

# FOR LEASE



## AUTO SALES OR BUSINESS OFFICE WITH PARKING

PORTIONS OF 2634 SANFORD AVE, SANFORD, FL 32773  
AND 2630 SANFORD AVE, SANFORD FL, 32773

**Amenities:** Two Vehicle Lifts,  
One each 2 Story + Two each 1  
Story Offices, a secured gated  
entry at Palmetto Ave

**Office +/-:**  
Total: 1,470 SF  
Lot A: 1,300 SF  
Lot B: 170 SF

**Land Size +/-:**  
Total: 4/10 acre  
Lot A: .28 acre  
Lot B: .12 ac

Portions:  
2630 Sanford Ave  
& 2634 Sanford Ave

**Business Office Use and  
Parking or Auto Sales**

**Offices:**  
3,000 SF

**LOT A**

**Ideal for Auto Sales**

**LOT B**

**Sanford Ave**

Portions:  
2634 Sanford Ave



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

## PROPERTY HIGHLIGHTS

Portions 2634 Sanford Ave

■ **Land Size:** .466 ac +/-      **Off Space:** 3,000 SF +/-

■ **Lease Payment:** \$4,999 MG + sales tax

Portions 2630 Sanford Ave, LOT A & LOT B Combined

■ **Land Size:** .55 ac +/-      **Off Space:** 1,470 SF +/-

■ **Lease Payment:** \$4,600 MG + sales tax

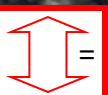
LOT A = \$3,600 + tx  
LOT B = \$2,100 + tx

■ **Zoning:** C-2    **FLU:** COM    **Muni:** Seminole County

■ **Land area is largely impervious surface**

■ **Access:** Along Sanford Ave and at the rear of the property, it's West side, along Palmetto Ave

■ **Close to:** SR 417 - easy access anywhere in Florida

 1-3 curb cut ingress/egress points along Sanford Ave  
6 curb cut ingress/egress point along Palmetto Ave

**Scott Garrett**

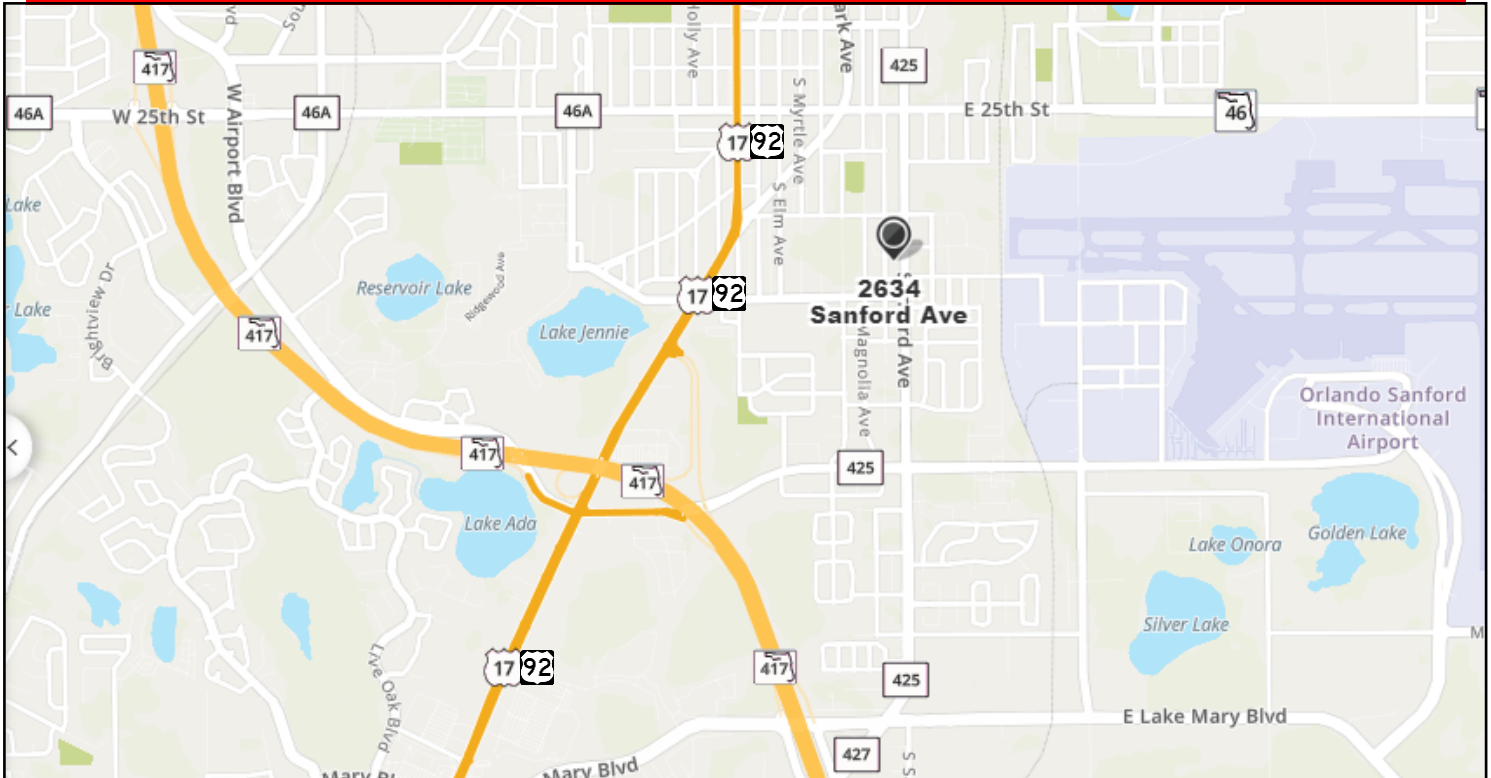
BOSS Commercial Real Estate  
Licensed Commercial Real Estate Broker  
Cell: 407-733-8159  
Fax: 321-549-6269  
Scott@BossCRE.com  
www.BossCRE.com

