

SANFORD LAND | 7.47 ACRES

5642 W. State Road 46, Sanford, FL 32771

FOR SALE OR LEASE



PROPERTY OVERVIEW

- New ownership
- 7.47 acres for sale or lease | PD Zoning
- Owner will replat the property and is open to selling one-acre parcels for retail development
- Situated at the northeast corner of W. State Road 46 and Orange Blvd.
- Site has 520 feet of frontage along W. State Road 46 with a traffic count of 25,000 vehicles per day
- Located half a mile from a Publix-anchored shopping center
- Quick access to SR-417 and I-4 via the newly completed Wekiva Parkway

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,467	42,673	89,619
Households	2,636	17,095	34,661
Daytime Pop.	4,209	48,21	91,841
Ave. HH Income	\$117,056	\$119,395	\$110,011



