

112 N POPLAR AVE SANFORD, FL 32771 SALE

112 N Poplar Ave | Sanford, FL
OFFERING MEMORANDUM



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112 N POPLAR AVE SANFORD, FL 32771 Sale

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	112 N Poplar Ave Sanford FL 32771
COUNTY	Seminole
BUILDING SF	8,204 SF
LAND ACRES	.48
LAND SF	21,012 SF
YEAR BUILT	1984

FINANCIAL SUMMARY

OFFERING PRICE	\$1,850,000
PRICE PSF	\$225.50

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	6,721	45,446	121,861
2026 Median HH Income	\$56,010	\$68,982	\$82,665
2026 Average HH Income	\$70,003	\$88,007	\$104,643

- Warehouse doors

South door near office

10'6" tall. 10'3" wide.
Ceiling height at wall 11'3" 17' to peak of ceiling

Door North side

10'2" tall 14'2" wide.

Ceiling height at wall 11'3" 17' to peak of ceiling

- 112 N Poplar Ave is a versatile building that can accommodate buyers seeking space for a combination of location and functionality. This location provides a combination of office, warehouse, garage, and residential space. The property features approximately 4,148 square feet of climate-controlled garage space, ideal for fleet operations, contractors, equipment storage, or specialty industrial users. Complementing the operational area is 2,617 square feet of professional office space, complete with private offices, reception areas, and administrative workspace, creating a seamless environment for both customer-facing and back-office operations. A pull-through driveway enhances accessibility and workflow, allowing for easy vehicle circulation, deliveries, and equipment movement—an invaluable feature for contractors and service-oriented businesses.

- The warehouse has two garage doors for drive-in loading. Both doors are electric
The warehouse has one small office - approximately 250 sf
The kitchen has cabinets, a fridge, and a stove
The warehouse has air conditioning
Cinderblock walls
4 bathrooms total
2 downstairs
2 upstairs (residential unit) washer and dryer, kitchen,
5 offices downstairs plus the conference room.
1 residential unit upstairs that has two bedrooms and two bathrooms.
There's another smaller warehouse with two drive-in doors. One on each side for loading on two sides. There's a window air conditioning unit for that warehouse space.
3 electric meters
There's a water spigot outside in front of the building
You can drive from the front of the building to the back.
The property can fit about 15 cars
Very shaded property that helps to keep the building cool.
Perfect for an engineer company, medical supply business, contractor, roofing company, etc

02

Location

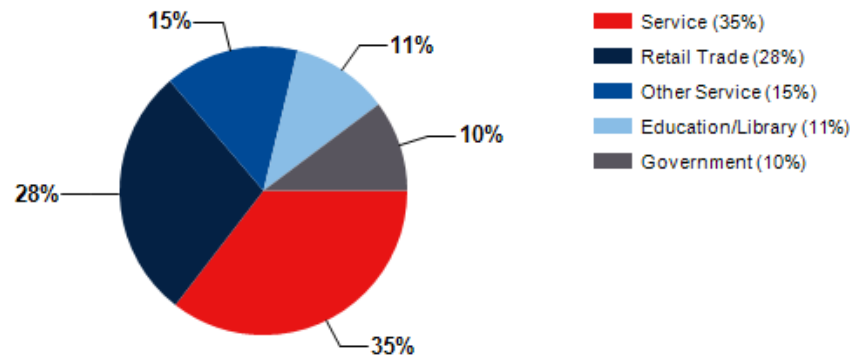
- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map

- 112 N Poplar Ave is located just west of Downtown Sanford in a well-established commercial and light industrial corridor. The property benefits from convenient access to major transportation routes, including US Highway 17-92, State Road 46, and Interstate 4, providing connectivity throughout the greater Orlando Metro Area.

The site is positioned near Downtown Sanford's business district, government offices, restaurants, and retail amenities while maintaining the functionality of an industrial/commercial setting. Its location allows easy access to residential neighborhoods, making it convenient for employees and customers alike.

Its strategic location provides quick access to Historic Downtown Sanford, Lake Monroe, the SunRail station, U.S. 17-92, SR 46, Interstate 4, and Orlando Sanford International Airport, making it highly accessible for clients, employees, and deliveries.

