



**COLDWELL  
BANKER  
COMMERCIAL**  
NRT

# FOR SALE

## 810 W. 1ST STREET

\$2,500,000

810 W. 1st Street  
Sanford, FL 32819

AVAILABLE SPACE  
12,000 SF

### AREA

In busy Sanford minutes to I-4, I-95, U.S Hwy 17/92 and the Port of Sanford.  
Excellent for distribution or light manufacturing.



### INDUSTRIAL

Hank Dajani  
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SALE

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## OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	1.2 Acres
Year Built:	1960
Building Size:	12,000 SF
Zoning:	GC2
Market:	Industrial
Submarket:	Warehouse
Price / SF:	\$208.33

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## PROPERTY OVERVIEW

Motivated Owner

## PROPERTY HIGHLIGHTS

Location is the key here; minutes to I-4 and I-95, on U.S Hwy 17/92; within the Historic Downtown of Sanford and the Port of Sanford

Opportunity for Distribution, or Light Manufacturing  
Unused acres of land in-rear  
Corner Lot in Industrial Park



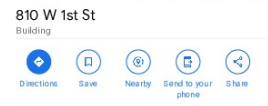
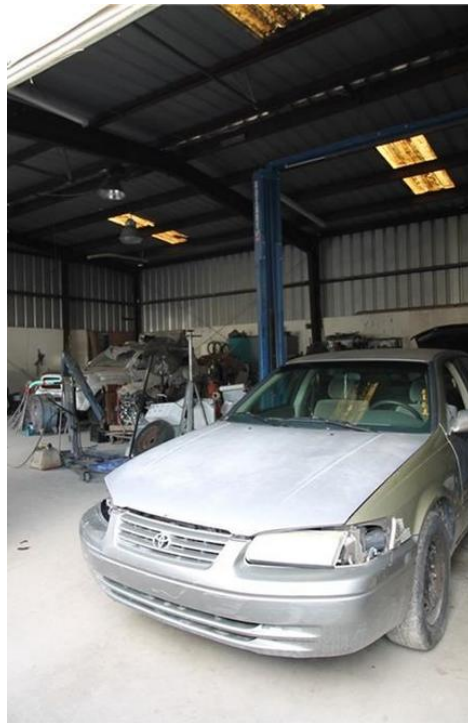
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**810 W. 1ST STREET**  
810 W. 1st Street, Sanford, FL 32819

**SALE**



810 W 1st St, Sanford, FL 32771

Photos

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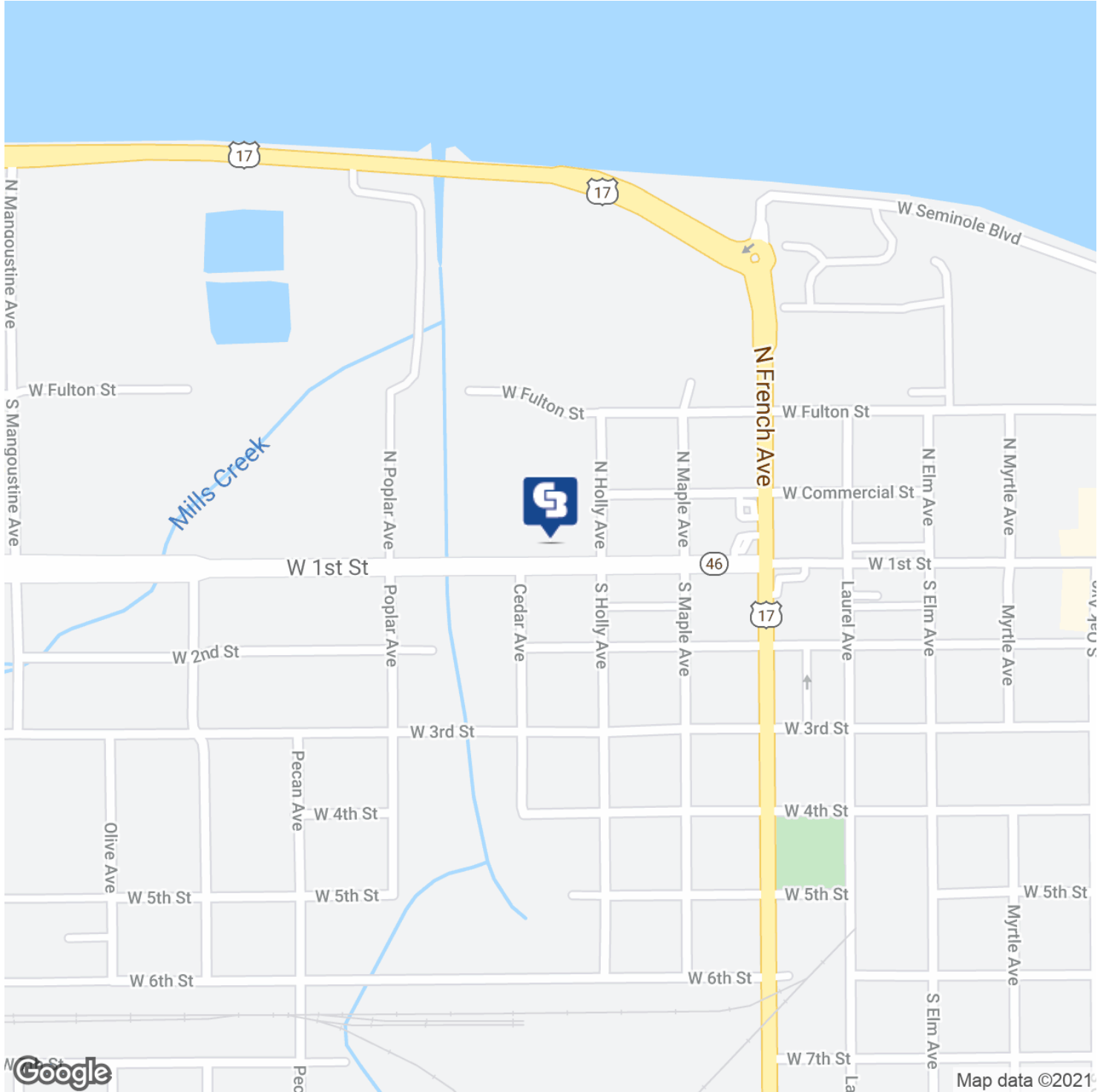




