



NURSERY AND GARDEN CENTER | 6.74 ACRES

W. State Road 46, Sanford, FL 32771

FOR SALE



LAKE MARY/HEATHROW
9,252 HOMES
AVE. HH INCOME: \$223,618

SITE
6.74 AC



PROPERTY OVERVIEW

- » Nursery and garden center for sale: 6.74 acres
- » Two-parcel assemblage (PIDs: 25-19-29-300-027A-0000, 25-19-29-300-0270-0000)
- » Price: \$2,795,000
- » Current land use: A1; Future land use: SE (Suburban Estates)
- » Commercial can be a compatible transitional use (see notes on page 2)*
- » Property includes a 1,965-square-foot single-family home with three bedrooms and two baths
- » Situated in Sanford on W. State Road 46, near the State Road 429 exit ramp (Exit 52 - SR 46)
- » Site has 683 feet of frontage along W. State Road 46, with a daily traffic volume of 28,500 vehicles

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,690	42,571	95,279
Households	3,032	17,461	37,805
Daytime Pop.	5,311	42,639	82,412
Ave. HH Income	\$153,017	\$139,932	\$142,050



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**Zoning Note*

Commercial can be a compatible transitional use with sensitive site design such as transitioning lot sizes, sufficient buffers, limited building heights, architectural controls, limited hours of operation, and limiting adjacent uses to passive, unobtrusive uses (e.g., no dump sites, loading areas, lighting, noise, odor, or hazardous materials). May require a TI, MXD, or PD zoning to address these issues. Public use compatibility varies greatly with proposed uses. Because public uses support neighborhoods, these uses are appropriate near residential areas though special buffering may be required.





NURSERY GREENHOUSE



SINGLE-FAMILY HOME



SINGLE-FAMILY HOME



OFFICE/FLEX BLDG.



SINGLE-FAMILY HOME



SINGLE-FAMILY HOME



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