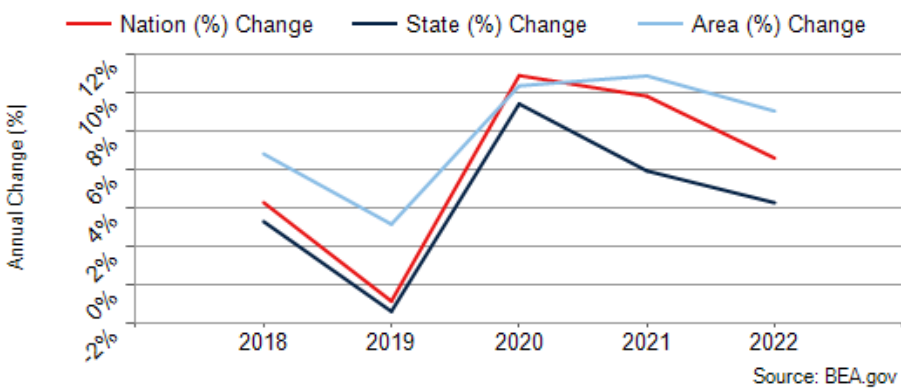
Major Industries by Employee Count

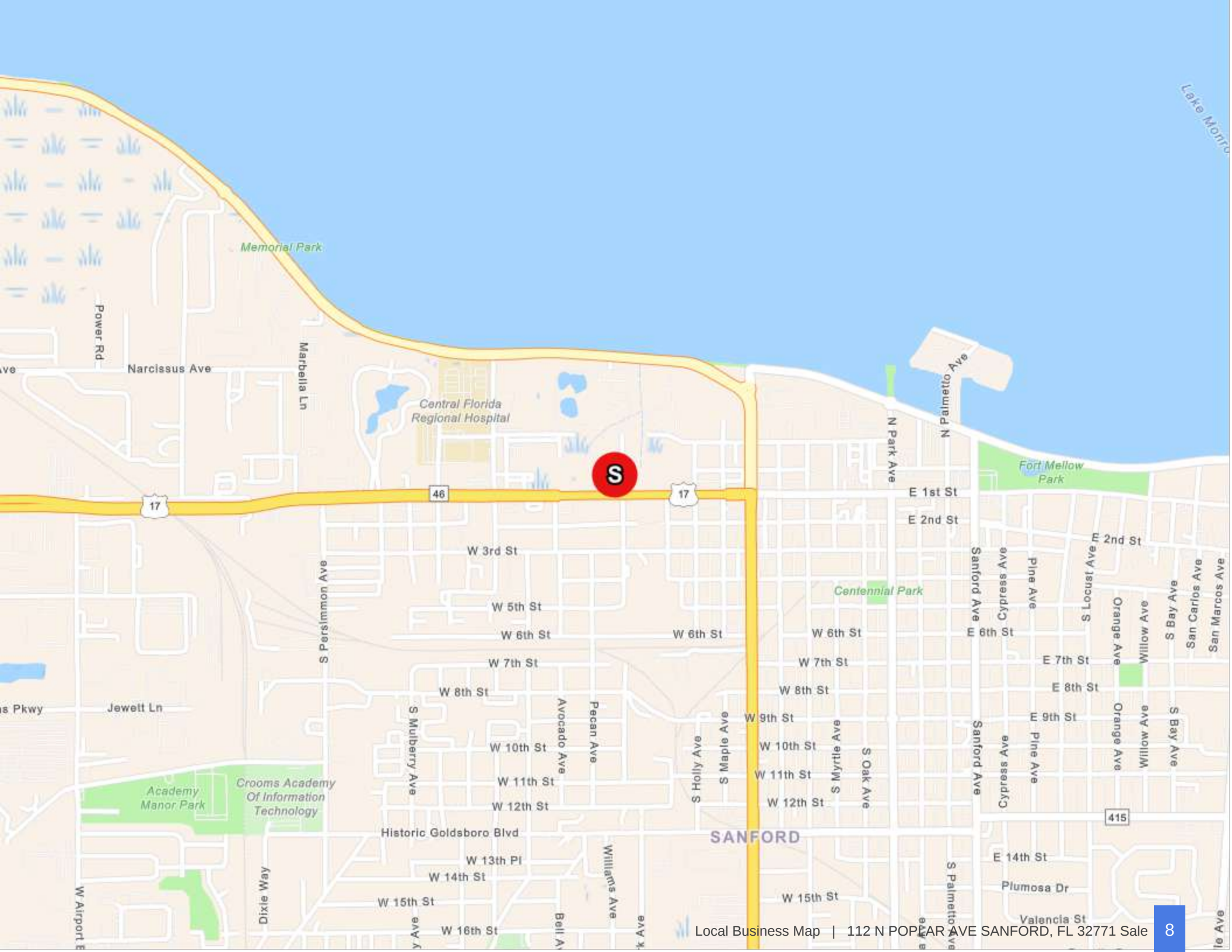


Largest Employers

Seminole County Public Schools	6,357
AdventHealth	6,000
Orlando Health	3,000
Seminole County Government	3,000
Siemens Corporation (Americas HQ)	3,000
Deloitte Consulting	2,000
JPMorgan Chase Bank N.A.	2,000
HCA Florida	2,000

Seminole County GDP Trend





BJS Wholesale Club

Approx. 25,000 to 50,000 Employees

Approx. 1 mile

Precision Fire Systems Inc.

Approx. 100 Employees

Approx. 2 miles

Wayne Densch Inc.

