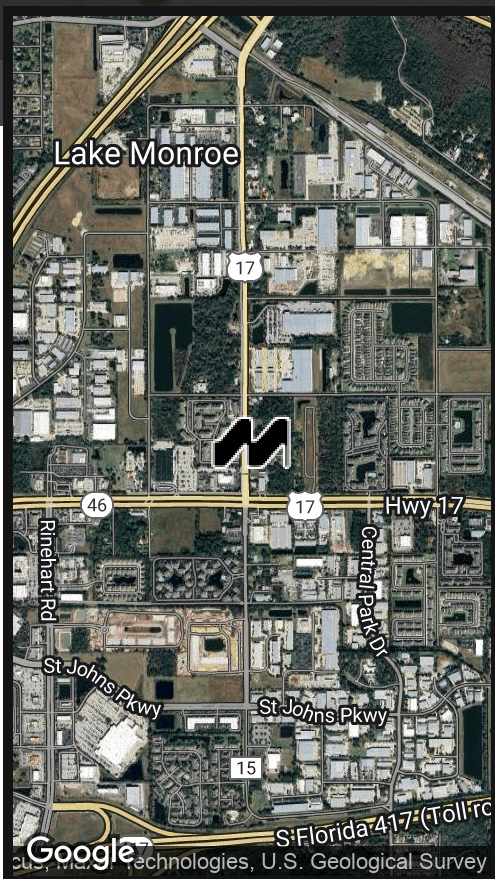




125 Monroe Rd

SANFORD, FL 32771

Property Highlights



FOR MORE INFORMATION | MILLENNIA-PARTNERS.COM

PRESENTED BY

LUKE SAWYER

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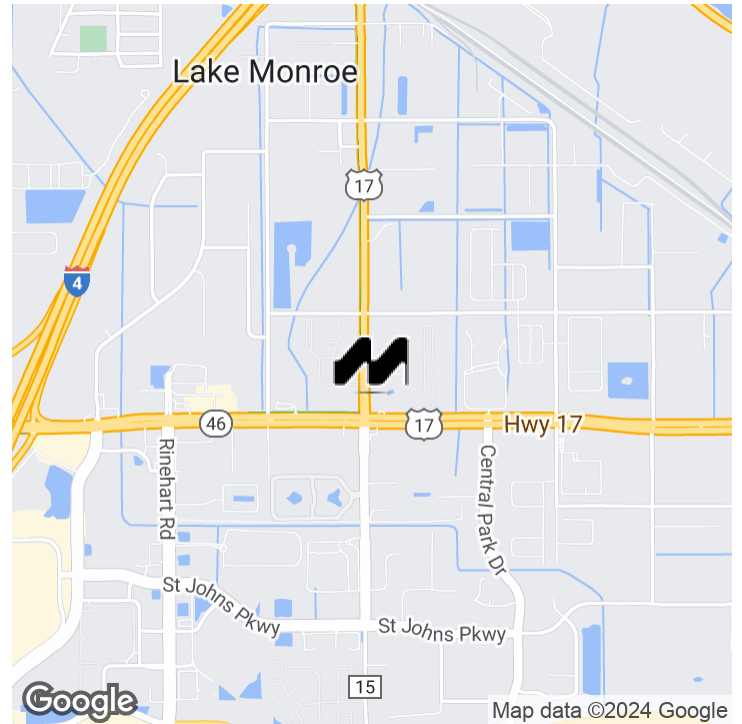
lsawyer@millenia-partners.com



EXECUTIVE SUMMARY

SANFORD, FL 32771

125 Monroe Rd



OFFERING SUMMARY

Building Size:	1,710 SF
Lot Size:	0.26 Acres
Price / SF:	-
Year Built:	1960
Zoning:	C1
Traffic Count:	35,000

PROPERTY OVERVIEW

This 1,710 SF freestanding retail building sits on approximately .26 acres with excellent road frontage on Hwy 17. While Monroe Rd sees approximately 9,000 cars a day, the adjacent Sate Road 46 benefits from over 35,000 in AADT. This building provides an optimum location for any retail concept. Exterior bathrooms maximize space and multiple entrances allow for ease of access.