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## MAP LOCATION OVERVIEW

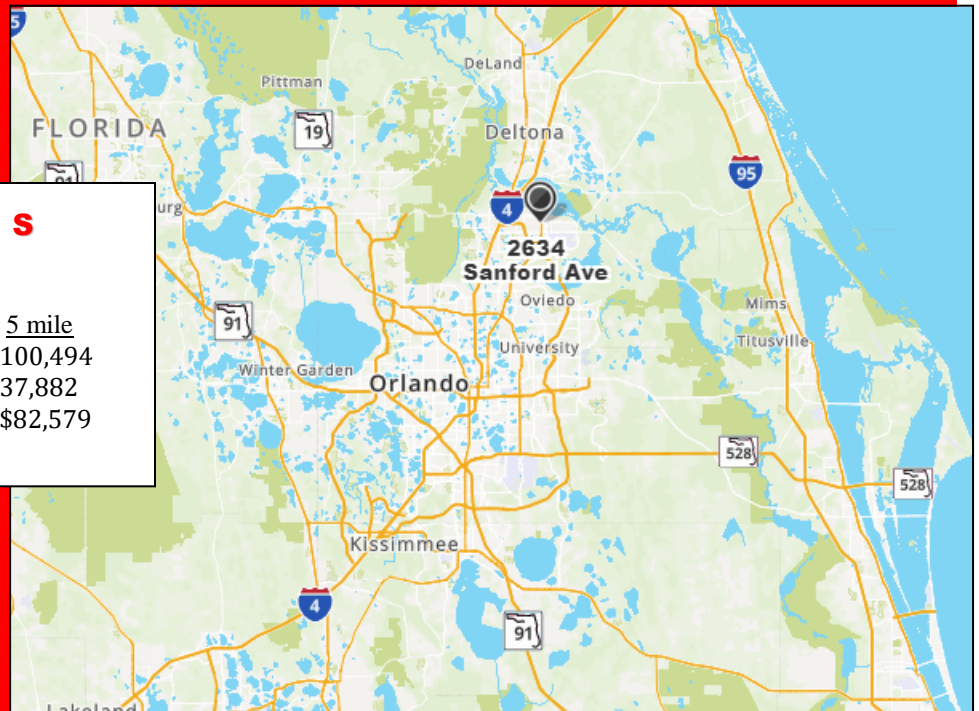


## CONTACT

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## TRAFFIC COUNTS

S Sanford Ave @ E Mattie St	16,507		
	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	8,670	61,586	100,494
Households:	3,178	22,679	37,882
Avg HH Income:	\$72,376	\$71,572	\$82,579



