

# 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

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## LEASING OPTIONS BREAKDOWN

Sales Office  
Masonry  
1,500 SF  
30' W x 50' D

Metal Sided Bldg  
3,360 SF  
Bldg: 56' W x 60' D

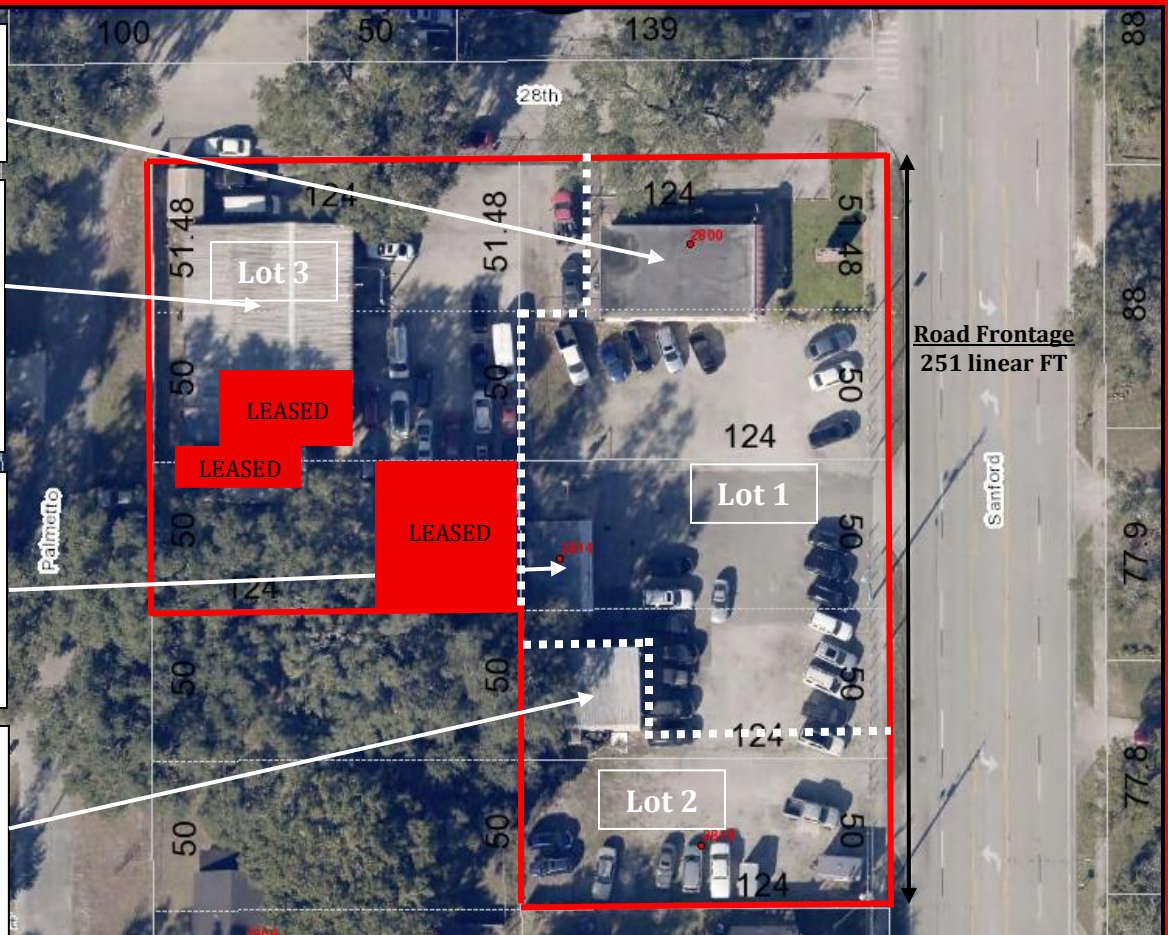
3 Bay Door  
2ea 10'Wx12'H  
1ea 12'Wx10'H  
Auto Service  
Facility + Office

