

# LAND FOR SALE ADJACENT TO AIRPORT

2160, 2164 & 2250 Marquette Ave, Sanford, FL 32773

Ideally located land adjacent to Orlando Sanford Int'l Airport

- Prime location neighboring the Orlando-Sanford Intl. Airport, offering excellent connectivity to major highways and transportation hubs.
- Attractive location for logistics, manufacturing, and distribution facilities, or commercial development.
- Opportunity includes an existing land lease with Allegiant Air for a mission critical east coast training facility. Ten years of remaining term providing existing and secure income from a publicly traded airline.
- Access to Utilities: Water, Sewer, Electric, Natural Gas
- Over 156,347 new rooftops within 15 miles over the last year



**SALE PRICE:**  
Call for Details



**TOTAL LAND AREA:**  
53.58± Total Acres  
Estimated 25± Developable Acres

**EXISTING GROUND LEASE:**  
**Size:** 7.2± Acres

**Lessee:** Allegiant Air, LLC  
Primary Carrier at SFB, Allegiant is an airline that specializes in providing affordable, non-stop flights between smaller U.S. cities and world-class vacation destinations like Orlando Sanford. By offering an "unbundled" pricing model, they allow travelers to save money by paying only for the specific services they need, such as seat selection or carry-on bags.

**Remaining Term:** 10 years



**ZONING:**  
PD + Agricultural



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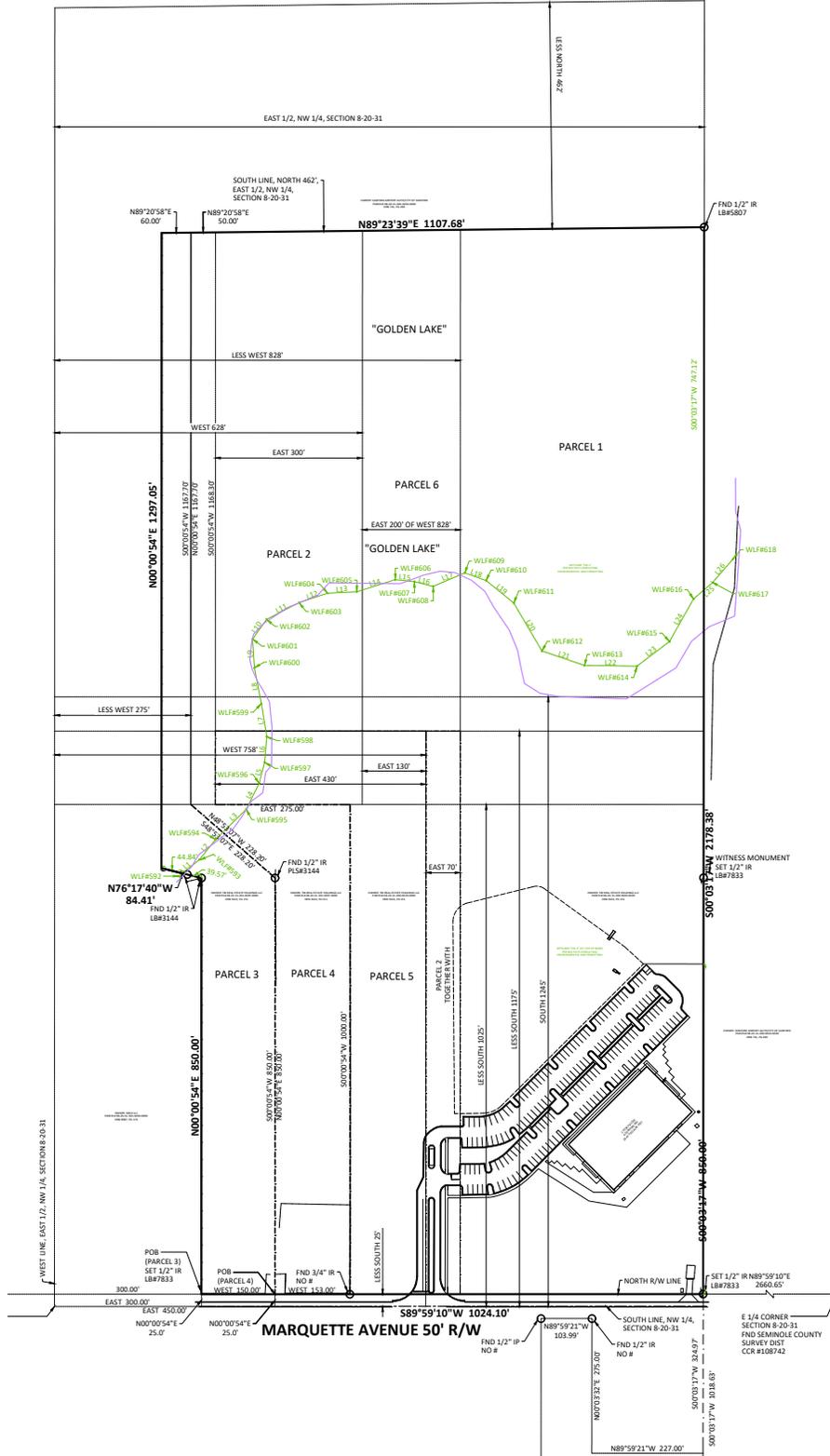
*For More Information: HarbertRealty.com*  
400 S Park Ave, Suite 225, Winter Park, FL 32789

