

FOR LEASE



AUTO SALES OR BUSINESS OFFICE WITH PARKING PORTIONS OF 2634 SANFORD AVE, SANFORD, FL 32773



- Mainly Fence enclosed
- Perimeter Fencing with green screen, west and south sides of land area
- Security Gated along Palmetto Ave

PROPERTY HIGHLIGHTS

- **Land Size:** Area 1: .30 ac +/- Area 2: .166 ac +/-
- **Off Space:** Area 1: 676 SF +/- Area 2: 2,676 SF +/-
- **Zoning:** C-2 FLU: COM Muni: Seminole County
- Land area is largely impervious surface
- **Area 1:** Access: Palmetto Ave, Two Vehicle Lifts
- **Area 2:** Access: Sanford Ave, 2 Story + 1 Story Office
- Close to: SR 417 - easy access anywhere in Florida

MONTHLY

- **Lease Payment:** Area 1 OR Area 2 = \$4,999 MG + sls tx

MONTHLY

- **Lease Payment:** Total Area (Area 1 & 2): \$7,999 MG + sls tx

Scott Garrett

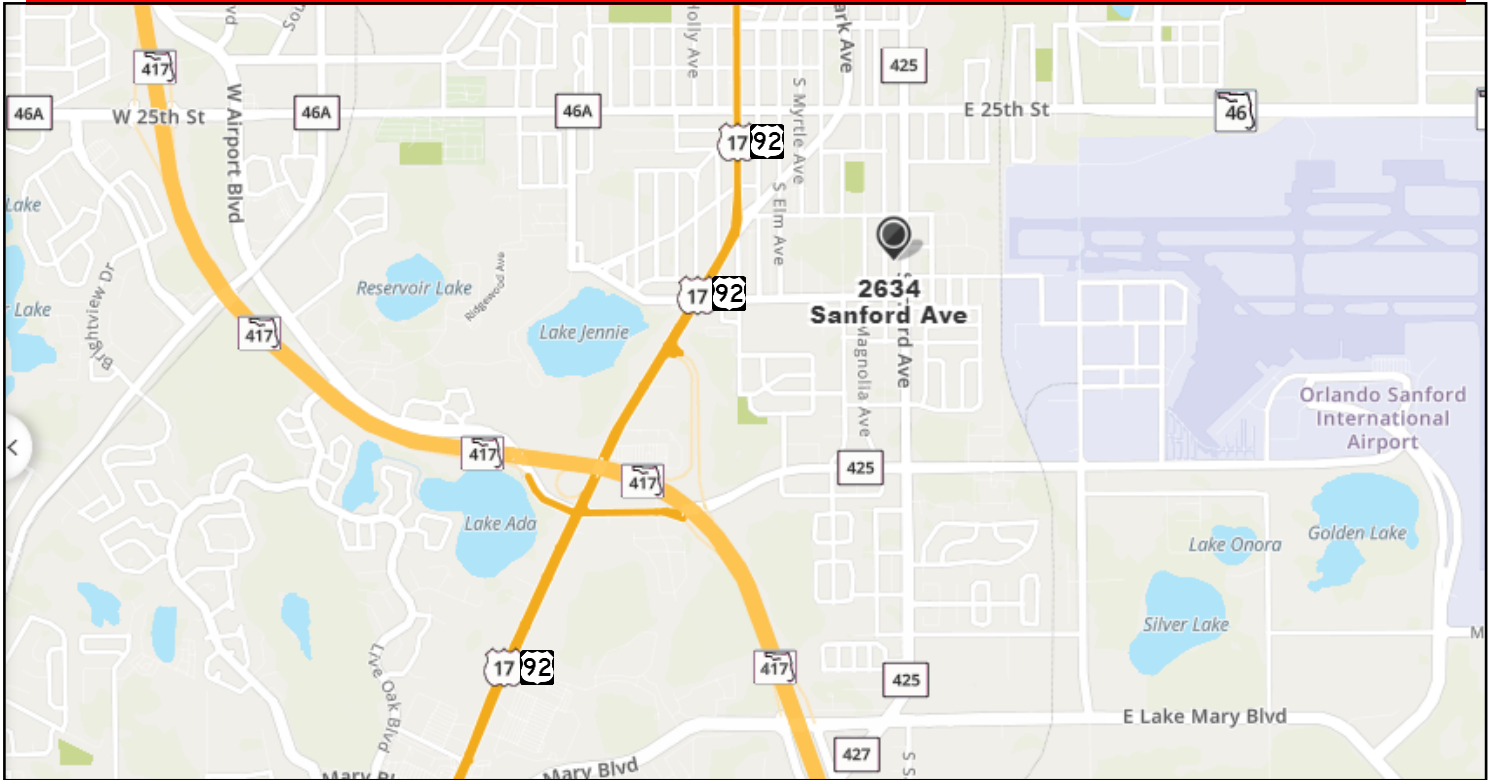
BOSS Commercial Real Estate
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This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