LOCATION OVERVIEW

Situated at the busy intersection of US Highway 17 and Sate Road 46, 125 Monroe has excellent proximity to the Seminole Town Center retail hub and a vast array of retail and service seeking customers. The property sits only 3.5 miles from historic downtown Sanford, a rapidly growing community with an extensive amount of retail, single and multi-family development underway.

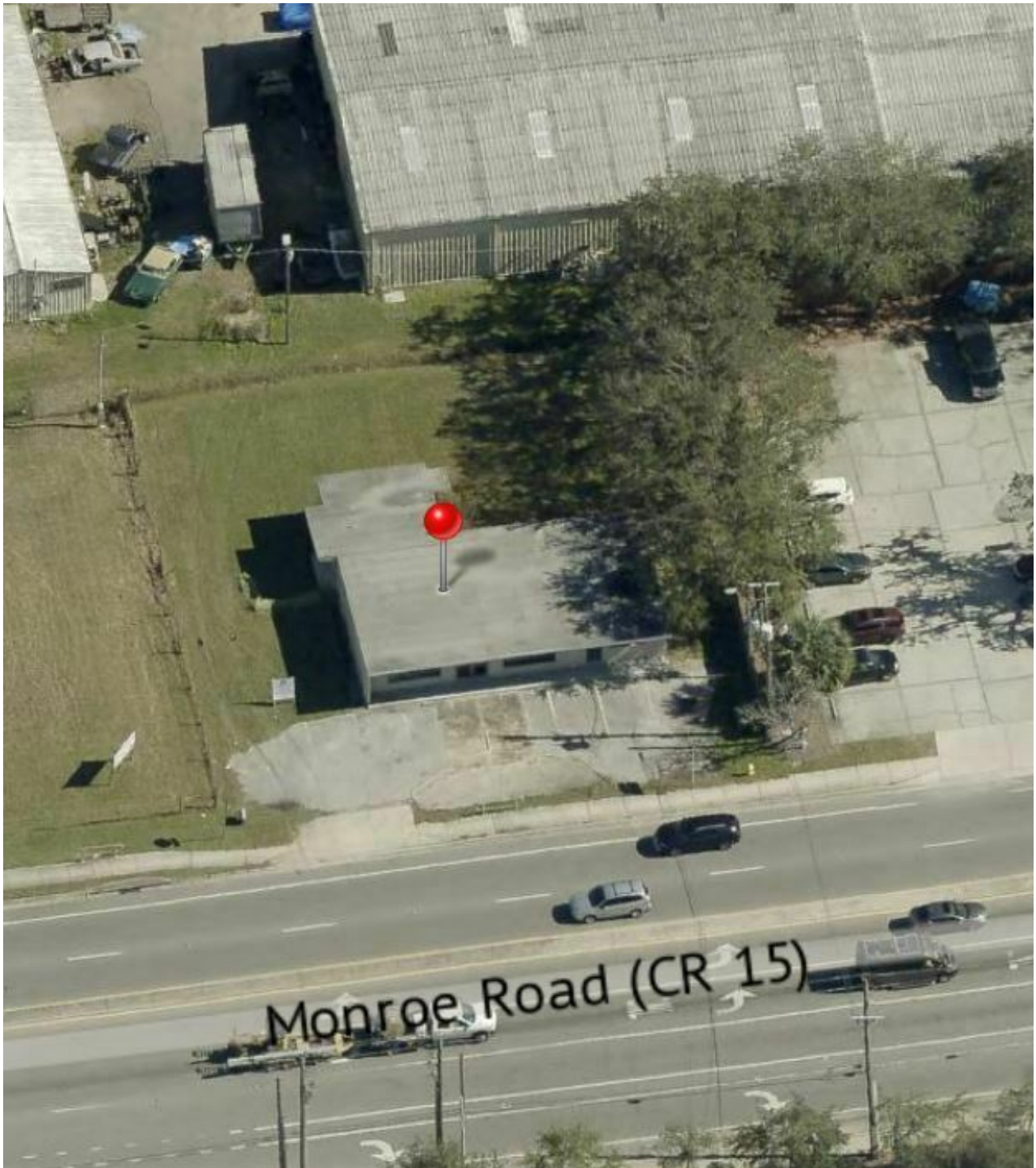
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RETAIL PROPERTY
For Sale