Approx. 50 to 100 Employees

Approx. 3 miles

OnSight Industries

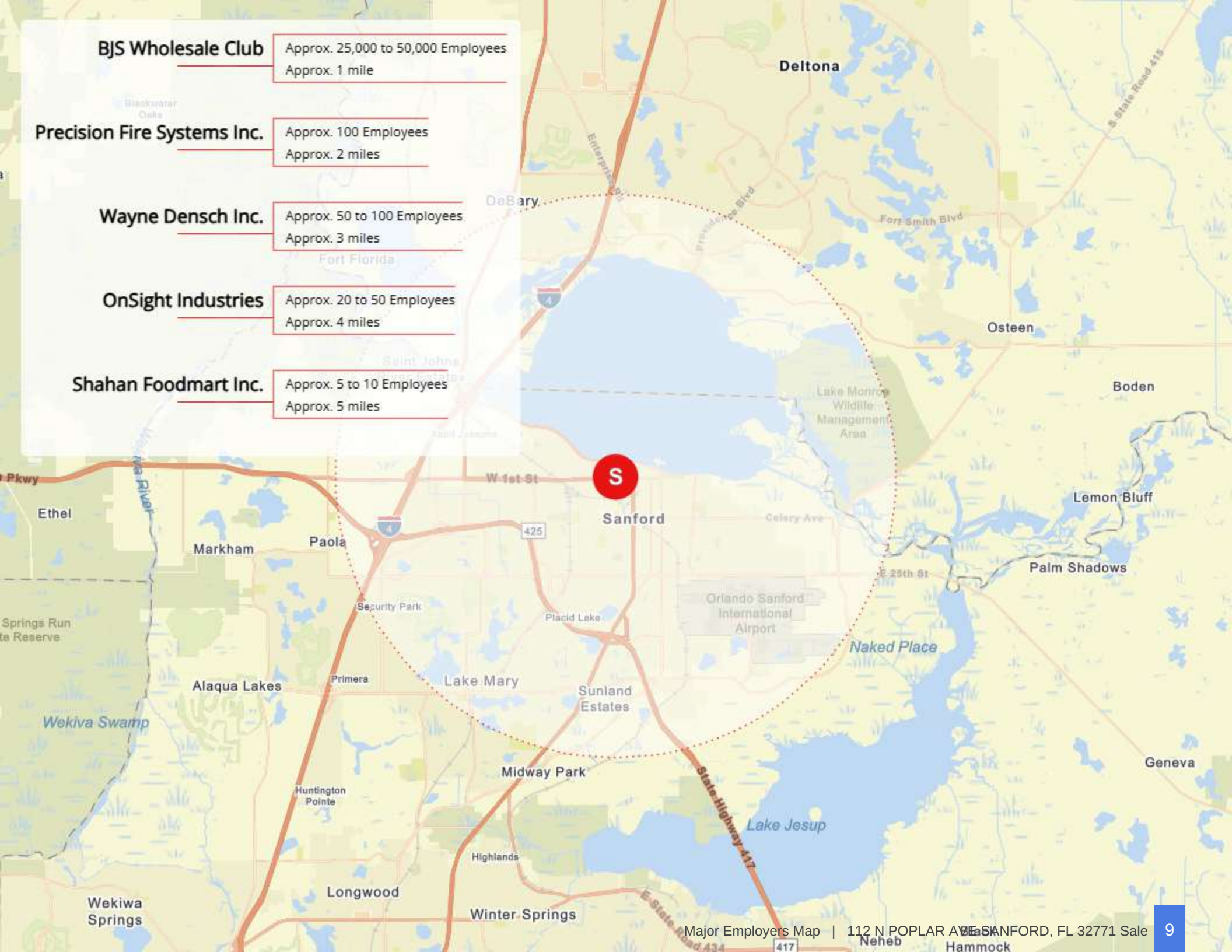
Approx. 20 to 50 Employees

Approx. 4 miles

Shahan Foodmart Inc.

Approx. 5 to 10 Employees

Approx. 5 miles





03

Property Description

Property Features

Floor Plan

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	8,204
LAND SF	21,012
LAND ACRES	.48
YEAR BUILT	1984
# OF PARCELS	1
ZONING TYPE	GC2
OFFICE SF	2508
OFFICE TO WAREHOUSE RATIO	.539
BUILDING CLASS	B
NUMBER OF BUILDINGS	1
GRADE LEVEL DOORS	3

NEIGHBORING PROPERTIES

