

FOR LEASE



AUTO SALES OR BUSINESS OFFICE WITH PARKING

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



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

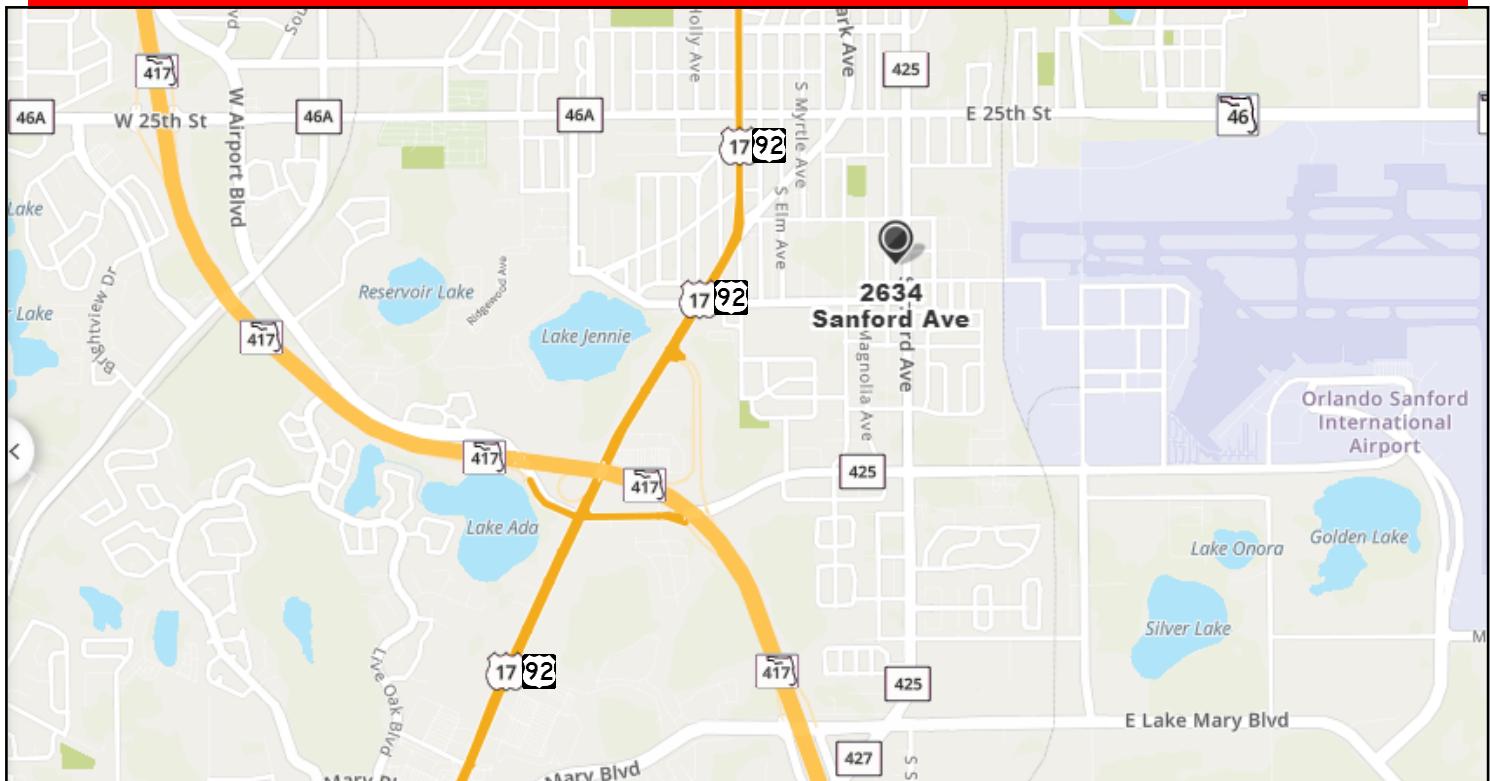
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MAP LOCATION OVERVIEW



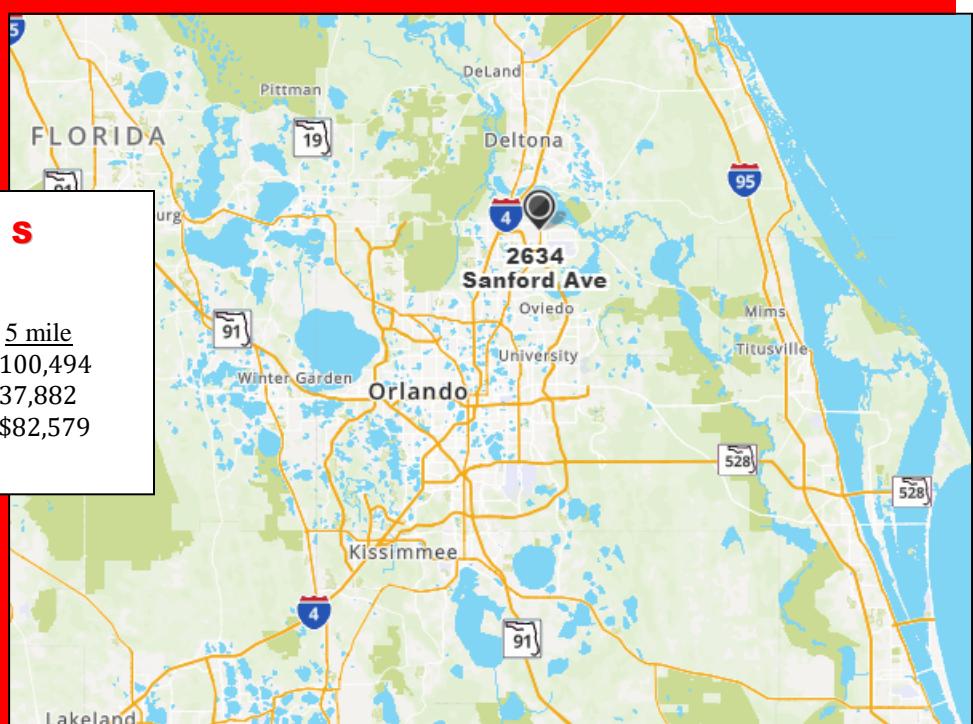
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TRAFFIC COUNTS

