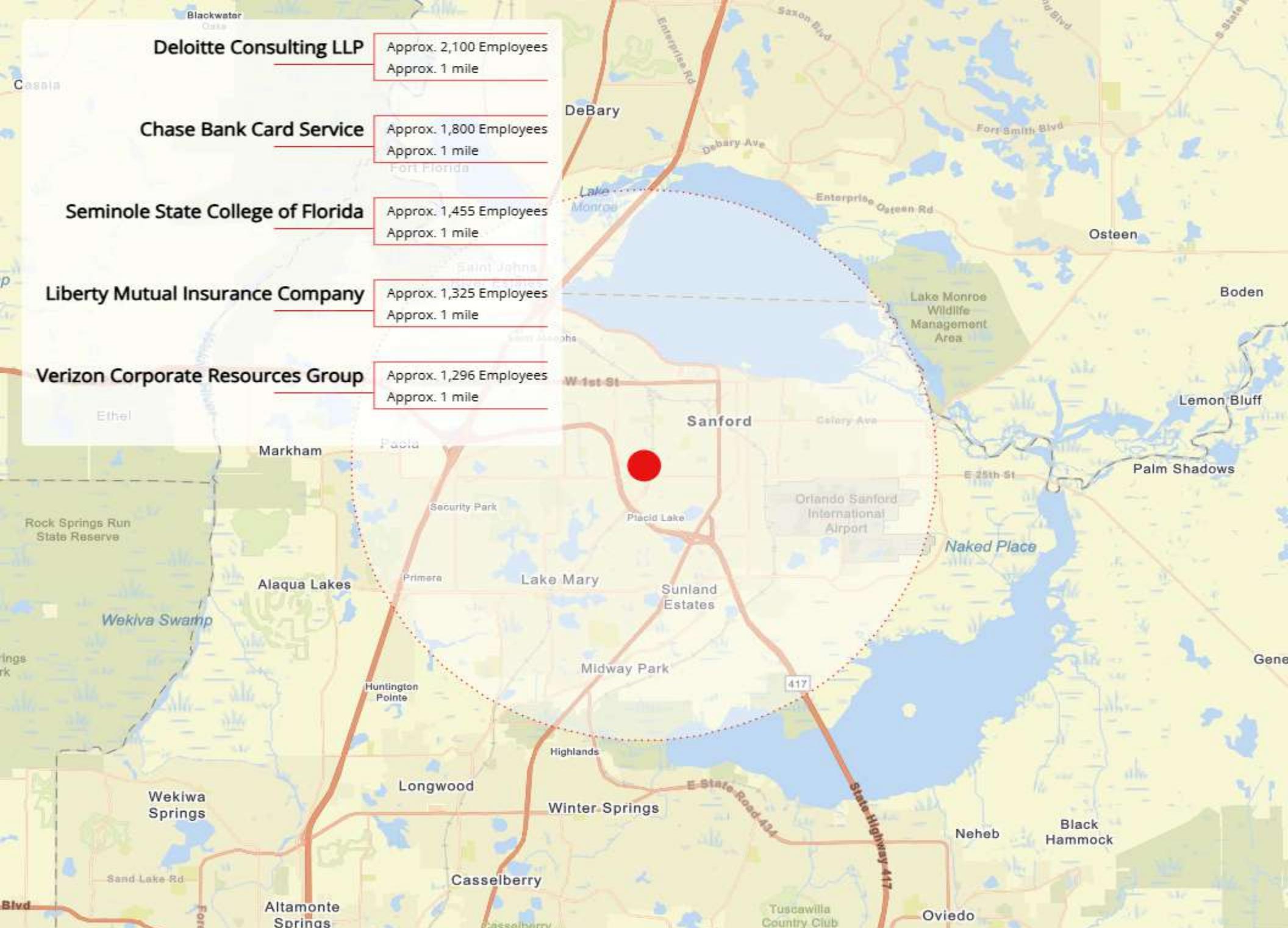
Largest Employers

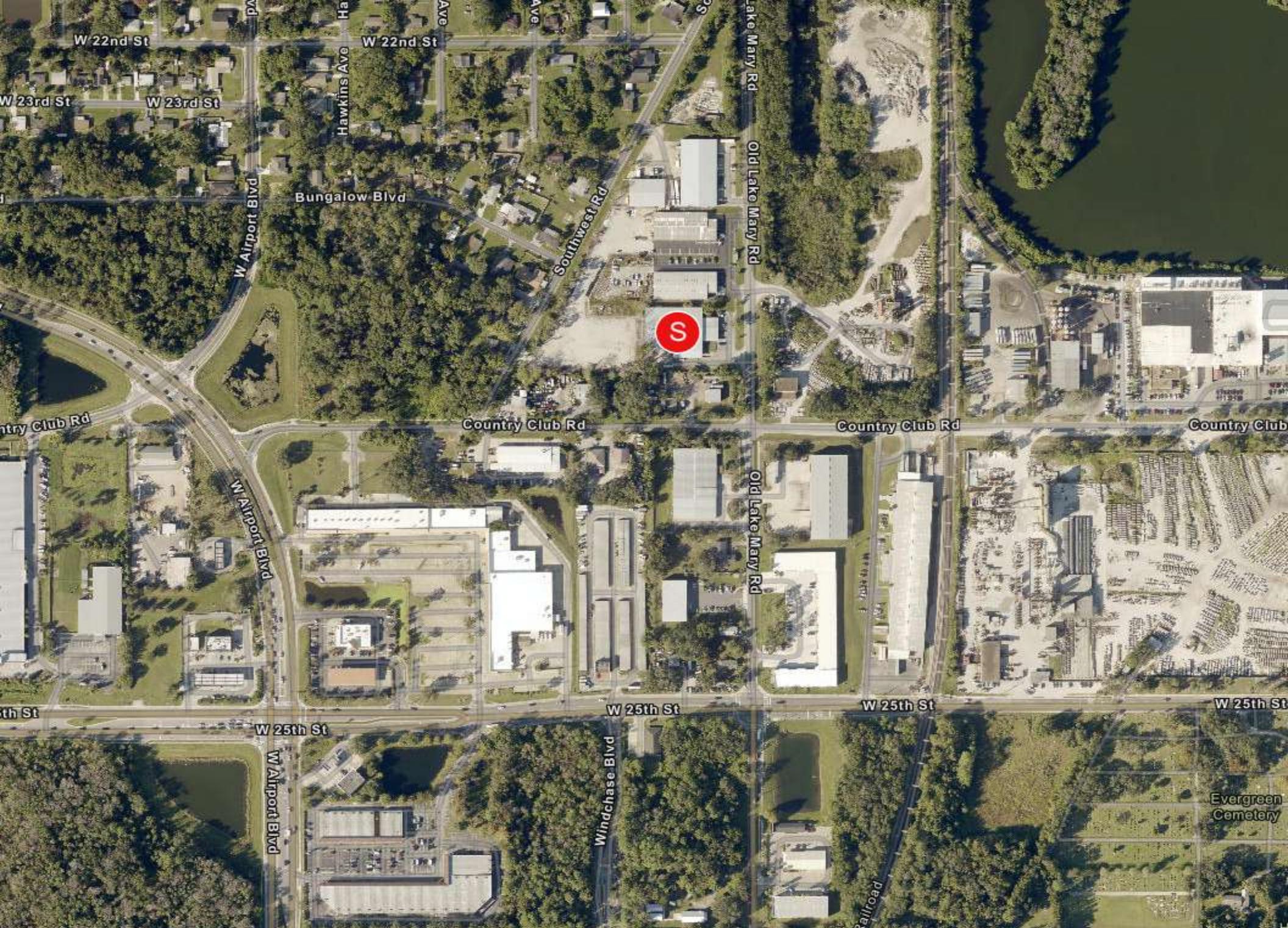
Deloitte Consulting LLP	2,100
Chase Bank Card Service	1,800
Seminole State College of Florida	1,455
Liberty Mutual Insurance Company	1,325
Verizon Corporate Resources Group	1,296
Convergys	1,100
American Automobile Association	873
Universal American	800