NORTH	City of Sanford, FL Public Works North Water Reclamation Facility FL 32771
SOUTH	Dollar General
EAST	Retro Rides Florida
WEST	HCA Florida Lake Monroe Hospital

MECHANICAL

HVAC	Central
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CONSTRUCTION

FOUNDATION	Concrete
PARKING SURFACE	Concrete



2nd floor



1st floor

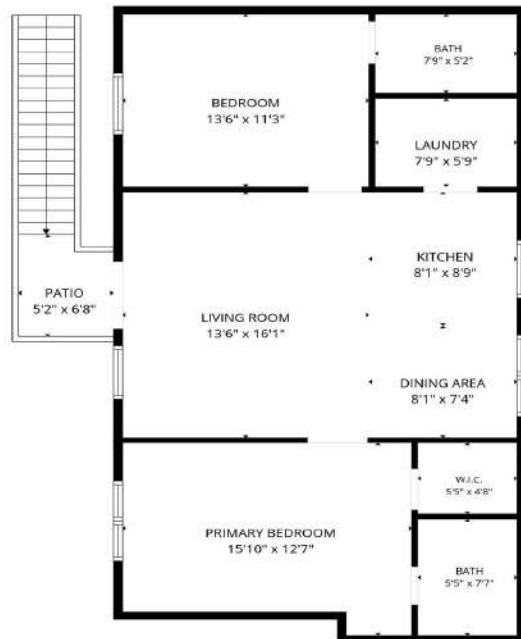








TOTAL: 3230 sq. ft
 1st floor: 2373 sq. ft, 2nd floor: 857 sq. ft
 EXCLUDED AREAS: GARAGE: 3830 sq. ft, PATIO: 393 sq. ft, WALLS: 338 sq. ft



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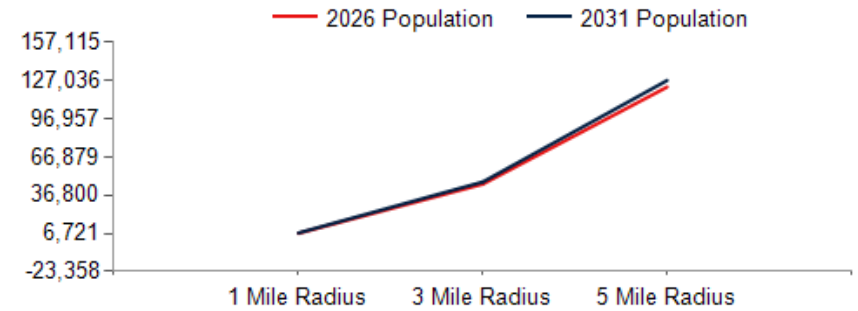
04

