

# FREESTANDING BUILDING | FOR LEASE | SANFORD



RETAIL PROPERTY FOR LEASE



2821 W 25TH ST





### + AVAILABLE SF

14,550 SF

### + LEASE TYPE

NNN

### + LEASE RATE

\$25 SF/yr

#### PROPERTY OVERVIEW

FA Commercial is pleased to present a prime NNN retail lease opportunity. This freestanding building, situated on approximately 1.75 acres, offers tenants a highly visible hard-corner location with multiple access points and strong daily traffic, directly at the entrance of a busy Walmart Neighborhood Market. The property is located in Sanford, Florida, just 18 miles north of Orlando, with immediate access to Interstate 4, ensuring excellent regional connectivity.

#### PROPERTY HIGHLIGHTS

- Dark Site: Lease End Date: September 30, 2033
- Lot Size: 1.75 Acres
- Year Built: 2008
- Parking: ±64 spaces
- Drive Through: Yes
- Frontage: 235' on W 25 th Street
- Hard Corner and Outparcel to Wal-Mart Neighborhood Market
- Prohibited Uses: Pharmacy, Grocery Bar, Vet Clinic or Hospital, Children's Party Facility, Day Care, Concept Restaurant, Second-Hand or Liquidation Store, Educational Facility, Health Club, and Church