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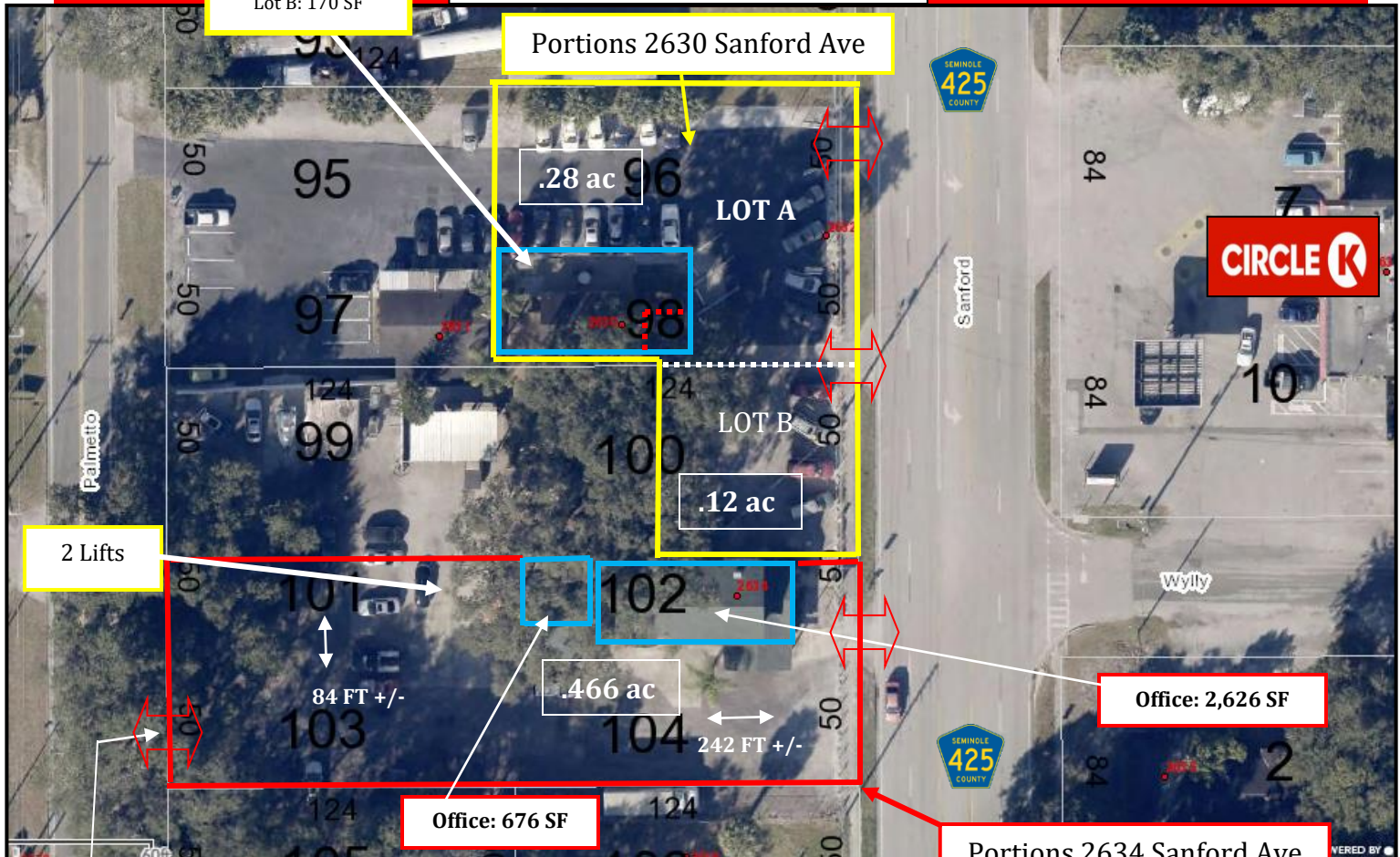
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## AERIAL OVERVIEW

