

The Stationhouse

120 Park Ave, Sanford, Florida 32771

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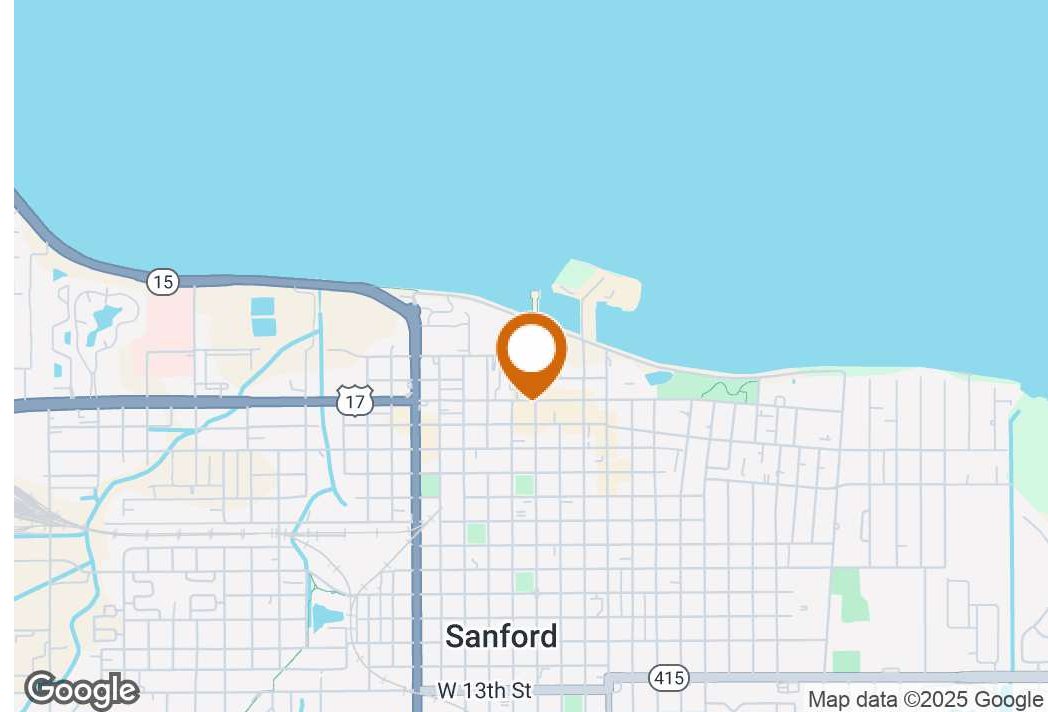
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EXECUTIVE SUMMARY



Sale Price

\$490,000

Offering Summary

Building Size:	1,285 SF
Lot Size:	0.14 Acres
Price / SF:	\$381.32
Year Built:	1938
Zoning:	SC3
Market:	Orlando-Kissimmee-Sanford, FL
Traffic Count:	2,200
Traffic Count:	25-19-30-5AG-0304-0100

Turn-Key Restaurant Opportunity in the Heart of Historic Downtown Sanford

Perfectly positioned along South Park Avenue, this ±1,285 SF single-story restaurant sits on a 0.14-acre parcel surrounded by some of Sanford's most visited restaurants, breweries, and entertainment venues. Originally constructed in 1938, this block-built structure was fully remodeled in 2020, blending nostalgic architectural details with modern hospitality function.

The property features a full commercial kitchen buildout, open dining area, and garage-style roll-up door that opens to an expansive outdoor patio, creating a lively and inviting indoor-outdoor dining experience. The restaurant's configuration and build quality make it ideal for a local operator, craft food concept, or investor seeking a turn-key restaurant asset in a growing downtown corridor.

The property also includes ADA accessibility, street parking, and an interior connection to the adjacent building that can remain open or be enclosed—offering optional flexibility for an expanded footprint or shared operations. With SC-3 zoning and no remaining environmental liabilities (following full remediation and tank removal), this property presents a clean, compliant foundation for the next generation of Sanford dining.