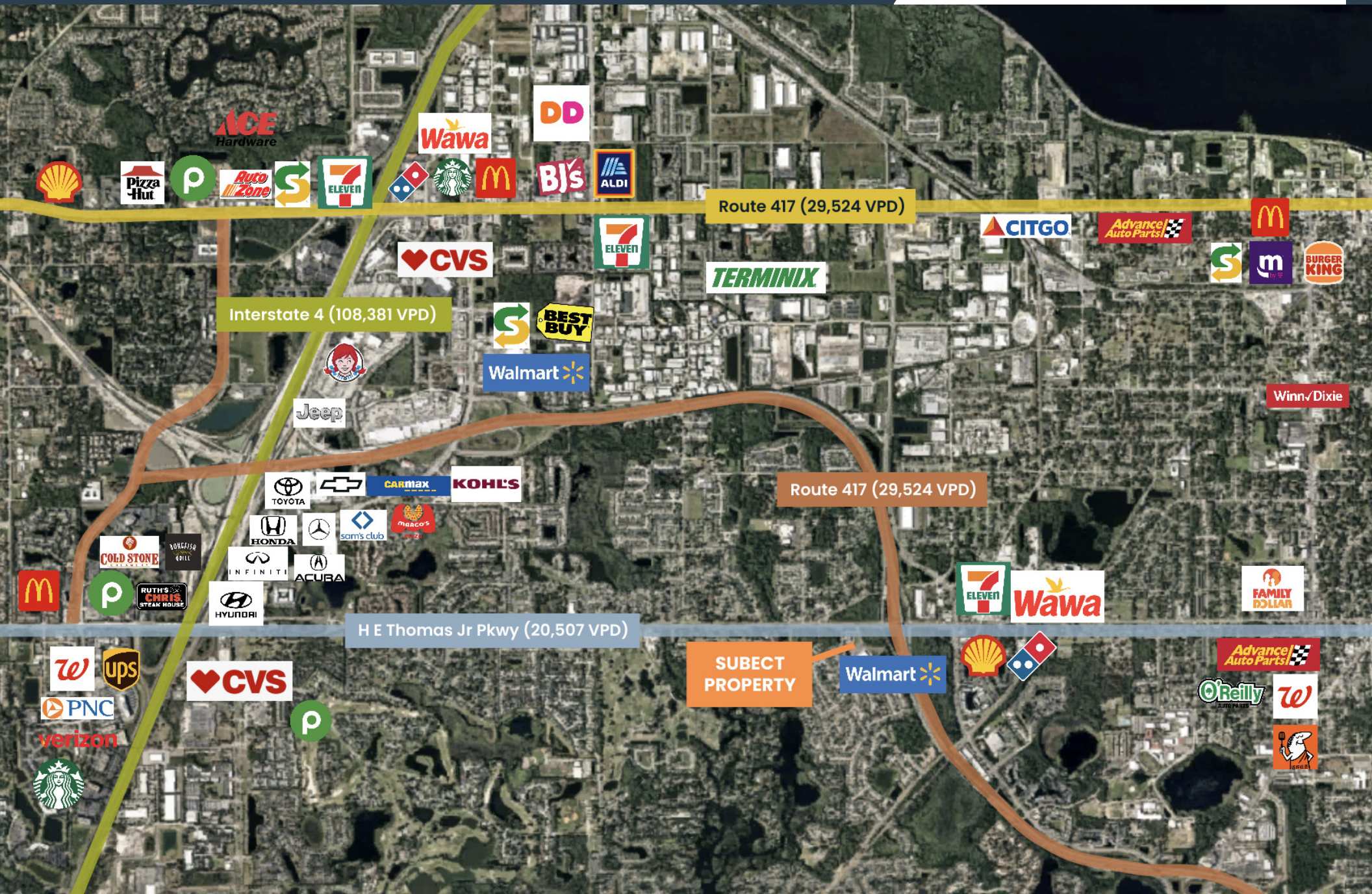








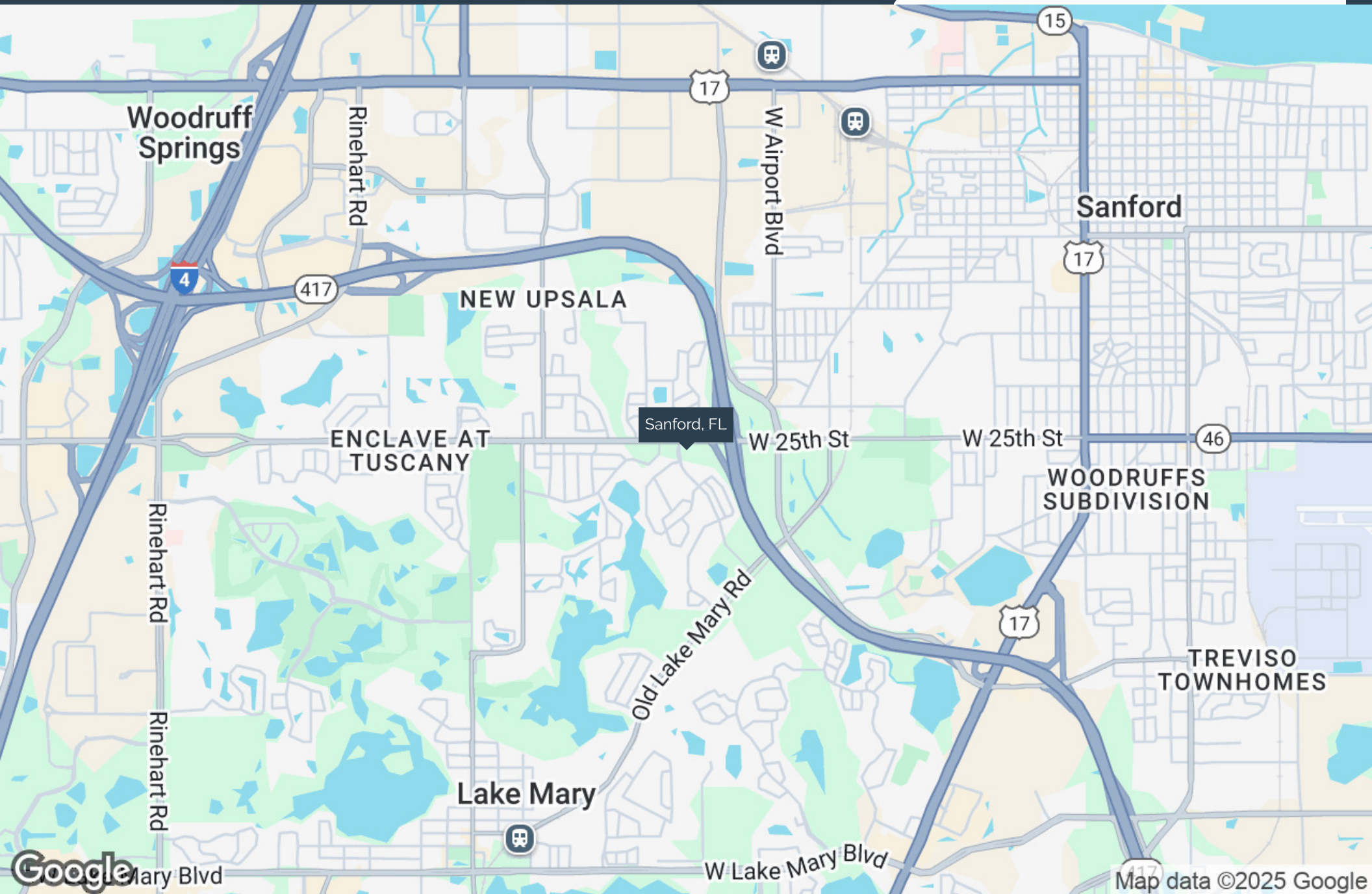






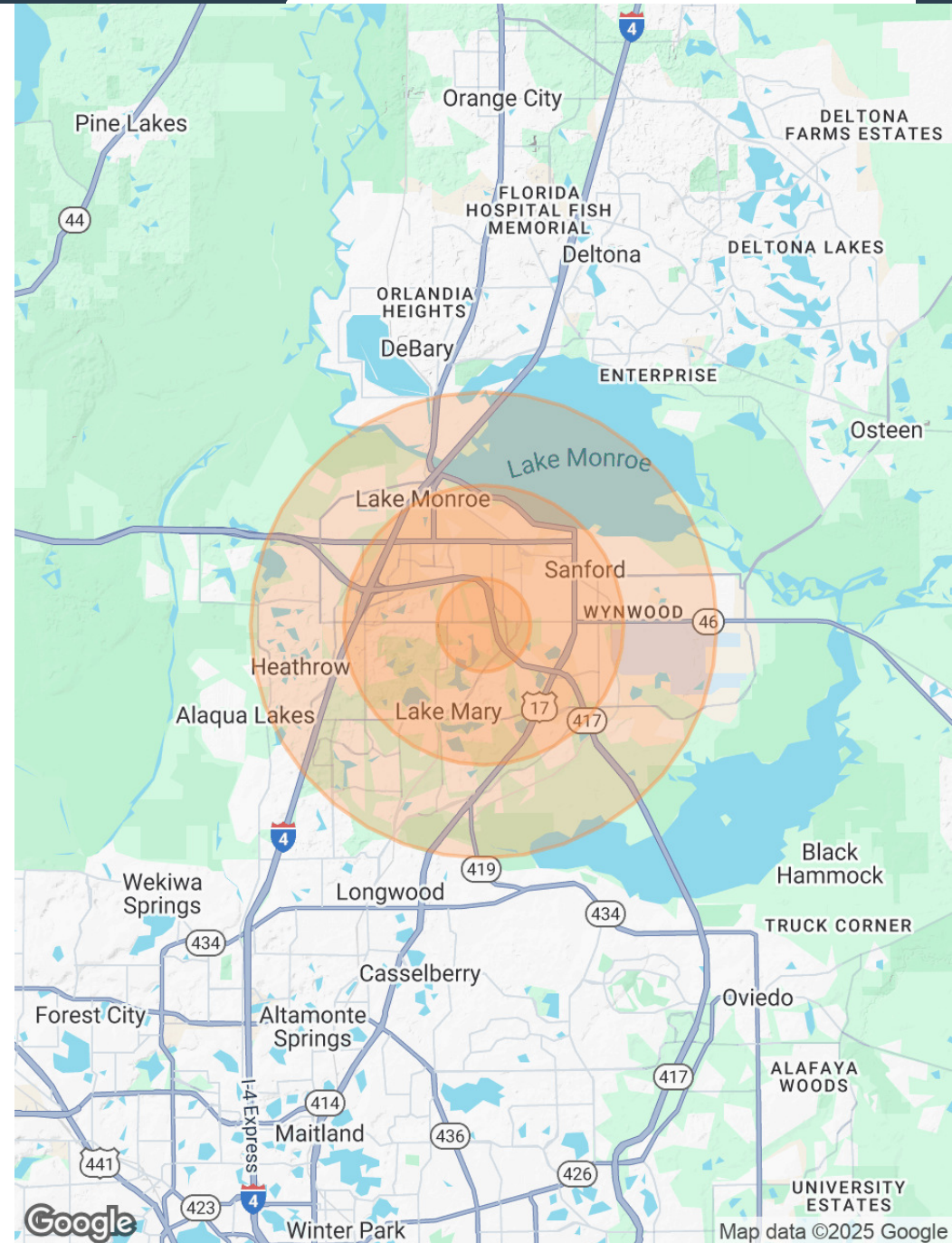






POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,786	73,812	136,213
Average Age	39	39	40
Average Age (Male)	37	38	39
Average Age (Female)	41	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,316	28,590	52,302
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$91,694	\$89,691	\$105,284
Average House Value	\$307,337	\$326,124	\$392,003
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	24.6%	27.5%	23.9%
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	4,082	34,462	68,411
Total Population - Black	2,088	16,038	25,236
Total Population - Asian	502	4,511	11,558
Total Population - Hawaiian	5	52	101
Total Population - American Indian	41	360	565
Total Population - Other	663	6,803	10,467

Demographics data derived from AlphaMap





## OUR SERVICES

**FA Commercial** is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

### INVESTMENT SALES

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

### OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific solutions.

### TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

**FA Commercial** is the expert leading with both **landlord and tenant representation**.







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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.



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