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MAP LOCATION OVERVIEW



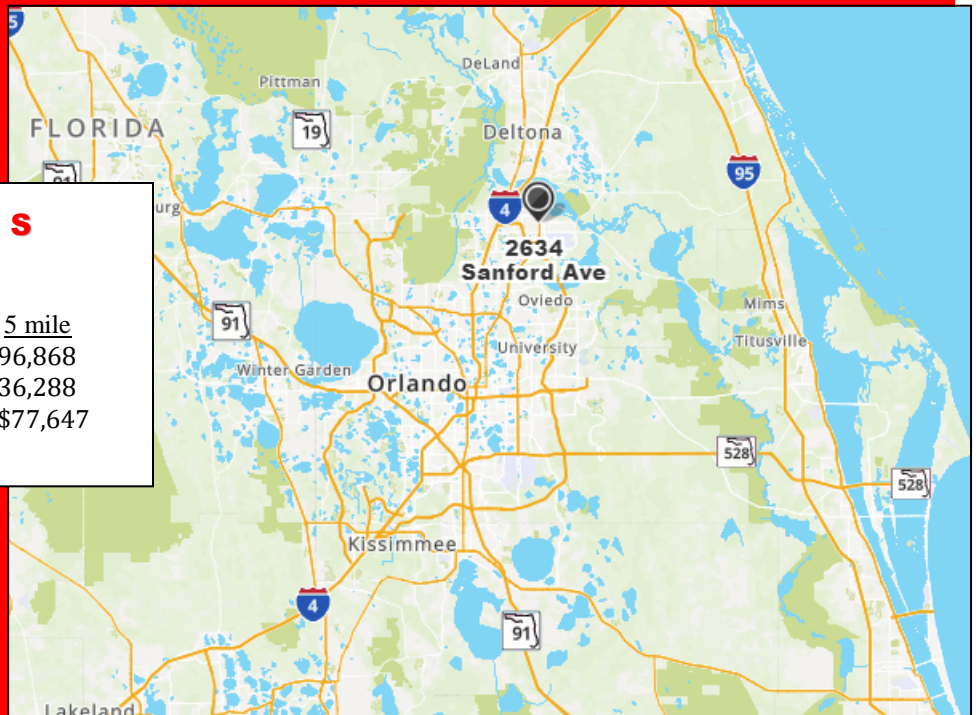
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TRAFFIC COUNTS

S Sanford Ave @ 25th Pl 20,541

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	7,711	59,537	96,868
Households:	2,993	21,958	36,288
Avg HH Income:	\$70,311	\$65,496	\$77,647



