

LAKE MARY / SANFORD OUTPARCEL SANFORD, FLORIDA

FOR PURCHASE OR GROUND LEASE

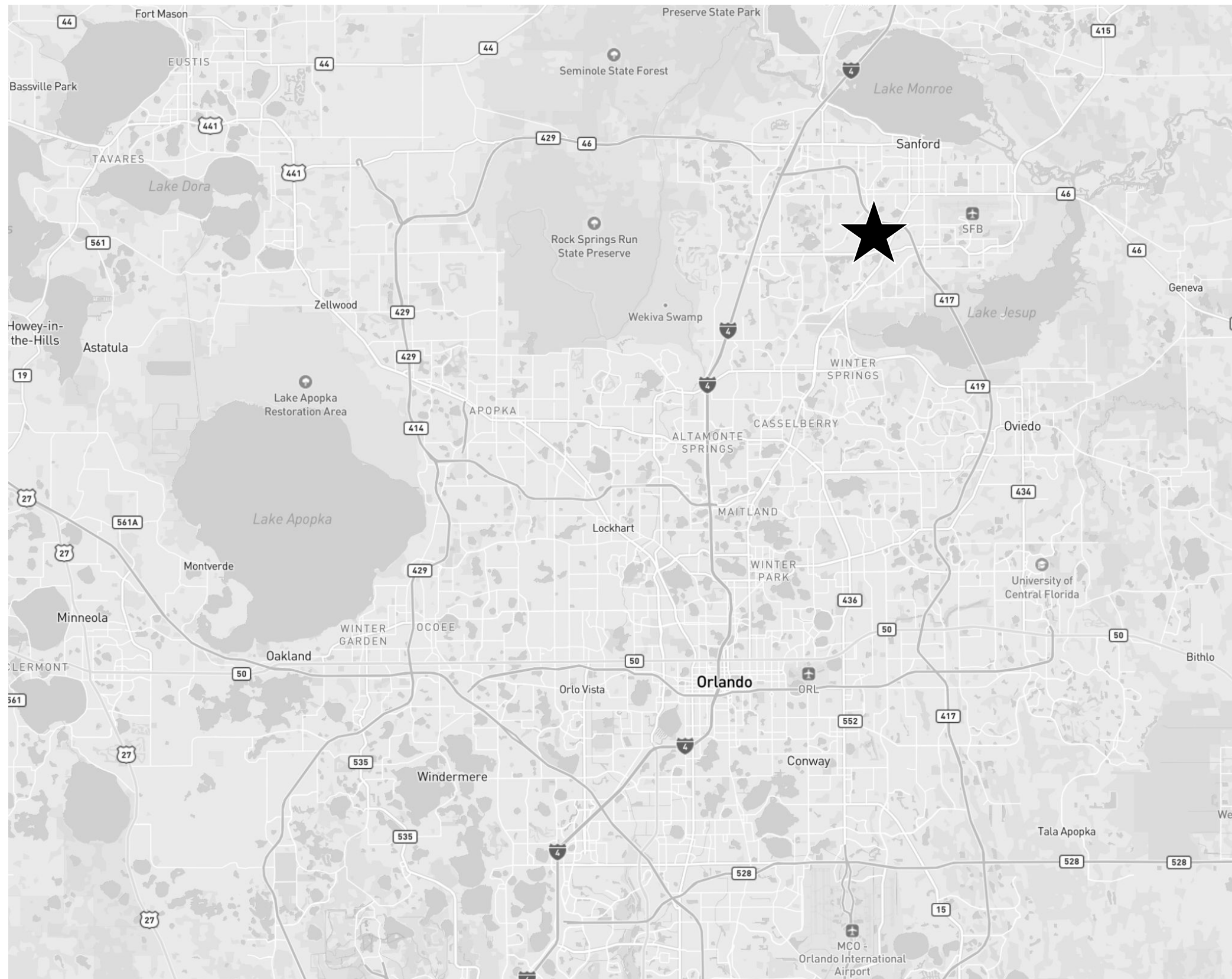
Outparcel available for ground lease or purchase next to a new Culvers located directly along US Hwy 17-92 just north of Lake Mary Blvd and south of the SR 417 Greenway.