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# SURVEY



**HARBERT**  
REALTY SERVICES

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## SITE PHOTOS



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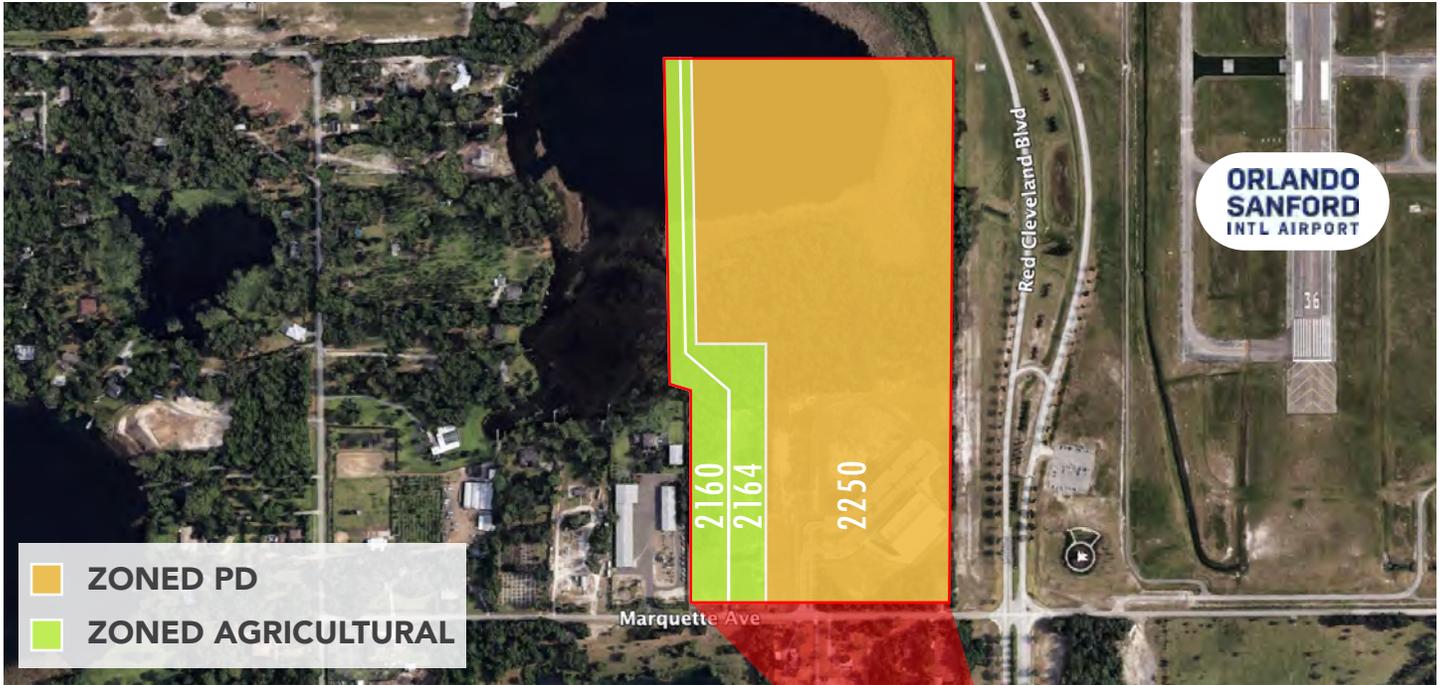
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## ZONING



