

# FOR LEASE



## AUTO SALES PROPERTY

2800/2814/2818 SANFORD & PALMETTO AVE, SANFORD, FL 32773

4 different lot configurations ranging from 0.19 AC to 1.14 AC  
See Page 2 for Pricing



CUSTOMER PARKING, OUTSIDE THE VEHICLE DISPLAY AREA, CONVENIENT AND EASY, 8 PARKING SPOTS

### PROPERTY HIGHLIGHTS

- Land Size: 1.141 acres +/- Muni: City Sanford
- Building/Office SF: 6,123 SF
- Zoning: GC2 FLU: GEN COM
- Vehicle Display Area: lots of impervious surface
- Ingress/Egress: 2 curb cuts along Sanford Ave and 2 curb cuts +/- along East 28<sup>th</sup> Street
- 251 linear FT +/- of frontage along Sanford Ave
- Over 16,000 vehicles / day traffic count Sanford Ave
- AVG HH Income 1 & 5 mile radius: \$74,978/\$83,340
- Secured-Fenced Vehicle Compound: 0.43 acre +/-
- Close to: SR 417, I-4, Orlando Sanford Intl Airport, SR 528, I-95, Easy access to all of Central Florida +
- LEASING OPTIONS: See Page 2 of Flyer

Molly Garrett  
BOSS Commercial Real Estate  
Licensed Commercial Real Estate Agent  
Cell: 407-927-3787  
Fax: 321-549-6269  
Molly@BossCRE.com  
www.BossCRE.com

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

# FOR LEASE



## LEASING OPTIONS BREAKDOWN



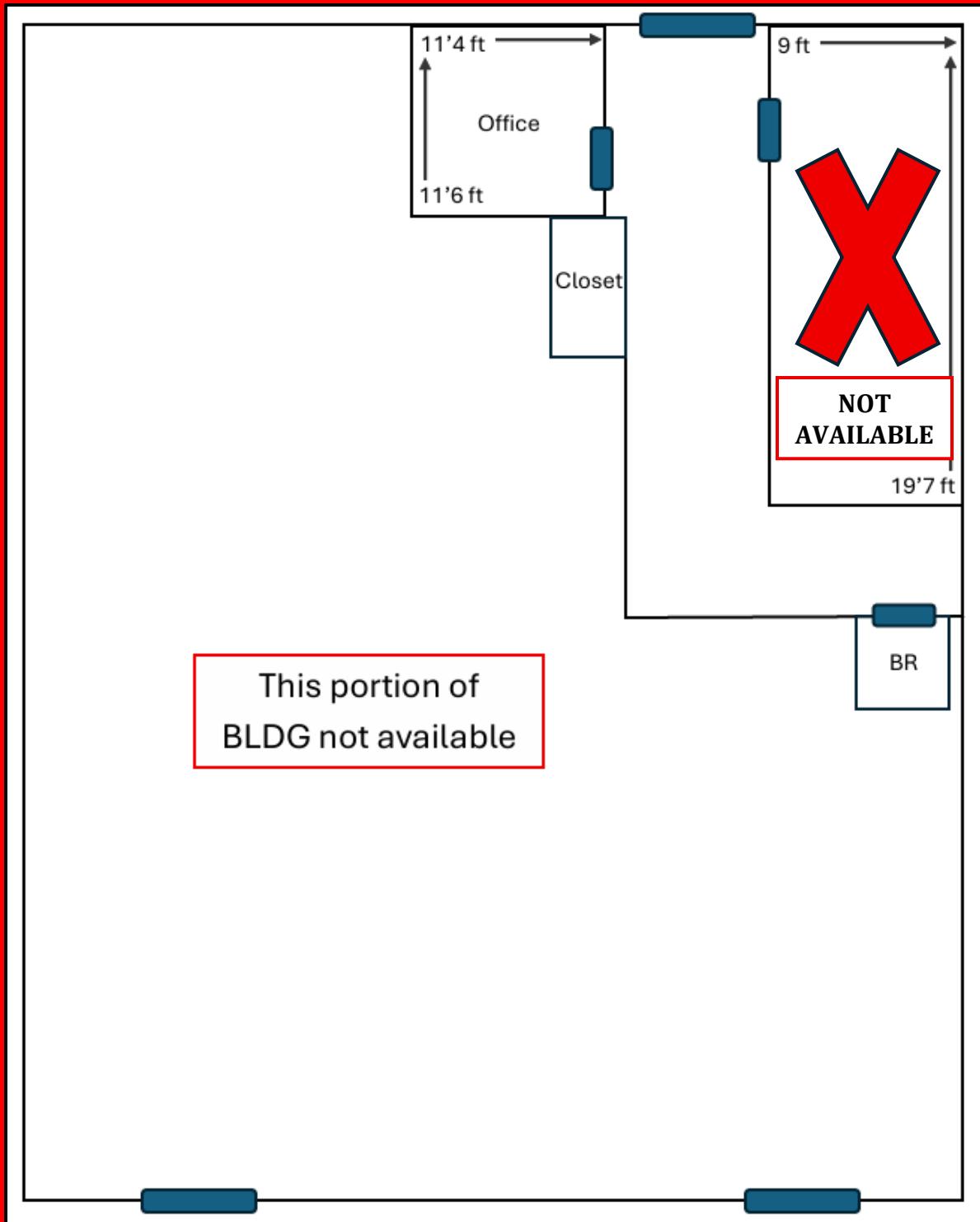
	Pure Office SF	Other Bldg SF	Total Bldg SF	Land Size, ac	Asking Rent
Total Site	1,500	4,623	6,123	1.14	\$16,000
Lots 1 & 2	1,500	1,263	2,763	0.71	\$9,250
Lot 1	1,500	1,263	2,138	0.52	N/A
Lot 2		625	625	0.19	\$3,750
Lot 3			2,470	0.43	Talk to Broker
<b>Office for Lease in 2800 Sanford Ave Building</b>					
Available Space	600		Full Service Monthly Rent		\$1,250