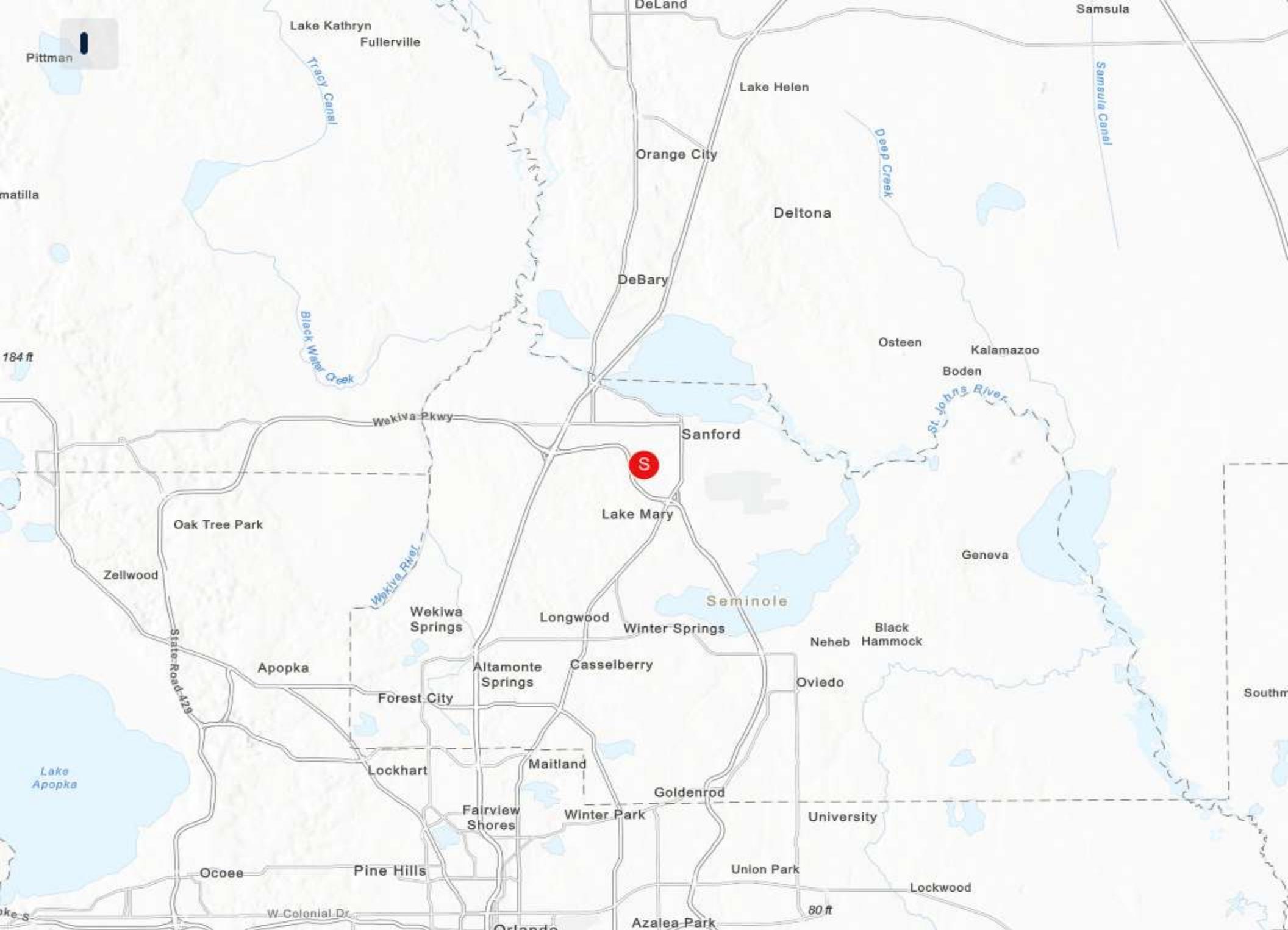
Seminole County GDP Trend









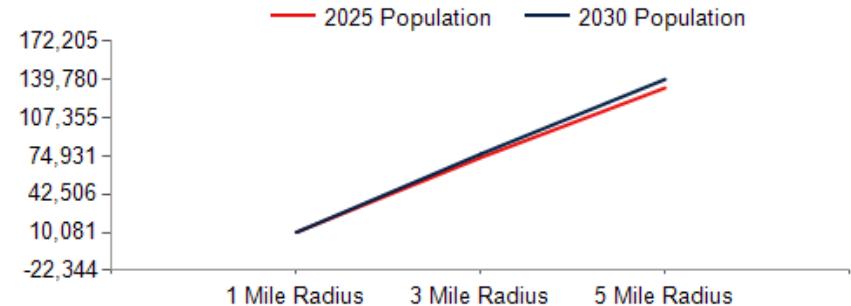




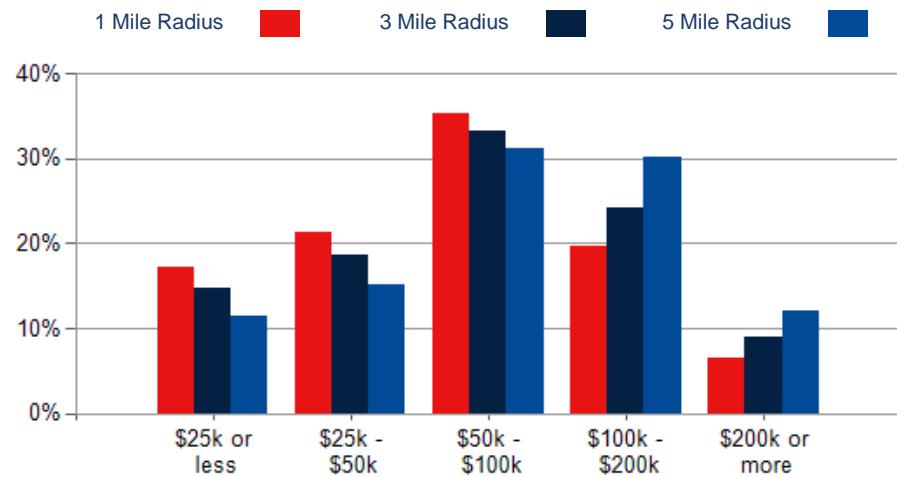


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,035	49,255	77,489
2010 Population	9,861	64,848	104,976
2025 Population	10,081	73,522	132,558
2030 Population	10,096	76,514	139,780
2025 African American	3,720	17,788	26,133
2025 American Indian	50	411	628
2025 Asian	312	4,073	11,064
2025 Hispanic	2,856	20,690	32,436
2025 Other Race	1,061	6,933	10,312
2025 White	3,370	32,541	64,392