BLVD
R E T A I L

<http://us.blvdretail.com/us17-92-lakemary>

PROPERTY HIGHLIGHTS



Located next to a new Culvers along the primary north-south arterial road serving Central Florida, US Highway 17-92, just north of Lake Mary Blvd

0.57 acres available for purchase or ground lease (pad-ready)

Commercial Zoning (City of Sanford)

3 ingress egress points from US Hwy 17-92 serving the site :

- 1 northbound left-in + southbound RIRO – via Culvers (cross access easement)
- 1 southbound RIRO – direct
- 1 southbound RIRO – via Autozone (cross access easement)

3422 S Orlando Dr, Sanford, FL 32773

28.764202, -81.284268

AREA DESCRIPTION



The Lake Mary / Sanford submarket of Central Florida continues to be one of the most desired for retail expansion.

Downtown Sanford has emerged as the preferred dining & entertainment destination for Seminole County, with nearby Downtown Lake Mary improving & evolving as well.

The area surrounding the Sanford International Airport is undergoing a surge in development, including a highway spur from the SR 417 Greenway.

Nearby retailers include Lowes, Esporta Fitness, Wal-Mart Supercenter, Fancy Fruit & Produce, Aldi, Autozone, Qdoba, Sonny's BBQ, McDonalds, Zaxbys, Dunkin, Racetrac



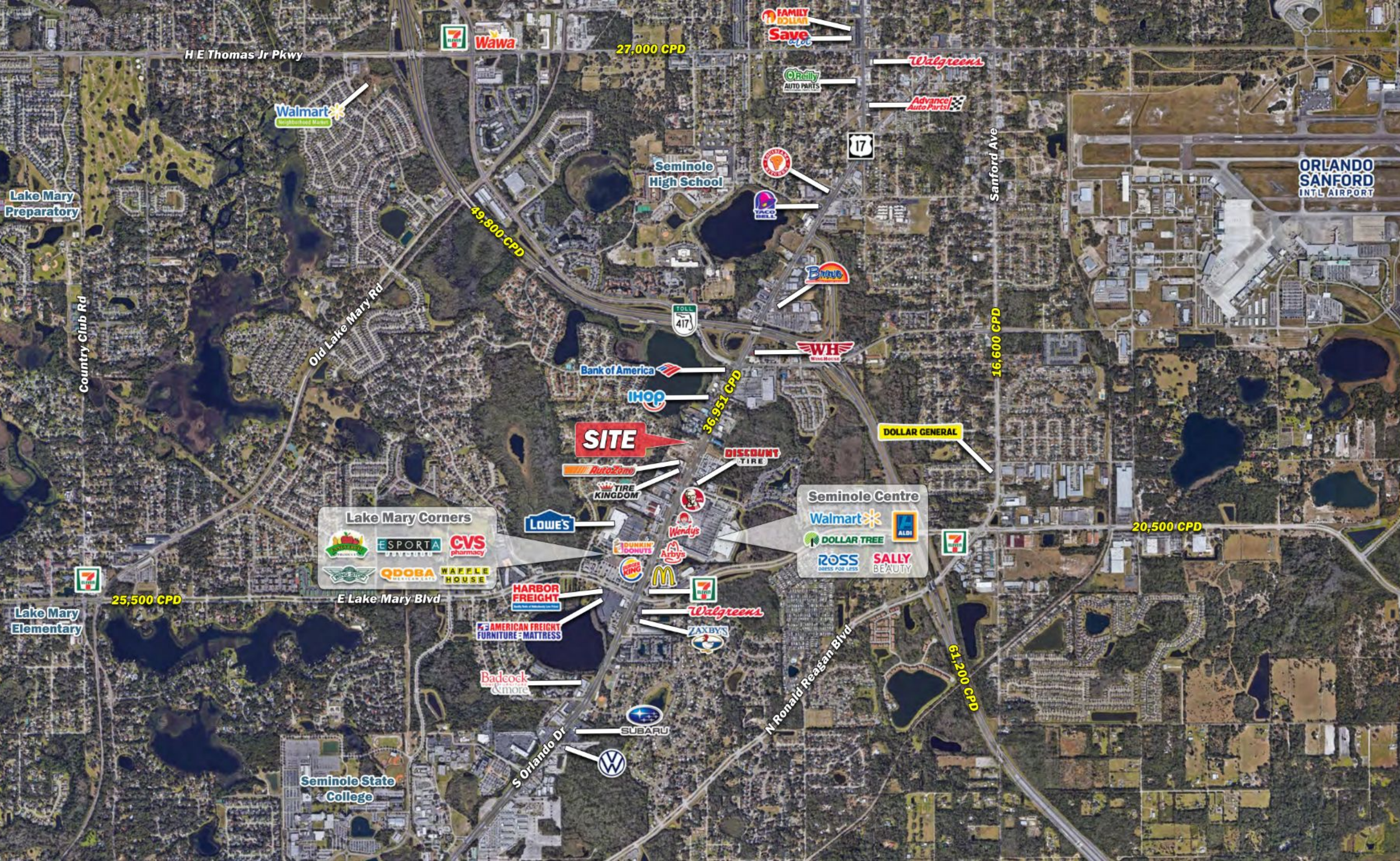
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	10,047	59,267	133,918
POPULATION GROWTH - ANNUAL	0.1%	0.1%	0.2%
DAYTIME POPULATION	4,118	20,725	77,292
AVERAGE HH INCOME	\$56,245	\$81,157	\$87,791
MEDIAN HH INCOME	\$43,650	\$59,066	\$65,660