LOCATION DESCRIPTION



Where Community, Culture, and Commerce Converge

Located in the core of Historic Downtown Sanford, 120 S Park Avenue enjoys prime exposure on one of Central Florida's most dynamic and pedestrian-friendly corridors. The surrounding district has undergone a decade of revitalization and is now home to a thriving arts, dining, and entertainment scene, attracting both locals and visitors year-round.

The property is steps from major attractions including Lake Monroe, the Sanford Riverwalk, and Fort Mellon Park, as well as landmark establishments like Hollerbach's Willow Tree Café, Henry's Depot, Christo's, Tuffy's Bottle Shop, and Slam Pizza. This synergy of restaurants, retail, and walkable charm has made Sanford a regional destination for culinary tourism and local nightlife.

Ongoing investments by both the City of Sanford and private developers have transformed the area into a 24/7 destination, balancing the preservation of its historic charm with the energy of a modern, experience-driven economy. 120 S Park Avenue sits at the heart of this momentum—an ideal address for an operator or investor seeking long-term stability in a district known for its authenticity, visibility, and sustained growth.

PROPERTY HIGHLIGHTS



- Prime Downtown Sanford Location - Corner of S Park Avenue in the heart of the Historic District
- ±1,285 SF | 0.14 AC - Single-story restaurant with large outdoor patio seating
- Fully Built-Out Commercial Kitchen - Includes hood, venting, prep line, sinks, and service area—turn-key setup
- Modern 2020 Renovation - Full remodel with interior and exterior upgrades; roll-up garage door for open-air dining
- Historic Architecture - Originally constructed in 1938; formerly a Greyhound station and gas station
- Zoning: SC-3 (Downtown Commercial) - Supports a variety of retail, restaurant, and mixed-use applications
- Environmental Clean Bill of Health - Former fuel tanks removed and property fully remediated
- Current Occupancy - Tenant-operated BBQ restaurant; short-term lease offers immediate or flexible re-tenanting options
- ADA Compliant & Street Parking Available - Accessible and guest-friendly
- Vibrant Downtown Trade Area - Surrounded by Hollerbach's, Henry's Depot, Tuffy's, Christo's, Slam Pizza, and more



From Greyhound Station to Culinary Landmark

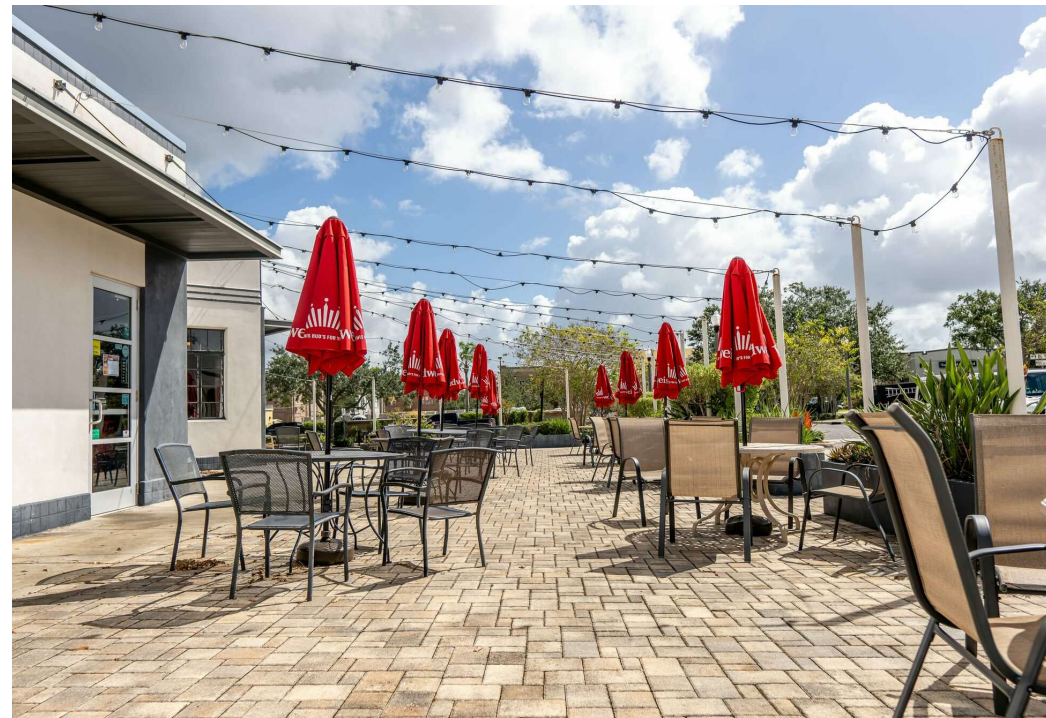
Before its transformation into one of Sanford's most recognizable restaurant sites, 120 S Park Avenue served as a Greyhound bus station and gas station, anchoring local commerce and travel in the early 20th century. The building's 1938 construction reflects the era's utilitarian block design and roadside charm, emblematic of Sanford's emergence as a hub of regional connection and industry.