Demographics

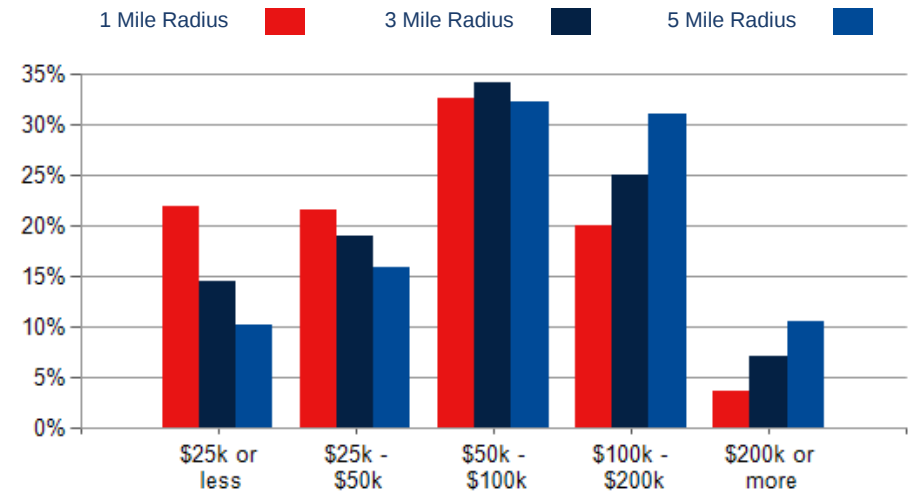
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,943	31,633	67,792
2010 Population	6,861	39,281	93,003
2026 Population	6,721	45,446	121,861
2031 Population	7,047	47,179	127,036
2026 African American	2,836	14,666	26,185
2026 American Indian	35	214	541
2026 Asian	277	2,067	7,958
2026 Hispanic	1,325	12,360	32,650
2026 Other Race	460	4,255	10,789
2026 White	2,289	17,354	57,155
2026 Multiracial	821	6,862	19,149
2026-2031: Population: Growth Rate	4.75%	3.75%	4.20%

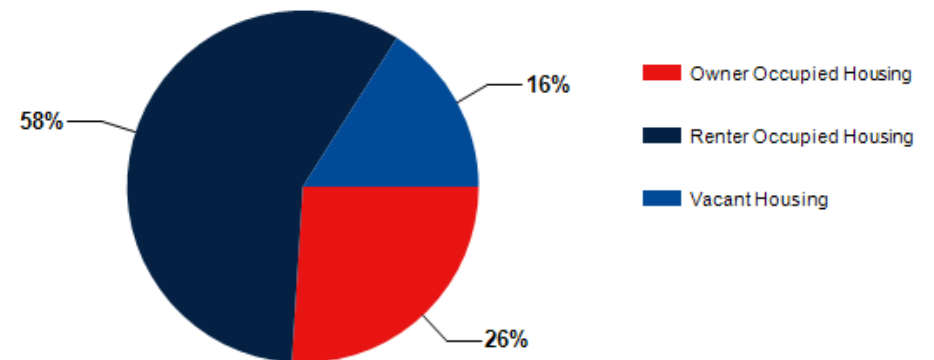
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	368	1,316	2,463
\$15,000-\$24,999	316	1,264	2,395
\$25,000-\$34,999	282	1,295	2,876
\$35,000-\$49,999	392	2,100	4,706
\$50,000-\$74,999	705	3,587	9,012
\$75,000-\$99,999	316	2,508	6,382
\$100,000-\$149,999	466	3,322	10,529
\$150,000-\$199,999	161	1,131	4,251
\$200,000 or greater	115	1,271	5,013
Median HH Income	\$56,010	\$68,982	\$82,665
Average HH Income	\$70,003	\$88,007	\$104,643