2025 Multiracial	1,563	11,729	19,926
2025-2030: Population: Growth Rate	0.15%	4.00%	5.35%

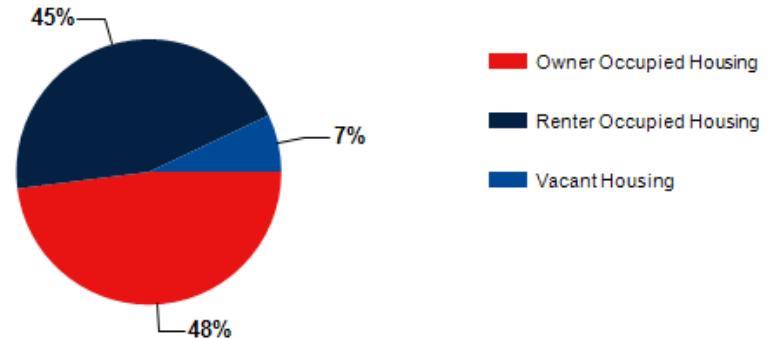
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	288	2,038	2,694
\$15,000-\$24,999	364	2,239	3,204
\$25,000-\$34,999	243	1,902	2,790
\$35,000-\$49,999	568	3,492	4,997
\$50,000-\$74,999	738	6,281	10,121
\$75,000-\$99,999	607	3,276	6,031
\$100,000-\$149,999	596	5,326	11,315
\$150,000-\$199,999	149	1,668	4,258
\$200,000 or greater	252	2,614	6,247
Median HH Income	\$62,528	\$67,248	\$81,967
Average HH Income	\$80,894	\$91,082	\$107,883