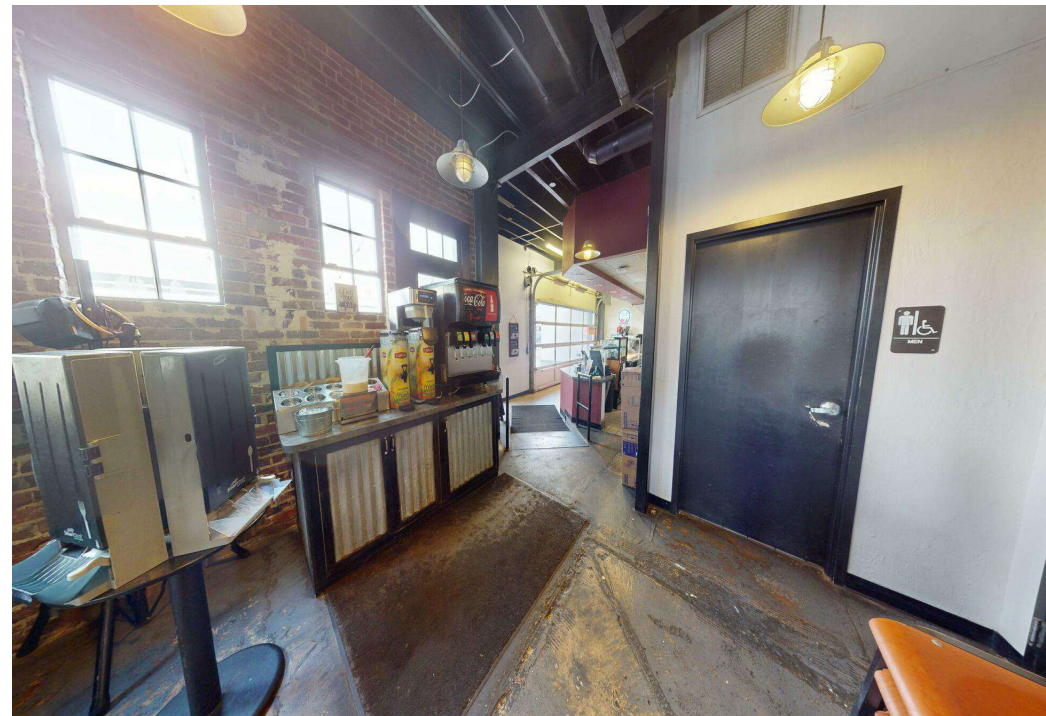
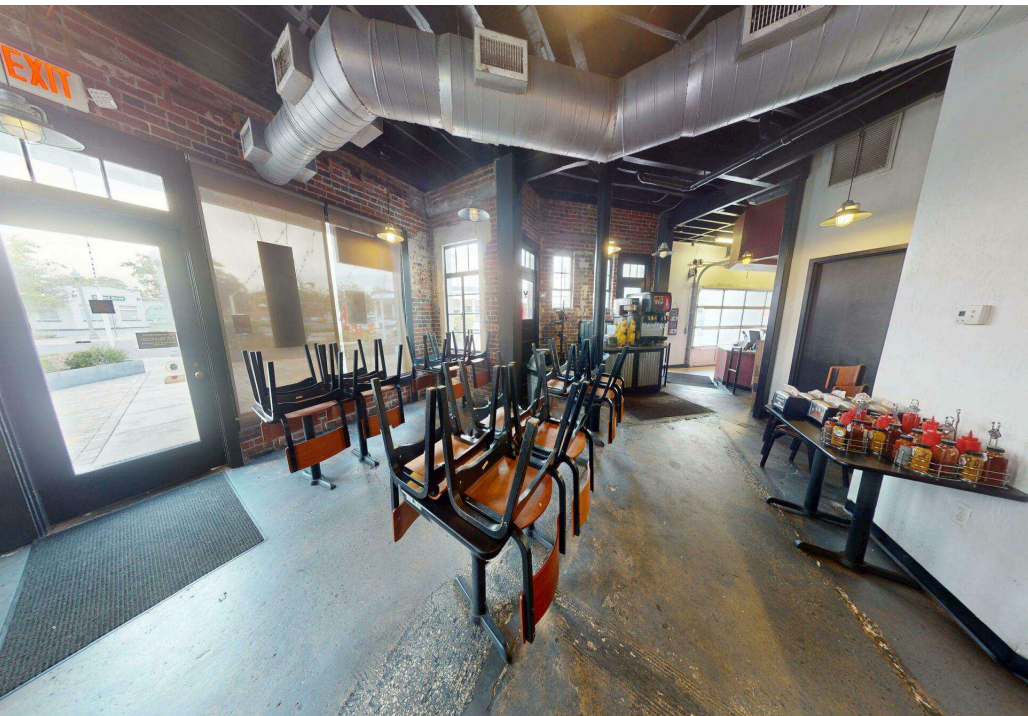
Over the decades, the site has evolved alongside downtown Sanford's growth—its repurposing as a barbecue restaurant capturing the city's dedication to adaptive reuse and preservation. The property's careful 2020 restoration modernized the structure while honoring its industrial aesthetic, ensuring it remains an integral part of Sanford's architectural fabric.