ADDITIONAL PHOTOS

SANFORD, FL 32771

125 Monroe Rd



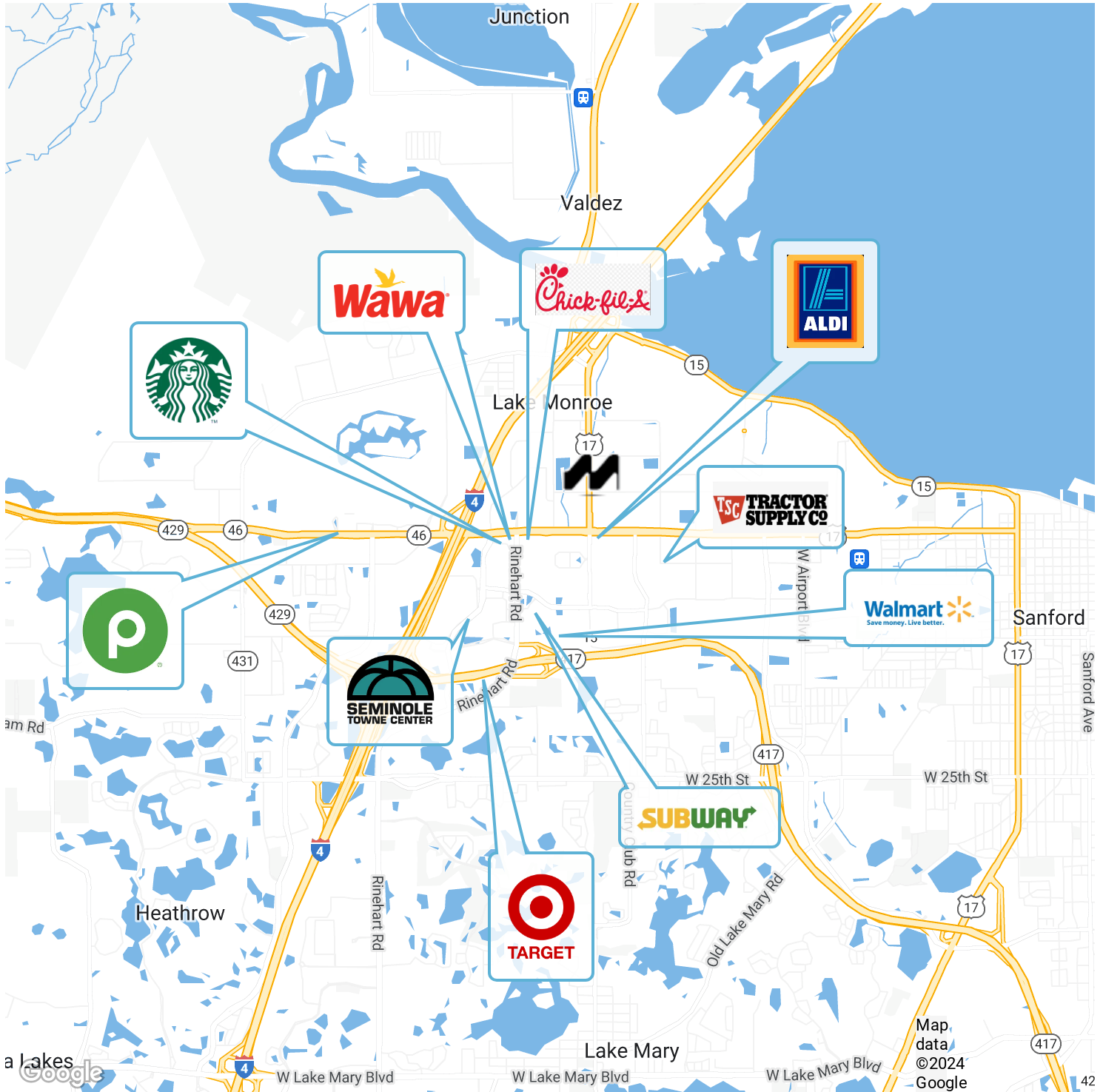
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LOCATION MAP