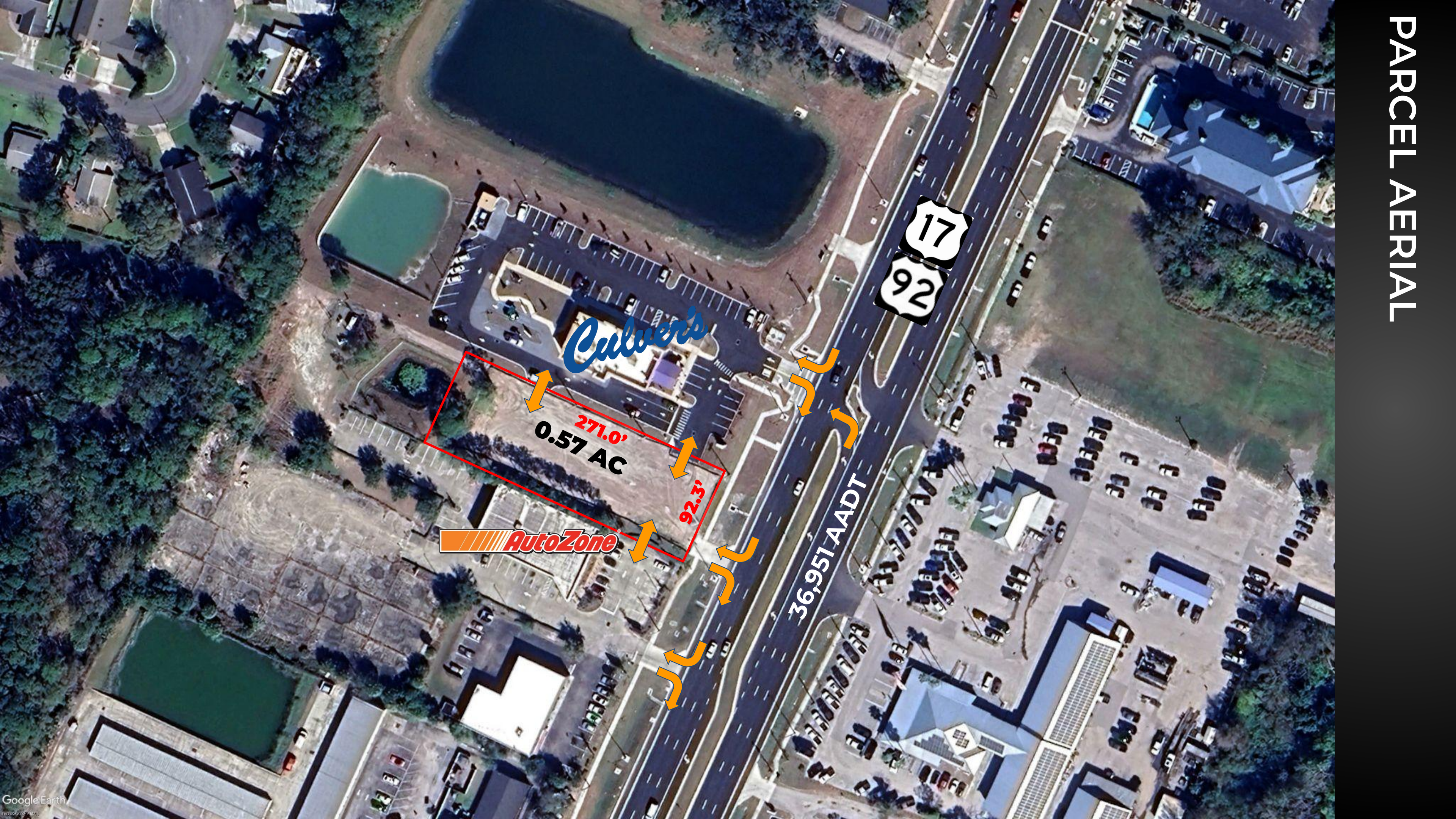
TRAFFIC COUNTS

US HIGHWAY 17-92	36,951 AADT
LAKE MARY BLVD	25,500 AADT

SUBMARKET AERIAL







Culver's

271.0'
0.57 AC

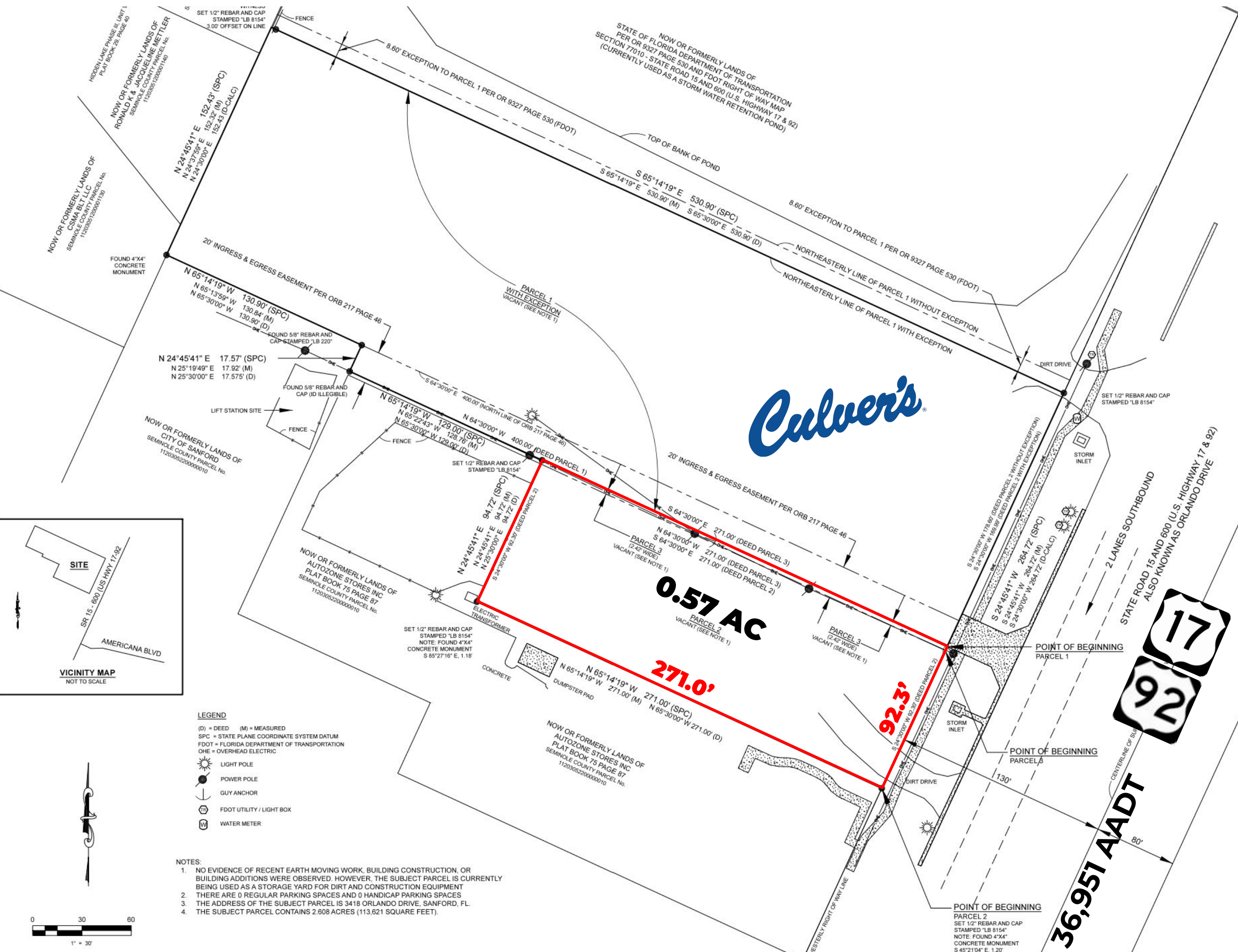
92.3'

AutoZone

36,951 AADT

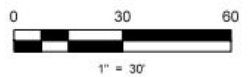


Calver's



- LEGEND**
- (D) = DEED (M) = MEASURED
 - SPC = STATE PLANE COORDINATE SYSTEM DATUM
 - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 - OHE = OVERHEAD ELECTRIC
 - LIGHT POLE
 - POWER POLE
 - GUY ANCHOR
 - FDOT UTILITY / LIGHT BOX
 - WATER METER

- NOTES:**
1. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED. HOWEVER, THE SUBJECT PARCEL IS CURRENTLY BEING USED AS A STORAGE YARD FOR DIRT AND CONSTRUCTION EQUIPMENT
 2. THERE ARE 0 REGULAR PARKING SPACES AND 0 HANDICAP PARKING SPACES
 3. THE ADDRESS OF THE SUBJECT PARCEL IS 3418 ORLANDO DRIVE, SANFORD, FL.
 4. THE SUBJECT PARCEL CONTAINS 2.908 ACRES (113,621 SQUARE FEET).