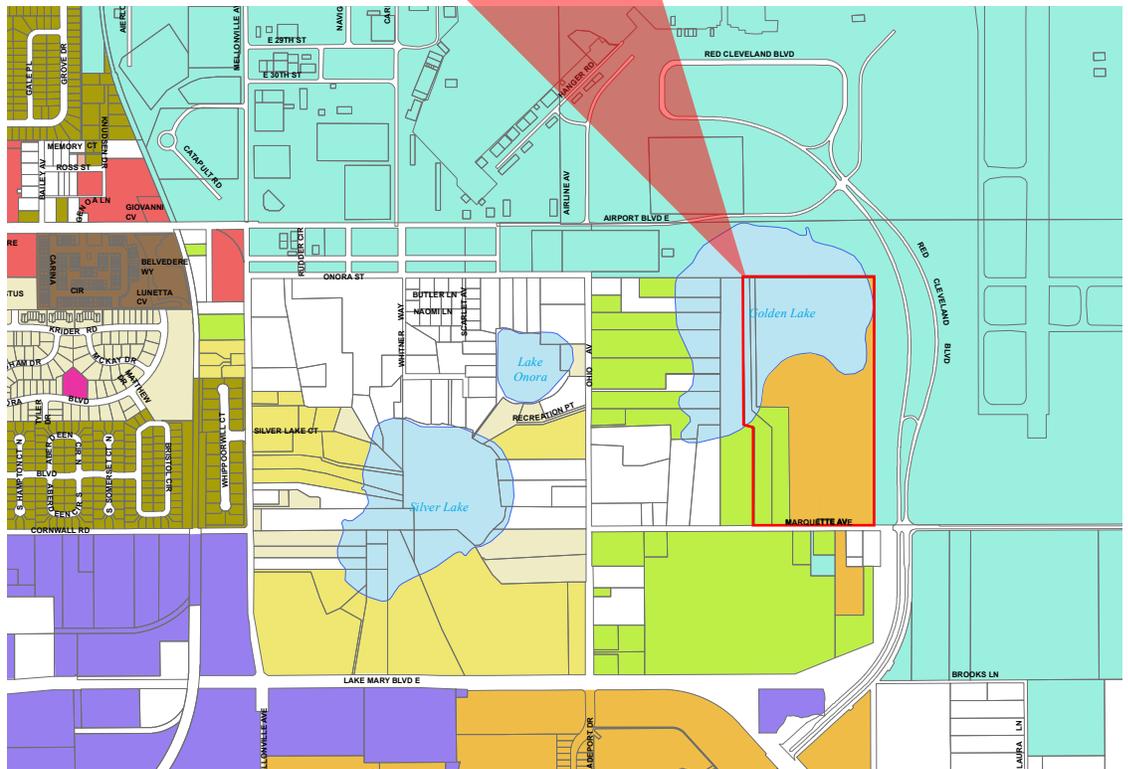
VIEW FULL PD  
ZONING DOCS



**ZONED PD**  
**ZONED AGRICULTURAL**

### Legend

- AG** Agriculture
- GC2** General Commercial
- MI2** Medium Industrial
- MR1** Multi Family Residential 8 D.U./acre
- MR2** Multi Family Residential 15 D.U./acre
- MR3** Multi Family Residential 20 D.U./acre
- PD** Planned Development
- PRO** Parks, Recreation, Open Space
- RC1** Restricted Commercial
- R1** Restricted Industrial
- RMOI** Multi Family Residential /Office/Institutional
- SC3** Special Commercial
- SR1** Single Family Residential 6,000 sq.ft. Lots
- SR1A** Single Family Residential 7,500 sq.ft. Lots
- SR1AA** Single Family Residential 10,000 sq.ft. Lots
- SR2** Mobile Home



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## GROUND LEASE



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**Remaining Term:** 10 years

**Building Details:** \$24MM facility | ±45,000 SF

1 of 2 Allegiant Training Facilities in the US (other in Las Vegas, NV)