Metal Sided Bldg  
625 SF  
25' W x 25' D

2 Bay Door  
2ea 12'Wx10'H  
Auto Service  
Facility

Metal Sided Bldg  
638 SF +/-  
25' W x 25' D +/-

1 Bay Door  
12'Wx14'H  
Auto Service  
Facility



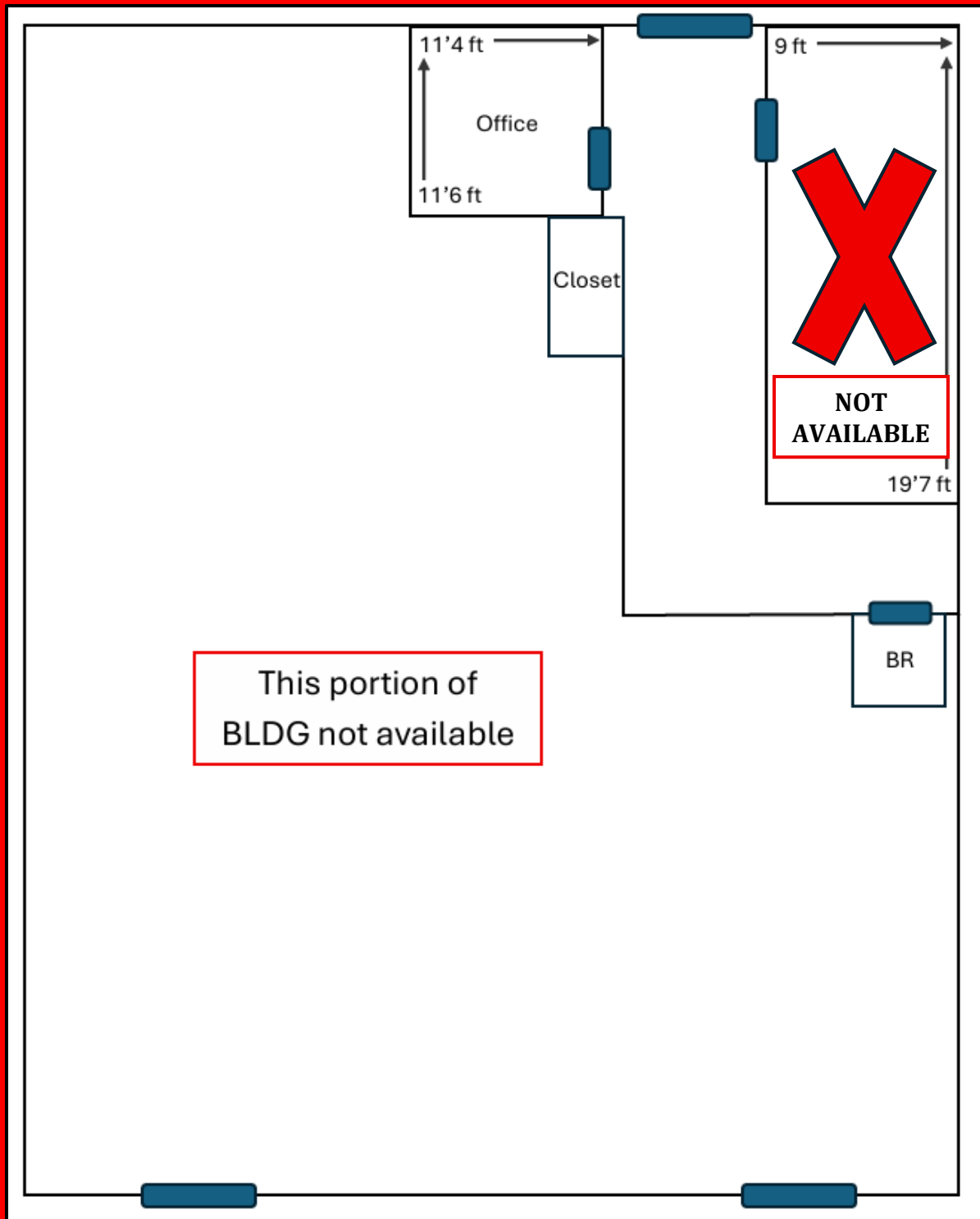
	Pure Office SF	Other Bldg SF	Total Bldg SF	Land Size, ac	Asking Rent
Total Site	1,500	4,623	6,123	1.14	\$16,000
Lots 1 & 2	1,500	1,263	2,763	0.71	\$9,250
Lot 1	1,500	1,263	2,138	0.52	N/A
Lot 2		625	625	0.19	\$3,750
Lot 3			2,470	0.43	Talk to Broker
Office for Lease in 2800 Sanford Ave Building					
Available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

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## LOT 1 OFFICE BLDG FLOORPLAN