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

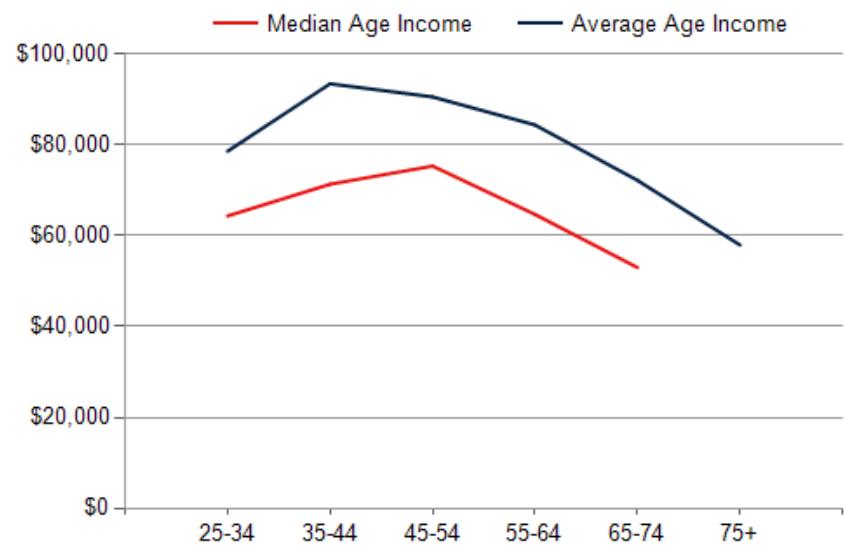
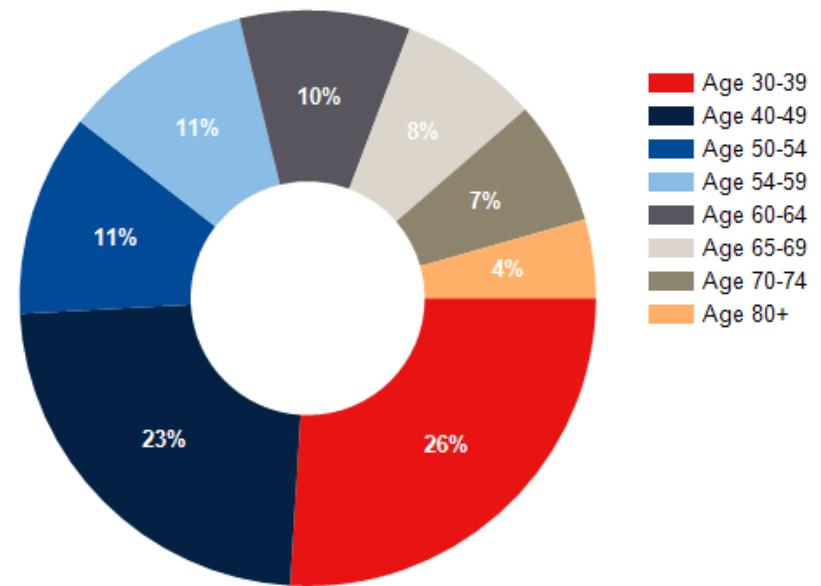


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	733	5,738	9,755
2025 Population Age 35-39	743	5,488	9,838
2025 Population Age 40-44	685	5,286	9,702
2025 Population Age 45-49	631	4,748	8,895
2025 Population Age 50-54	647	4,535	8,538
2025 Population Age 55-59	606	4,264	7,931
2025 Population Age 60-64	544	4,175	7,709
2025 Population Age 65-69	446	3,619	6,747
2025 Population Age 70-74	396	3,145	5,667
2025 Population Age 75-79	251	2,154	4,146
2025 Population Age 80-84	155	1,261	2,492
2025 Population Age 85+	132	981	1,983
2025 Population Age 18+	7,757	57,655	104,309
2025 Median Age	36	38	39
2030 Median Age	38	39	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$64,364	\$65,956	\$77,108
Average Household Income 25-34	\$78,630	\$86,864	\$98,639
Median Household Income 35-44	\$71,347	\$79,276	\$100,925
Average Household Income 35-44	\$93,475	\$104,328	\$121,327
Median Household Income 45-54	\$75,352	\$86,668	\$105,857
Average Household Income 45-54	\$90,589	\$106,904	\$129,254
Median Household Income 55-64	\$64,692	\$74,668	\$96,878
Average Household Income 55-64	\$84,404	\$100,117	\$120,571
Median Household Income 65-74	\$52,995	\$55,878	\$66,681
Average Household Income 65-74	\$72,195	\$76,767	\$92,815
Average Household Income 75+	\$57,947	\$60,120	\$69,861