Its history mirrors Sanford's own—resilient, adaptive, and forward-looking. Today, 120 S Park Avenue stands not just as a place to dine, but as a piece of living history that continues to serve the community it helped shape nearly a century ago.

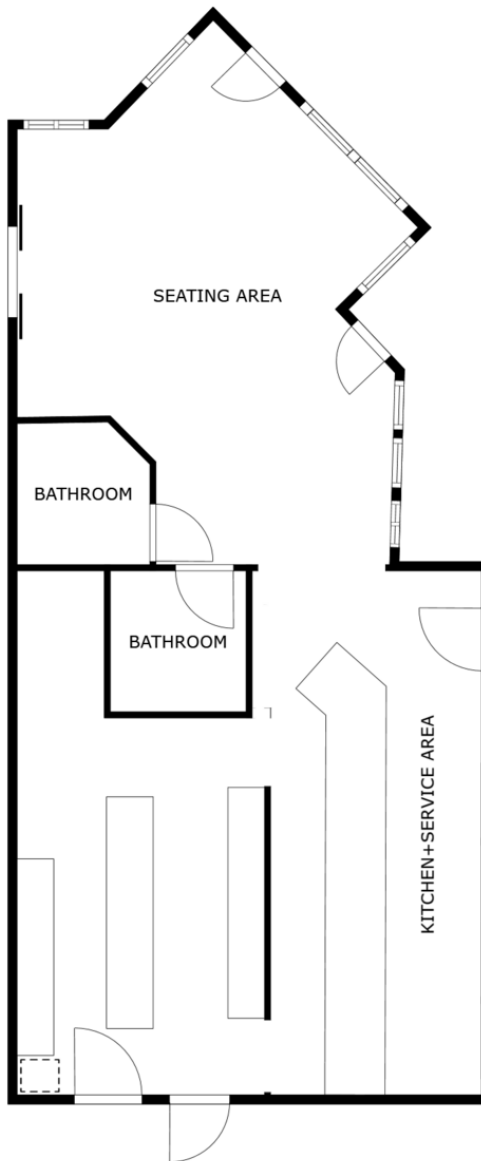








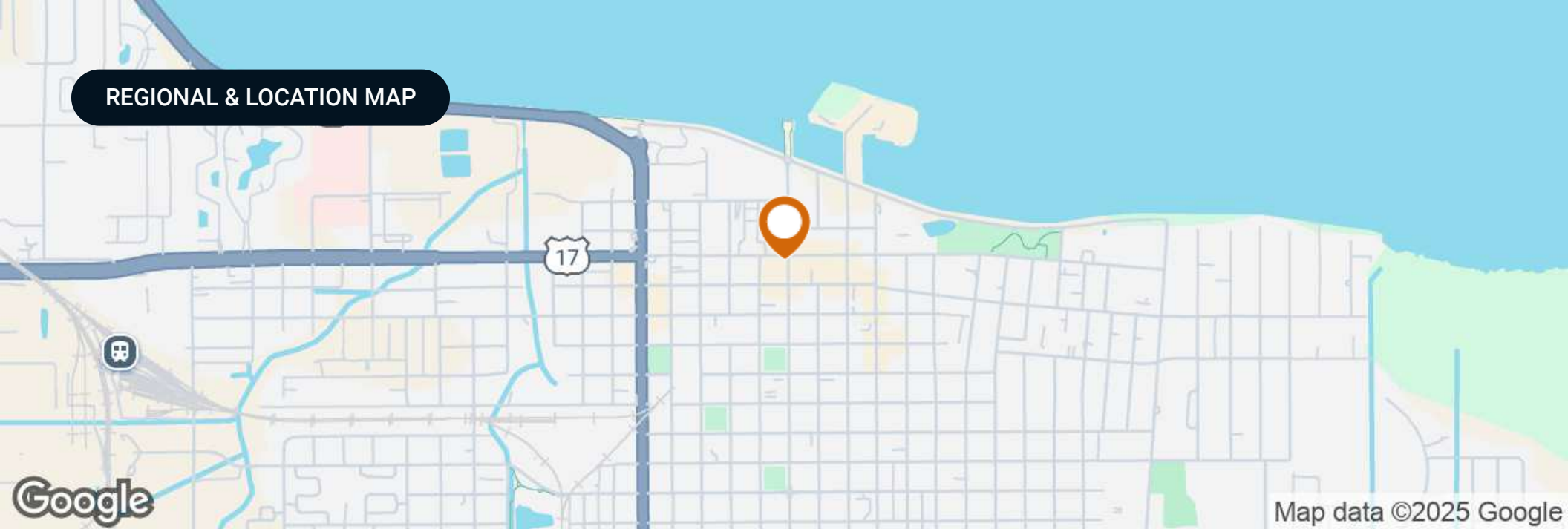




FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

REGIONAL & LOCATION MAP



RETAILER MAP



Imagery ©2025 Airbus, Maxar Technologies



- 15 Minute Drive
- 30 Minute Drive
- 45 Minute Drive

AREA ANALYTICS

AlphaMap CRE data and insights on alphamap.com

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Population

	5 Minutes	10 Minutes	15 Minutes
Total Population	8,275	38,982	80,684
Average Age	42	38	39
Average Age (Male)	40	37	37
Average Age (Female)	43	40	40

Household & Income

	5 Minutes	10 Minutes	15 Minutes
Total Households	3,528	14,805	30,390
Persons per HH	2.3	2.6	2.7
Average HH Income	\$67,666	\$75,251	\$88,742
Average House Value	\$355,816	\$310,332	\$327,800
Per Capita Income	\$29,420	\$28,942	\$32,867

Map and demographics data derived from AlphaMap



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