S Sanford Ave @ E Mattie St 16,507

	1 mile	3 mile	5 mile
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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Office +/-:
Total: 1,470 SF
Lot A: 1,300 SF
Lot B: 170 SF

AERIAL OVERVIEW

ALL MEASUREMENTS +/-



Gated, Secured, Curb Cut Access Palmetto Ave



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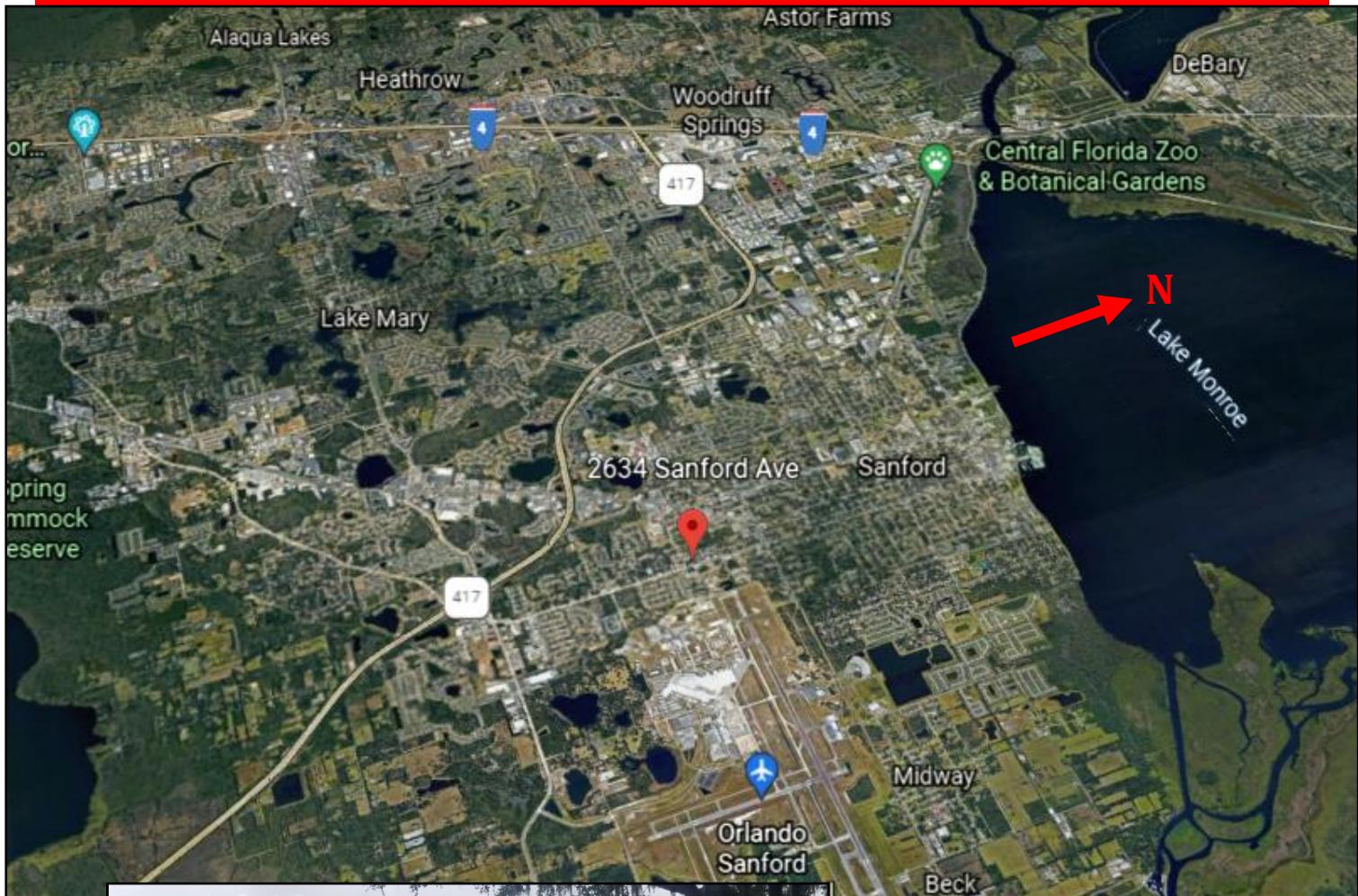
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AERIAL OVERVIEW METRO AREA



Office Entrance with
Handicap Accessible Ramp

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