ALL MEASUREMENTS +/-



Gated, Secured,  
Curb Cut Access  
Palmetto Ave



REAR GATED ENTRY  
Palmetto Ave

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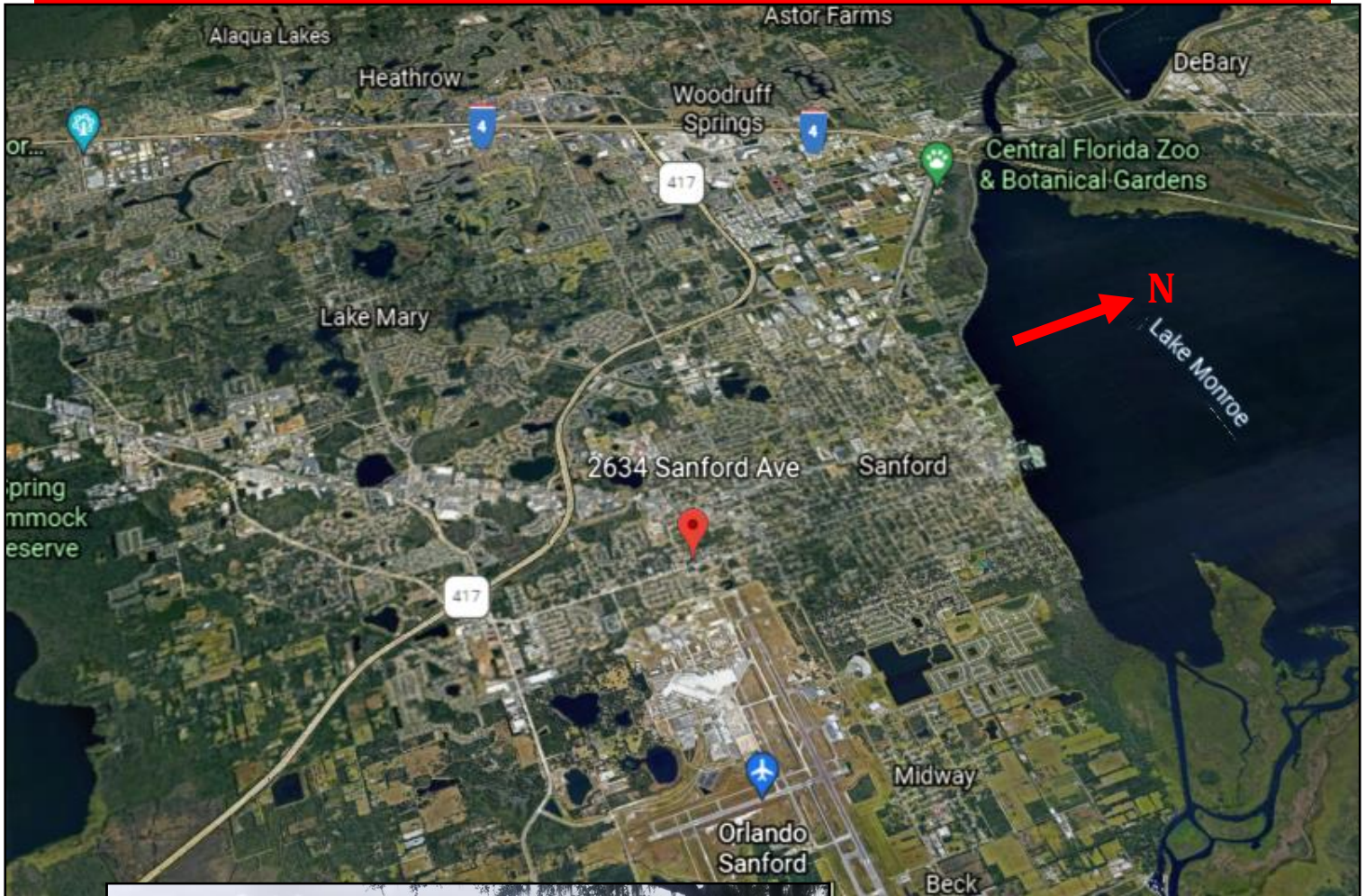
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## AERIAL OVERVIEW METRO AREA



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