

Sanford Ave Commercial Land Development

3200 Sanford Avenue, Sanford, FL 32773



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Ground lease opportunity
- Seeking various retail, medical, & QSR users
- Curb-cut full cross access approved
- Easement access available from Airport Blvd with neighboring gas station by Airport Blvd/Sanford Ave intersection
- Over 40,000 residential rooftops with 5/mi
- Close proximity to busy intersection of Sanford ave & Airport Blvd
- Traffic Counts - Sanford Ave +/-20,000 AADT & Airport Blvd +/- 5,000 AADT

[CLICK HERE TO ACCESS SURVEY, DRAWINGS, ETC.](#)

OFFERING SUMMARY

Lease Rate:	Negotiable
Sale Price:	Call for Pricing
Lot Size:	1.29 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,920	21,782	40,561
Total Population	7,786	57,433	101,404
Average HH Income	\$79,802	\$79,271	\$92,940

Casey Dorner
407.404.4017
cdorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

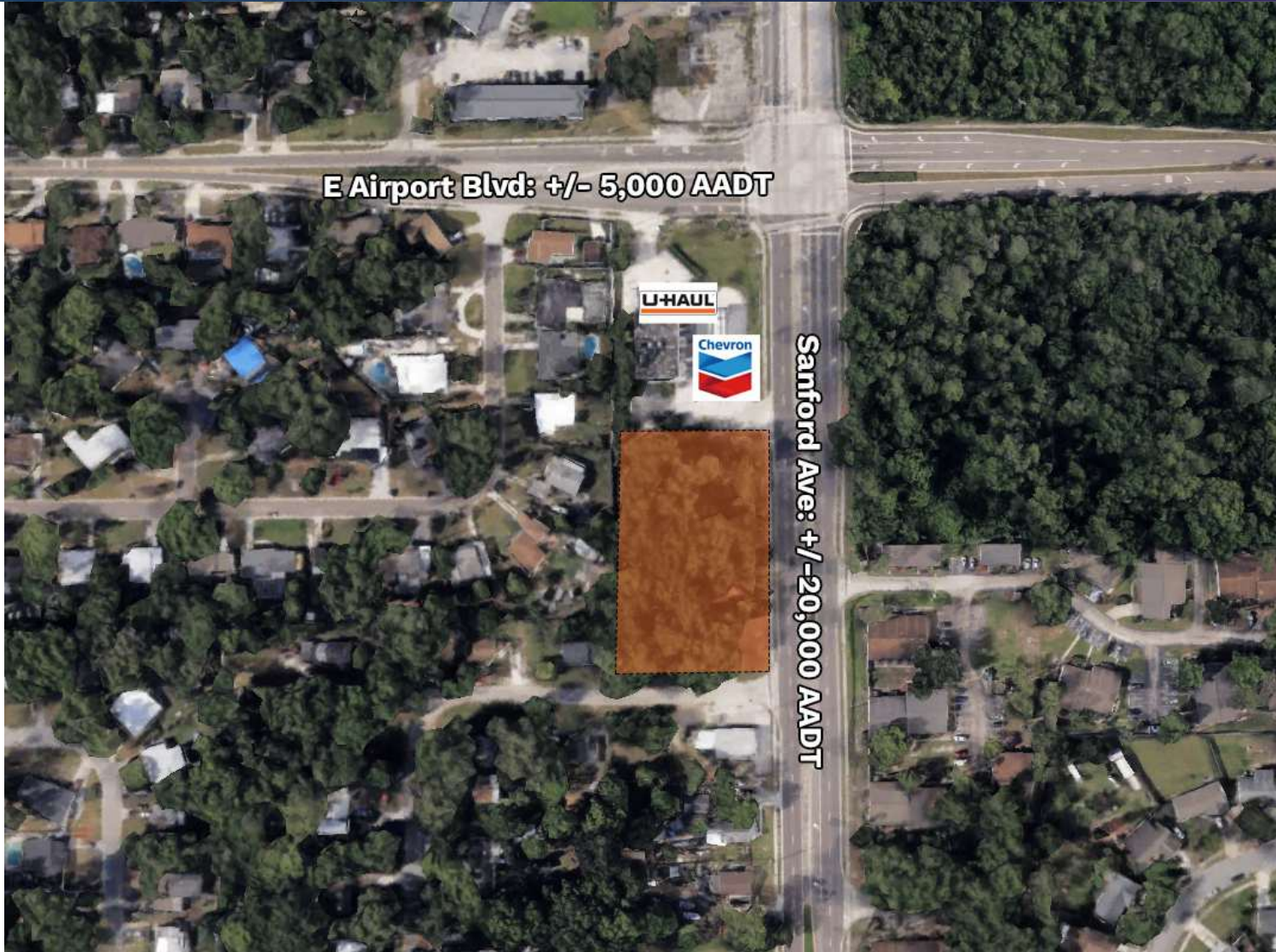