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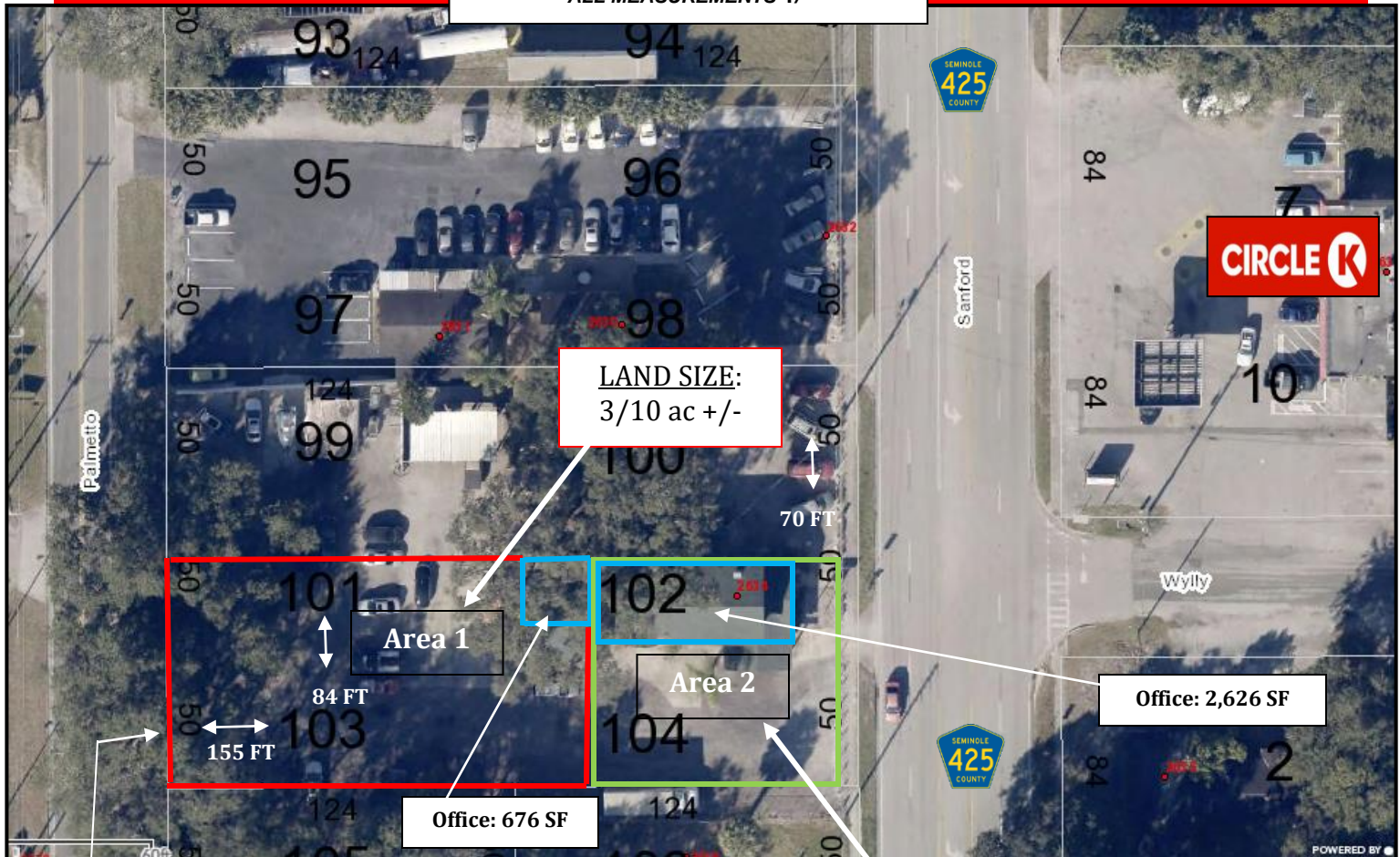
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AERIAL OVERVIEW