### In the News:

- [Allegiant \\$24 Million Training Center in Orlando](#)
- [Allegiant and Sun Country Airlines to Combine](#)



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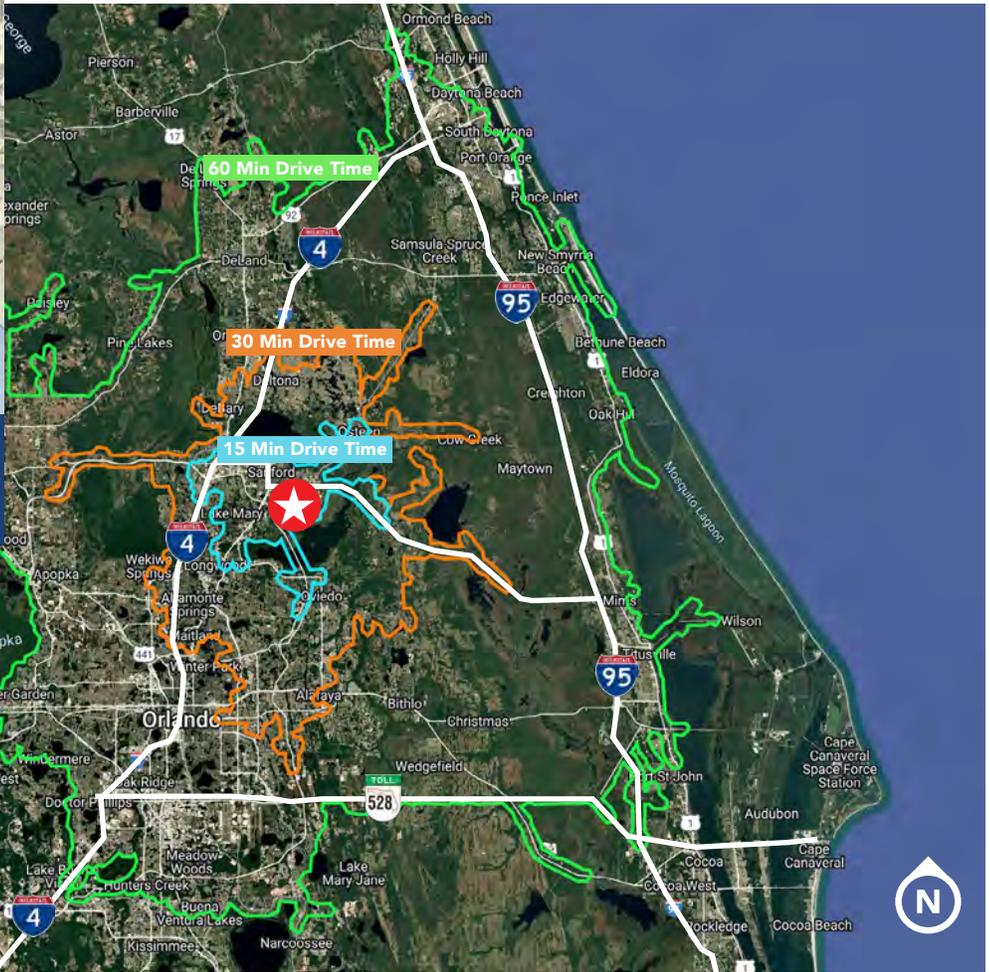
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# CONNECTIVITY & DEMOGRAPHICS



The Central Florida Expressway Authority approved a \$172 million airport connector project. The two-lane roadway will run from S.R. 417 to Red Cleveland Boulevard at the Orlando Sanford Intl Airport. [READ MORE](#)



## SIGNIFICANT DRIVE TIMES

2 minutes	to Orlando Sanford Int. Airport
6 minutes	to FL 417
8 minutes	to E 25th Street
10 minute	to S Orlando Drive
20 minutes	to I-4
23 minutes	to E SR 434
35 minutes	Orlando International Airport (MCO)

## 5,10,15 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	1,842	38,717	83,381

EMPLOYEES	1 MILE	3 MILES	5 MILES
2025 Estimated Employees	1,062	11,971	31,911

INCOME	1 MILE	3 MILES	5 MILES
2025 Average Household Income	\$126,289	\$95,560	\$100,621



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