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

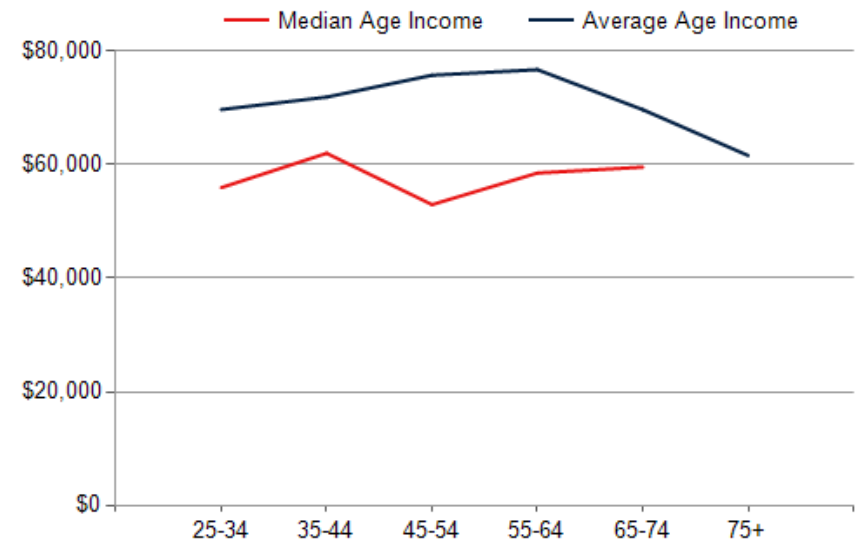
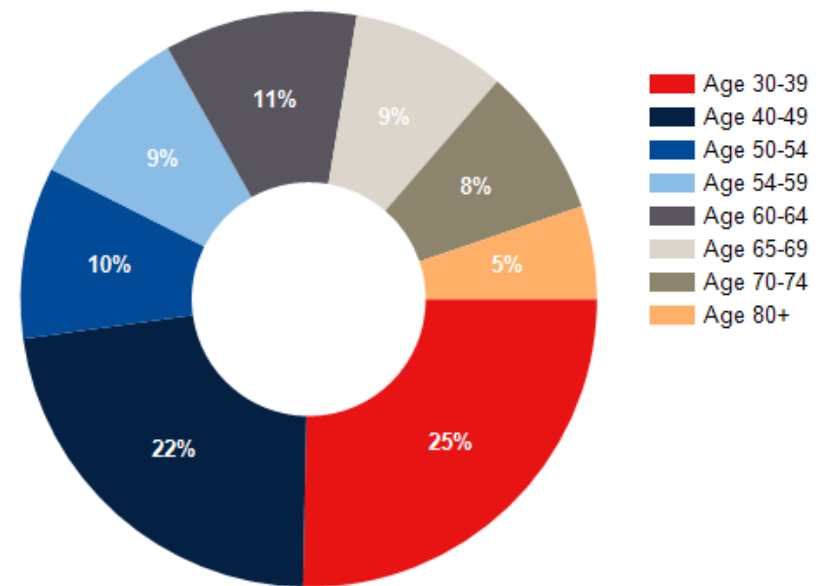


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	502	3,380	8,943
2026 Population Age 35-39	496	3,320	9,055
2026 Population Age 40-44	477	3,171	8,907
2026 Population Age 45-49	409	2,901	8,162
2026 Population Age 50-54	380	2,700	7,684
2026 Population Age 55-59	371	2,539	7,121
2026 Population Age 60-64	426	2,487	7,040
2026 Population Age 65-69	342	2,212	6,230
2026 Population Age 70-74	332	1,965	5,358
2026 Population Age 75-79	206	1,329	3,923
2026 Population Age 80-84	142	843	2,348
2026 Population Age 85+	97	618	1,797
2026 Population Age 18+	5,149	35,135	95,765
2026 Median Age	38	37	39
2031 Median Age	40	38	40

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,957	\$66,788	\$78,242
Average Household Income 25-34	\$69,713	\$81,952	\$94,955
Median Household Income 35-44	\$62,002	\$78,649	\$97,279
Average Household Income 35-44	\$71,906	\$89,240	\$110,926
Median Household Income 45-54	\$52,958	\$88,294	\$108,374
Average Household Income 45-54	\$75,761	\$107,511	\$122,518
Median Household Income 55-64	\$58,529	\$71,554	\$88,538
Average Household Income 55-64	\$76,744	\$96,245	\$119,236
Median Household Income 65-74	\$59,558	\$64,521	\$71,177
Average Household Income 65-74	\$69,689	\$81,987	\$92,914
Average Household Income 75+	\$61,612	\$64,963	\$79,054

Population By Age



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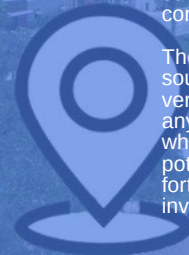
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