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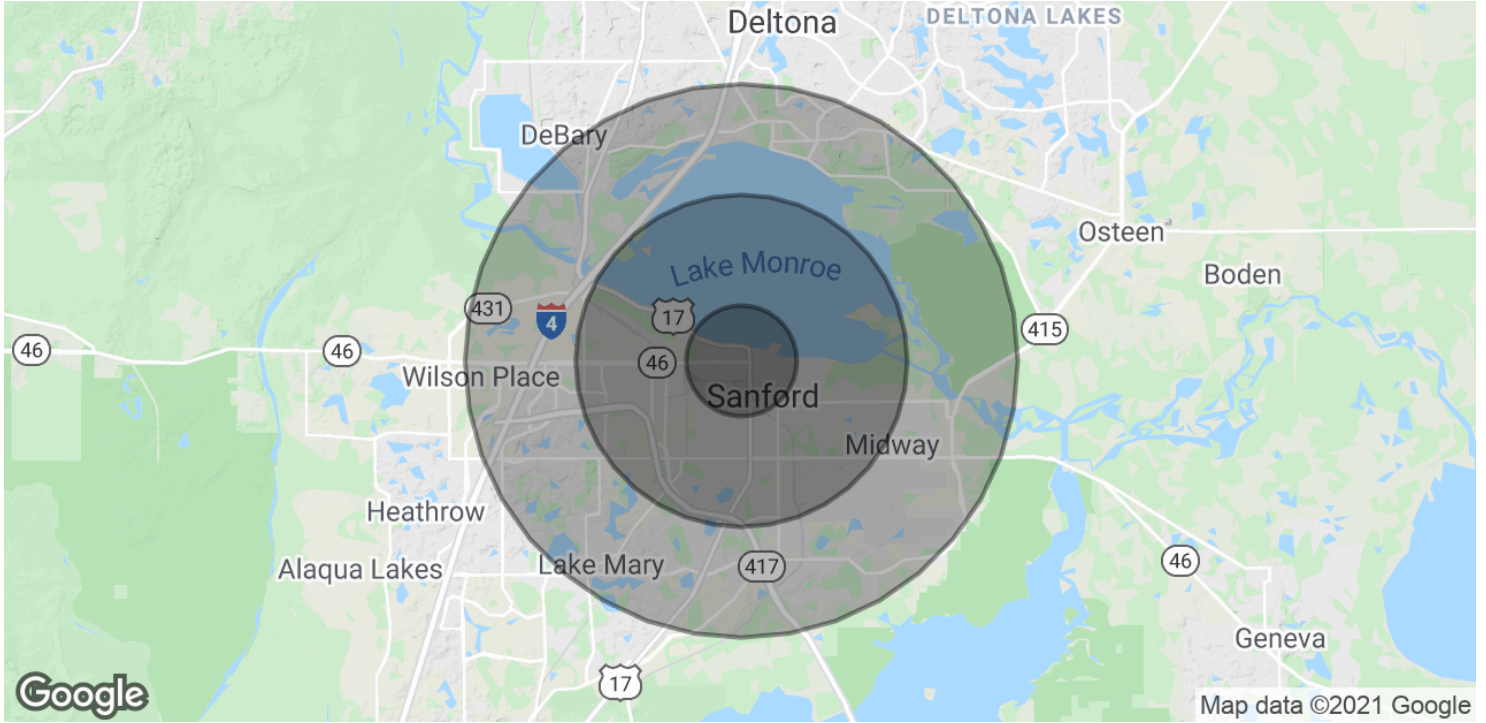
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## 810 W. 1ST STREET

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,934	42,645	94,177
Average age	32.7	33.9	35.8
Average age (Male)	34.1	33.2	35.0
Average age (Female)	32.6	34.8	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,945	16,012	34,948
# of persons per HH	2.5	2.7	2.7
Average HH income	\$35,993	\$49,269	\$57,880
Average house value	\$215,314	\$227,275	\$231,903

\* Demographic data derived from 2010 US Census

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