SANFORD, FL 32771

125 Monroe Rd



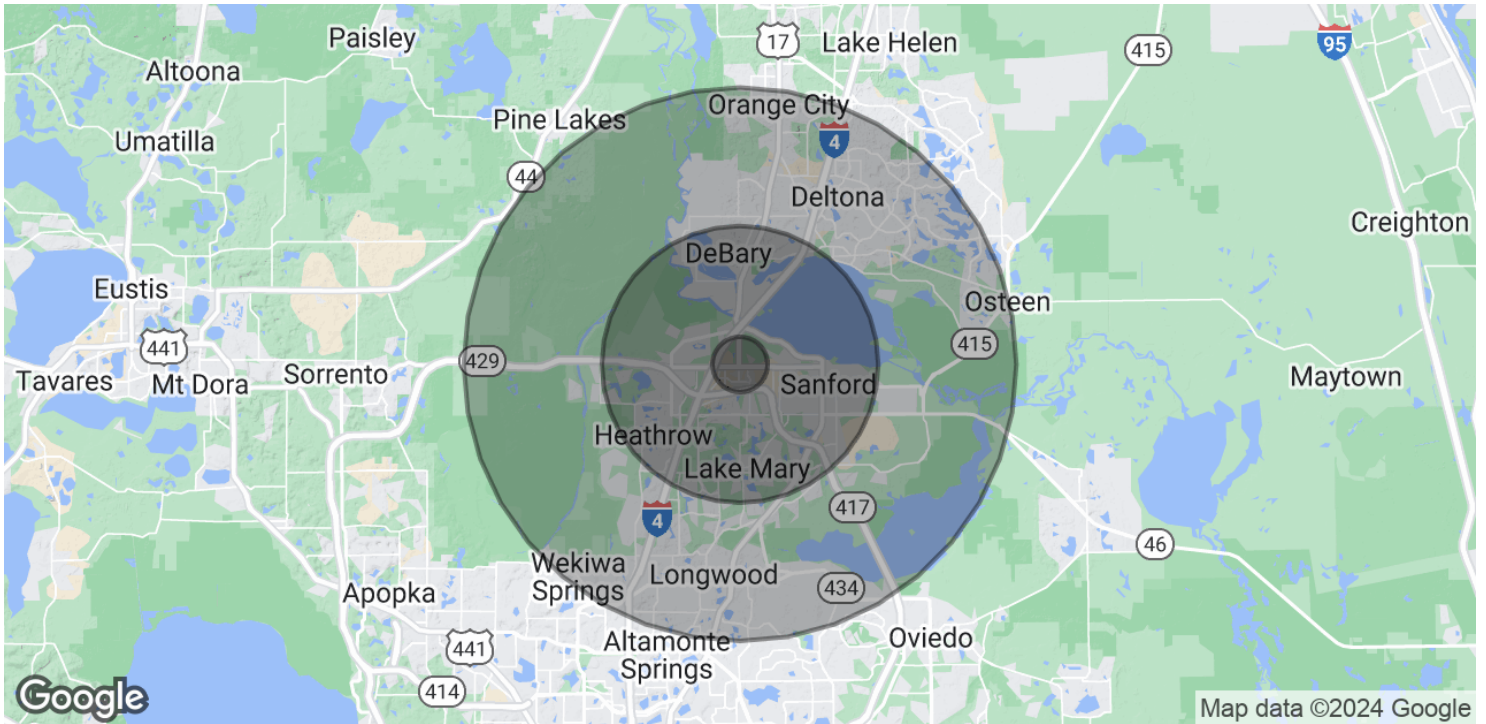
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RETAIL PROPERTY
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DEMOGRAPHICS MAP & REPORT

SANFORD, FL 32771

125 Monroe Rd



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,987	117,103	328,979
Average Age	33.5	39.7	41.5
Average Age (Male)	31.9	37.6	40.0
Average Age (Female)	35.1	41.1	42.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,641	47,670	133,707
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$65,826	\$84,319	\$81,232
Average House Value	\$194,360	\$245,802	\$242,536

* Demographic data derived from 2020 ACS - US Census

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RETAIL PROPERTY
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