ALL MEASUREMENTS +/-



Gated, Secured,
Curb Cut Access
Palmetto Ave

LAND SIZE:
.166 ac +/-



REAR GATED ENTRY
Palmetto Ave

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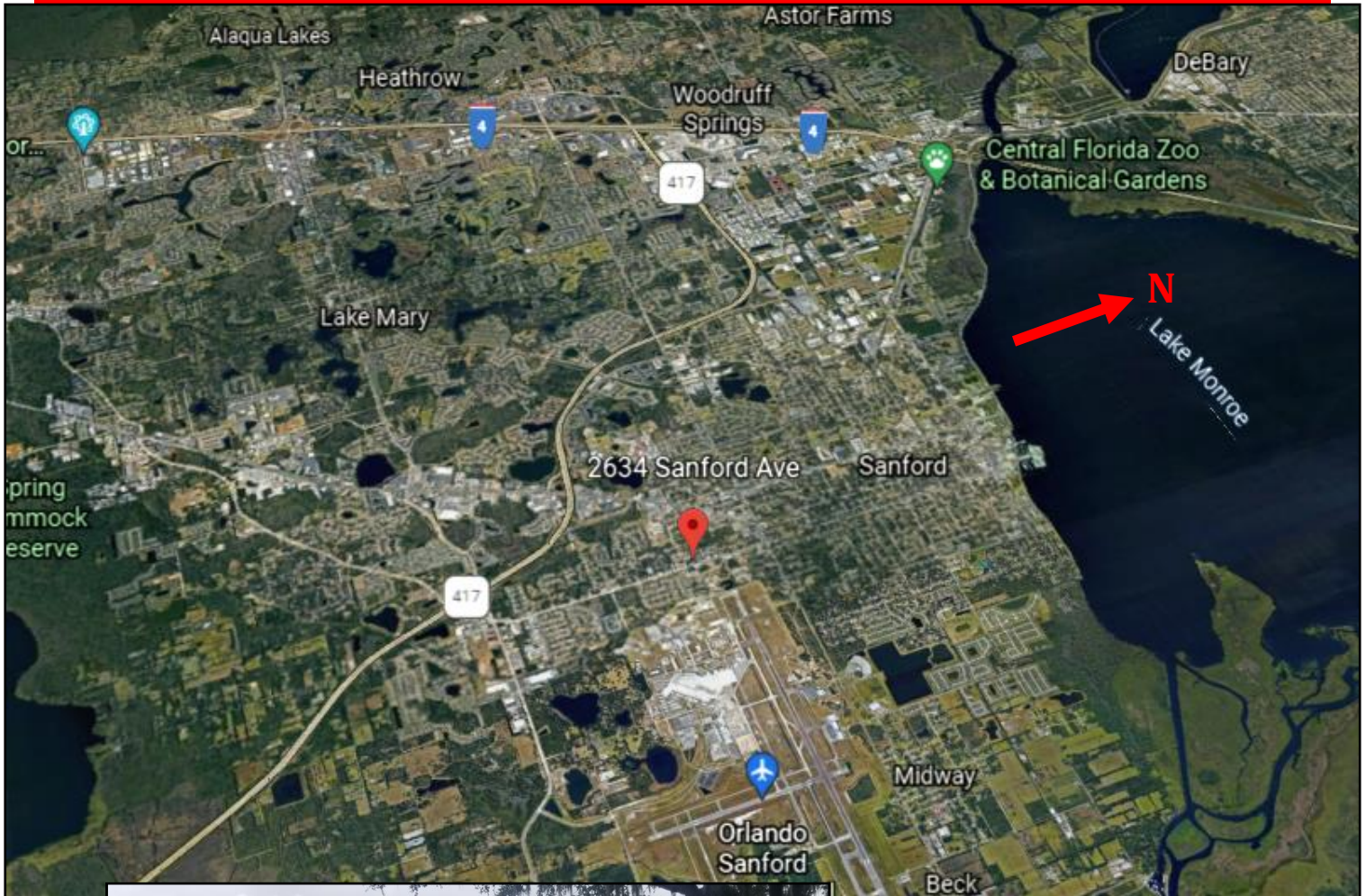
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AERIAL OVERVIEW METRO AREA



Office Entrance with
Handicap Accessible Ramp

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