Sanford Ave Commercial Land Development

3200 Sanford Avenue, Sanford, FL 32773



EQUITY
INVESTMENT
SERVICES

SITE



Casey Dorner
407.404.4017
cdorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

Sanford Ave Commercial Land Development

3200 Sanford Avenue, Sanford, FL 32773



EQUITY
INVESTMENT
SERVICES

RETAILER MAP



Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

Casey Dorner
407.404.4017
cdorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

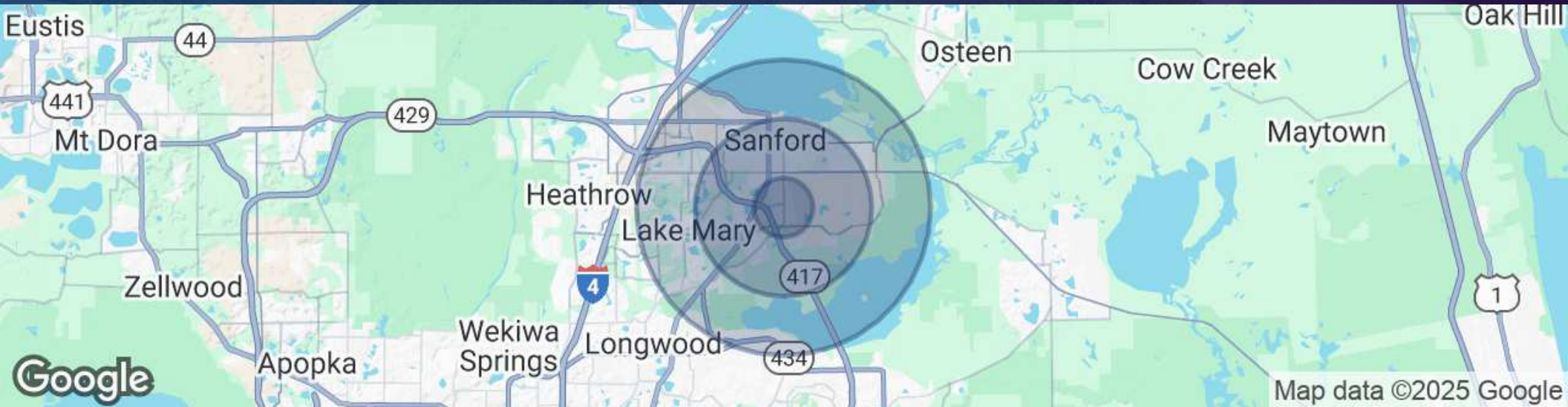
Sanford Ave Commercial Land Development

3200 Sanford Avenue, Sanford, FL 32773



EQUITY
INVESTMENT
SERVICES

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,786	57,433	101,404
Average Age	38.1	37.8	38.1
Average Age (Male)	35.3	36.0	36.0
Average Age (Female)	40.9	39.4	39.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,920	21,782	40,561
# of Persons per HH	2.65	2.69	2.59
Average HH Income	\$79,802	\$79,271	\$92,940
Average House Value	\$193,931	\$303,478	\$343,432