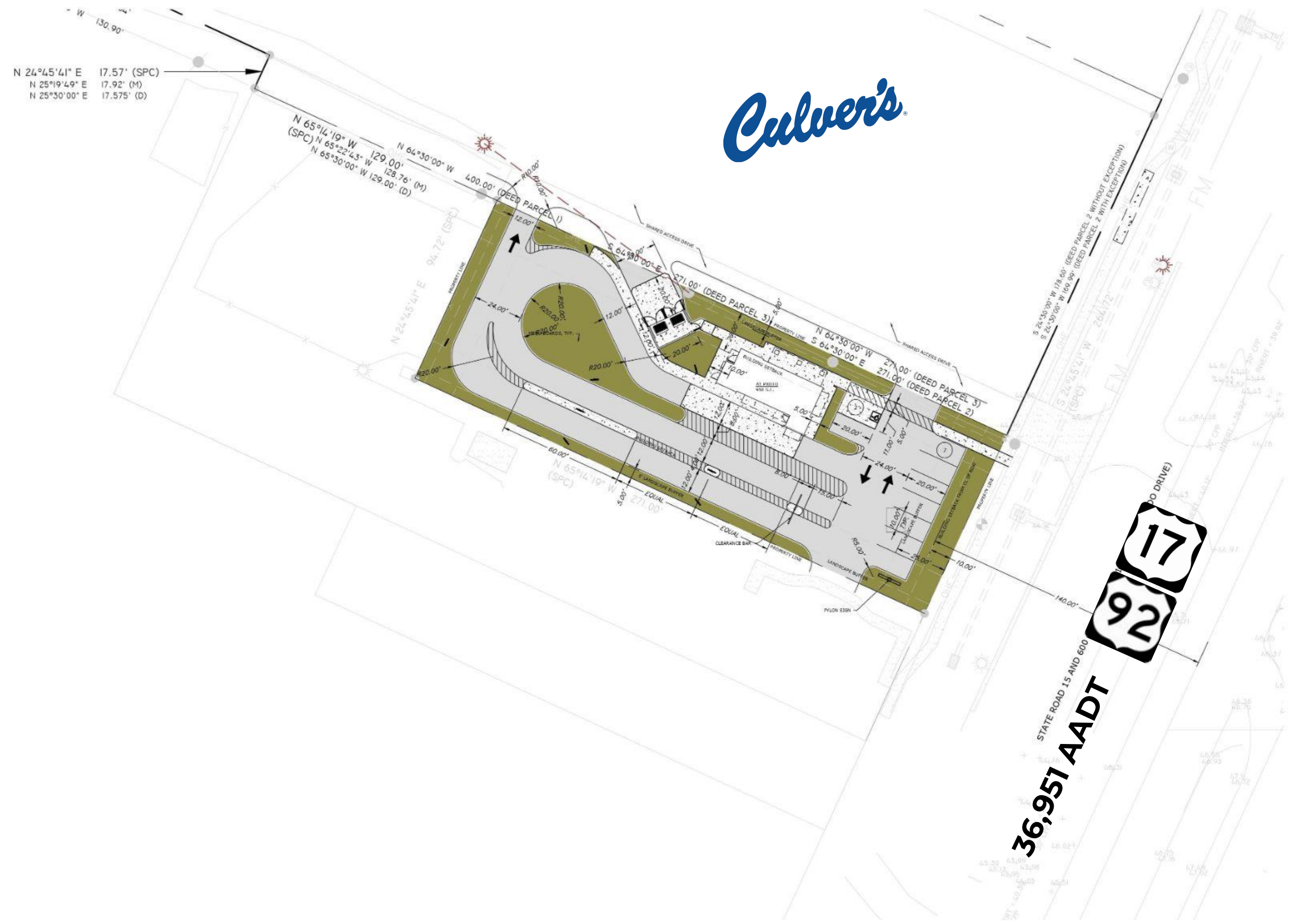
0.57 AC
PARCEL 2
VACANT (SEE NOTE 1)

271.0'

92.3'

POINT OF BEGINNING
PARCEL 2
SET 1/2" REBAR AND CAP
STAMPED "LB 8154"
NOTE: FOUND 4"x4"
CONCRETE MONUMENT
S 45°21'04" E, 1.20'

CONCEPTUAL SITE PLAN



N 24°45'41" E 17.57' (SPC)
 N 25°19'49" E 17.92' (M)
 N 25°30'00" E 17.575' (D)