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

# FOR LEASE



LOT 1 OFFICE BLDG FLOORPLAN

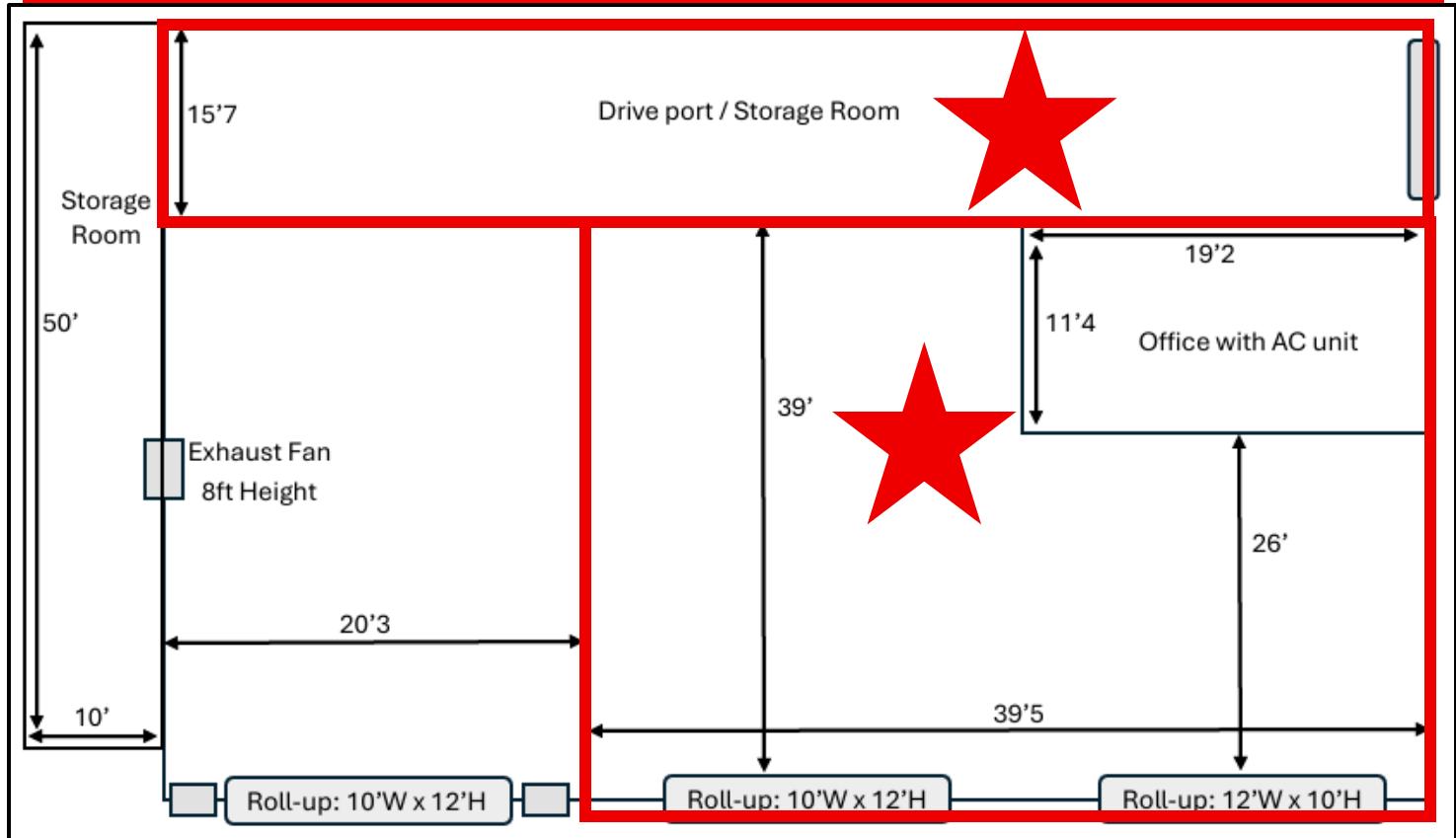


This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

# FOR LEASE



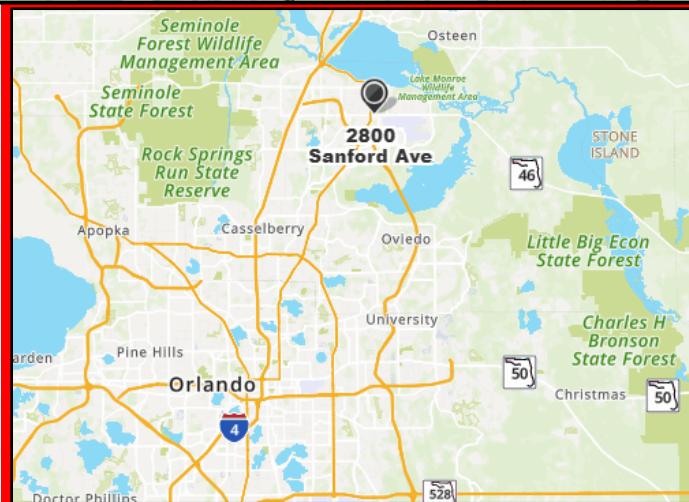
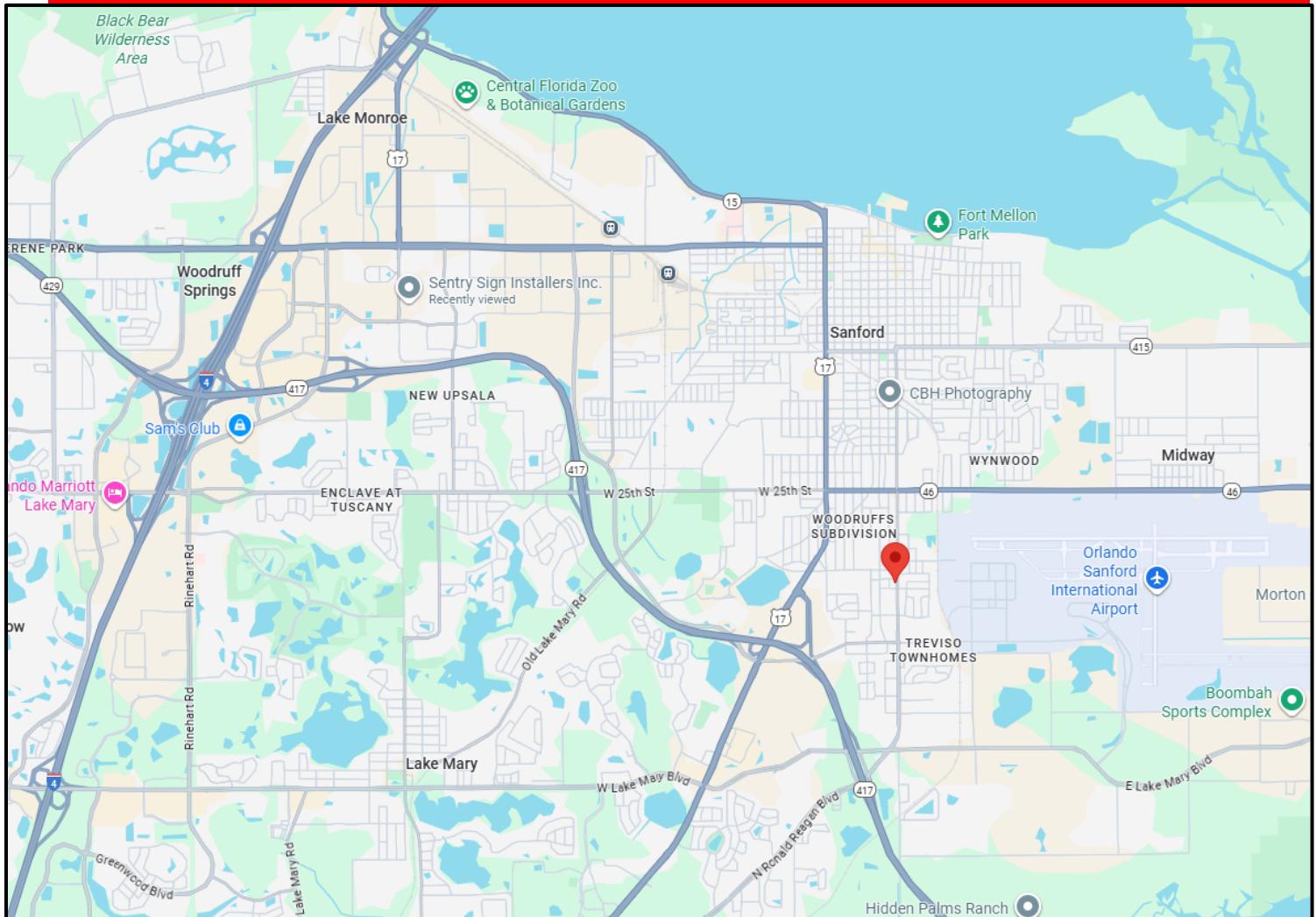
AVAILABLE SPACE IN LOT 3 BUILDING – OUTLINED IN RED



# FOR LEASE



## MAP OVERVIEW



### TRAFFIC COUNTS

Sanford Ave @ E Mattie St 16,507

	1 mile	3 mile	5 mile
Population:	8,242	61,189	102,067
Households:	3,040	22,448	38,468
Avg HH Income:	\$74,978	\$71,905	\$83,340

Boss Commercial Real Estate, LLC  
Licensed Real Estate Brokers

2211 Saxon Dr  
New Smyrna Beach, FL, 32169

Tel: 407-733-8159  
Fax: 321-549-6269

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.