Population By Age



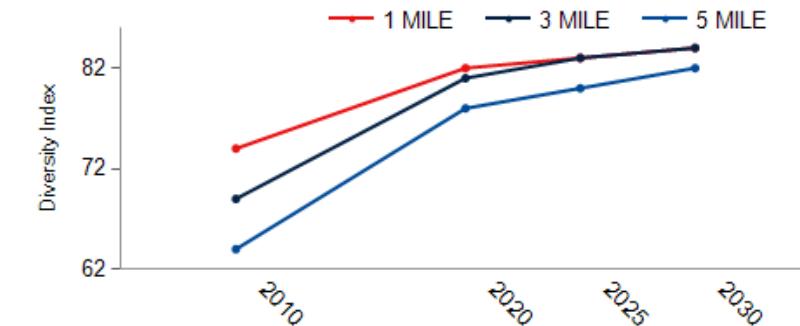
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	84	84	82
Diversity Index (current year)	83	83	80
Diversity Index (2020)	82	81	78
Diversity Index (2010)	74	69	64

POPULATION BY RACE



2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	29%	19%	16%
American Indian	0%	0%	0%
Asian	2%	4%	7%
Hispanic	22%	22%	20%
Multiracial	12%	12%	12%
Other Race	8%	7%	6%
White	26%	35%	39%

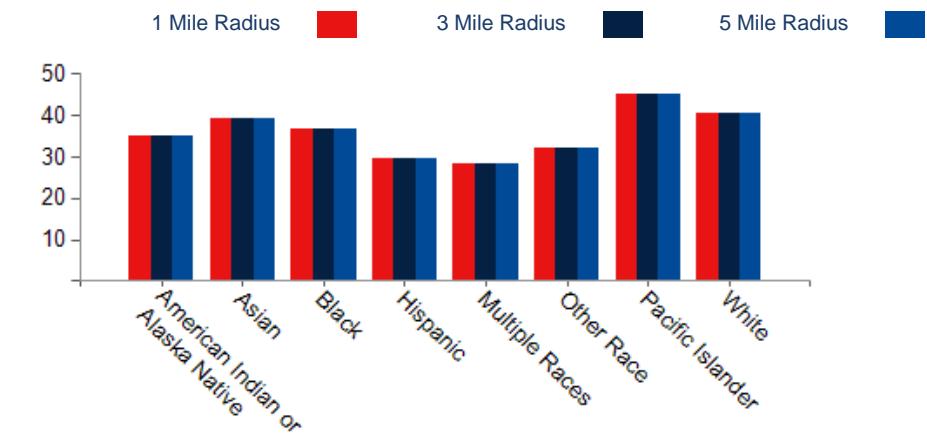
POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	35	37	40
Median Asian Age	39	36	35
Median Black Age	37	34	35
Median Hispanic Age	30	32	32
Median Multiple Races Age	28	32	32
Median Other Race Age	32	34	34
Median Pacific Islander Age	45	33	34
Median White Age	41	43	44

2025 MEDIAN AGE BY RACE





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Principal

AGENTS

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Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. Emmanuel is dedicated to helping clients pursue their investment goals.

Michael Voss holds a degree in Economics from the University of Central Florida (UCF) and is licensed in both Texas and Florida. He works with the ISL Team, specializing in investment leasing, asset management, sales, and acquisitions. Michael's main focus is leasing and investing for clients, stabilizing assets and strategizing in their profitability and growth. He enjoys networking with emerging property developers and new business owners to find functional sites. In his spare time, Michael travels to national parks and has a passion for outdoor activities.

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

Majeed Hazin of ISL Commercial Real Estate brings extensive expertise, dedication, and a deep knowledge of both residential and commercial real estate. Since beginning his career in 2011, Majeed has successfully closed over 100 transactions, establishing himself as a reliable partner for clients navigating property leasing and purchasing across Florida. Originally from Orlando, he graduated from Oak Ridge High School and Valencia College, and he's called Central Florida home for over 20 years.

Beyond real estate, Majeed is a passionate rugby enthusiast, following the sport after playing for the Orlando Iron Horse Rugby Club. He is also an avid powerlifter and hiker, pursuing these interests with the same dedication he brings to his work.

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