N 65°14'19" W 129.00'
 (SPC) N 65°22'43" W 128.76' (M)
 N 65°30'00" W 129.00' (D)

N 64°30'00" W 400.00'
 (DEED PARCEL 1)

N 64°30'00" W 271.00'
 (DEED PARCEL 3)

N 64°30'00" W 271.00'
 (DEED PARCEL 3)

S 64°30'00" E 271.00'
 (DEED PARCEL 2)

S 24°30'00" W 178.00'
 (DEED PARCEL 2 WITHOUT EXCEPTIONS)
 S 24°30'00" W 169.90'
 (DEED PARCEL 2 WITH EXCEPTIONS)

S 24°45'41" W 264.72'
 (SPC)

N 65°14'19" W 60.00'
 (SPC)

STATE ROAD 15 AND 600
36,951 AADT



SITE INFORMATION

BUILDING SQ. FT.:	950 S.F.
PARKING STALLS REMOVED:	N/A
PARKING STALLS:	9 SPACES
PROTECTED QUEUING:	31 CARS
SITE ACREAGE±:	±0.57 AC.
SITE SQ. FT.±:	±25,013 S.F.

DESIGNER

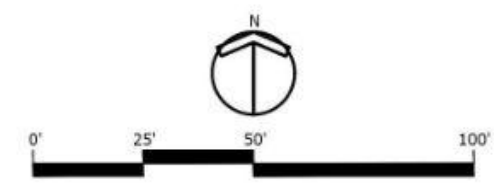
COMPANY:	CORALIC, LLC
NAME:	EDIN CORALIC
PHONE:	314.578.4953

ARCHITECT

COMPANY:	CORALIC, LLC
NAME:	EDIN CORALIC
PHONE:	314.578.4953

DISCLAIMER

SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.



CONCEPTUAL SITE PLAN

SITE INFORMATION

BUILDING SQ. FT.:	950 S.F.
PARKING STALLS REMOVED:	N/A
PARKING STALLS:	9 SPACES
PROTECTED QUEUING:	31 CARS
SITE ACREAGE±:	±0.57 AC.
SITE SQ. FT.±:	±25,013 S.F.

DESIGNER

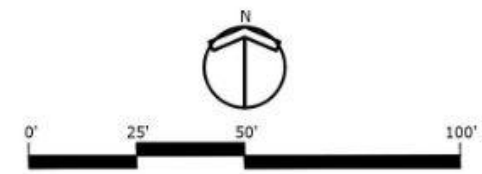
COMPANY:	CORALIC, LLC
NAME:	EDIN CORALIC
PHONE:	314.578.4953

ARCHITECT

COMPANY:	CORALIC, LLC
NAME:	EDIN CORALIC
PHONE:	314.578.4953

DISCLAIMER

SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.



N 24°45'41" E 17.57' (SPC)
 N 25°19'49" E 17.92' (M)
 N 25°30'00" E 17.575' (D)

N 65°14'19" W 120.00'
 (SPC) N 65°22'43" W 120.00' (M)
 N 65°30'00" W 120.00' (D)

N 24°45'41" E 94.72' (SPC)

400.00' (DEED PARCEL 1)

12.00'

64.80' (DEED PARCEL 3)

271.00' (DEED PARCEL 2)

271.00' (DEED PARCEL 3)

271.00' (DEED PARCEL 2)

271.00' (DEED PARCEL 3)

271.00' (DEED PARCEL 2)

271.00' (DEED PARCEL 3)

271.00' (DEED PARCEL 2)

AutoZone

Culver's

STATE ROAD 15 AND 600 (U.S. HIGHWAY 17 & 92) FOR LOB AND DRIVE
36,951 AADT













FOR MORE INFORMATION, CONTACT



407 988 0092

R. BOBBY PALTA
bp@blvdretail.com
407 279 0050

<http://us.blvdretail.com/us17-92-lakemary>



Click to
Download
this as a PDF