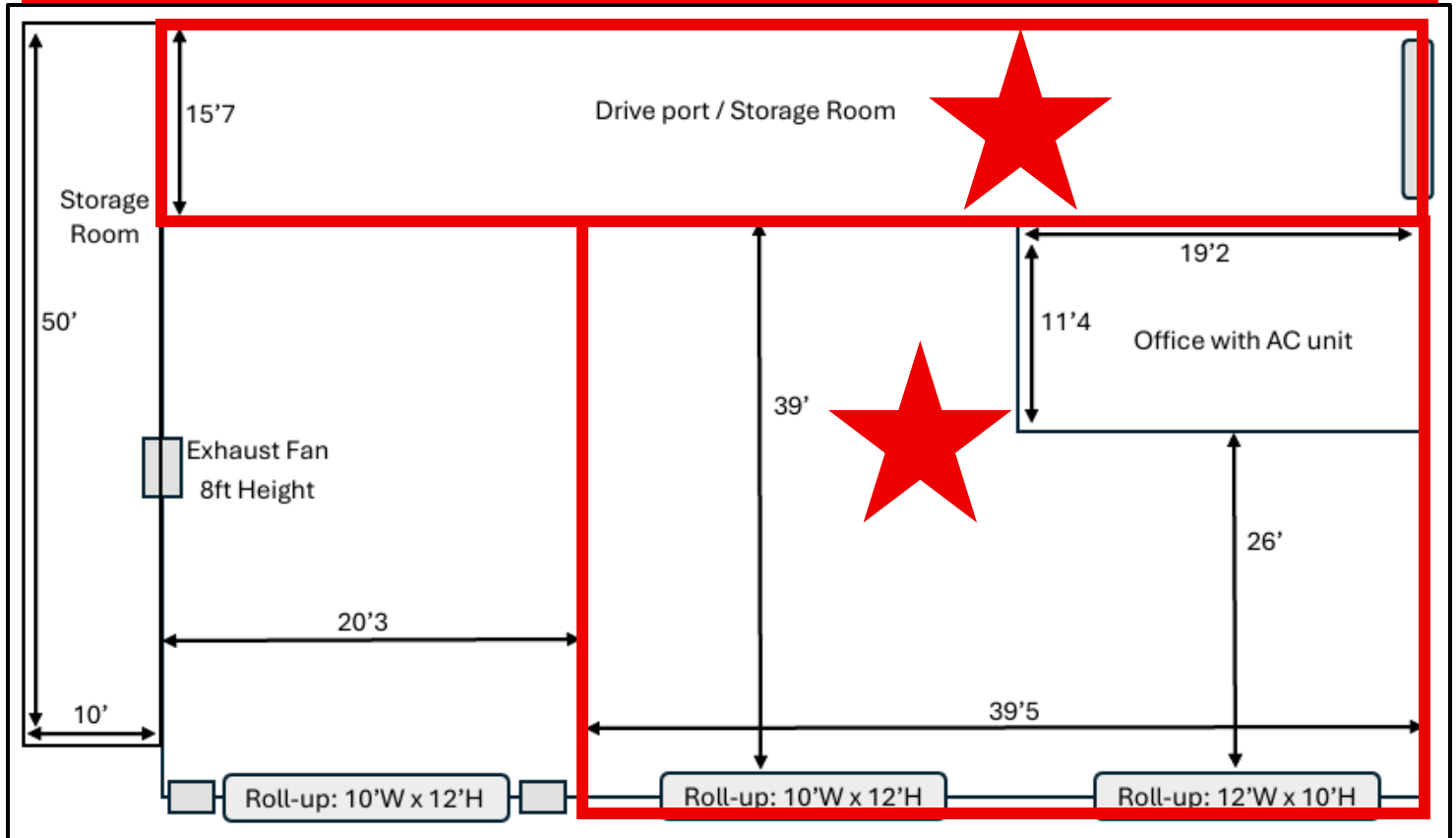
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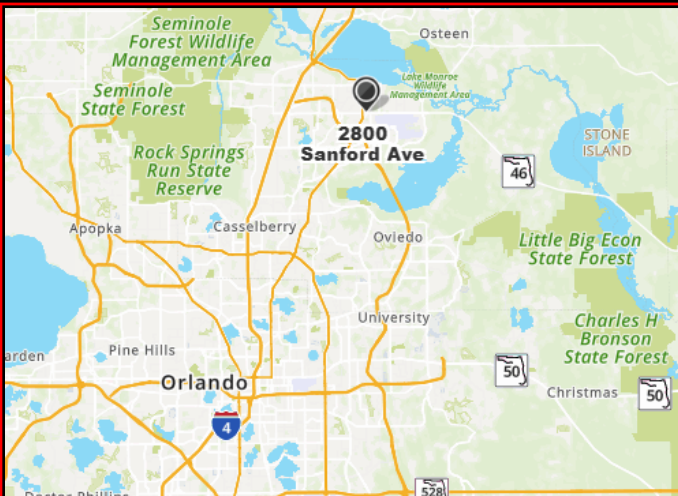
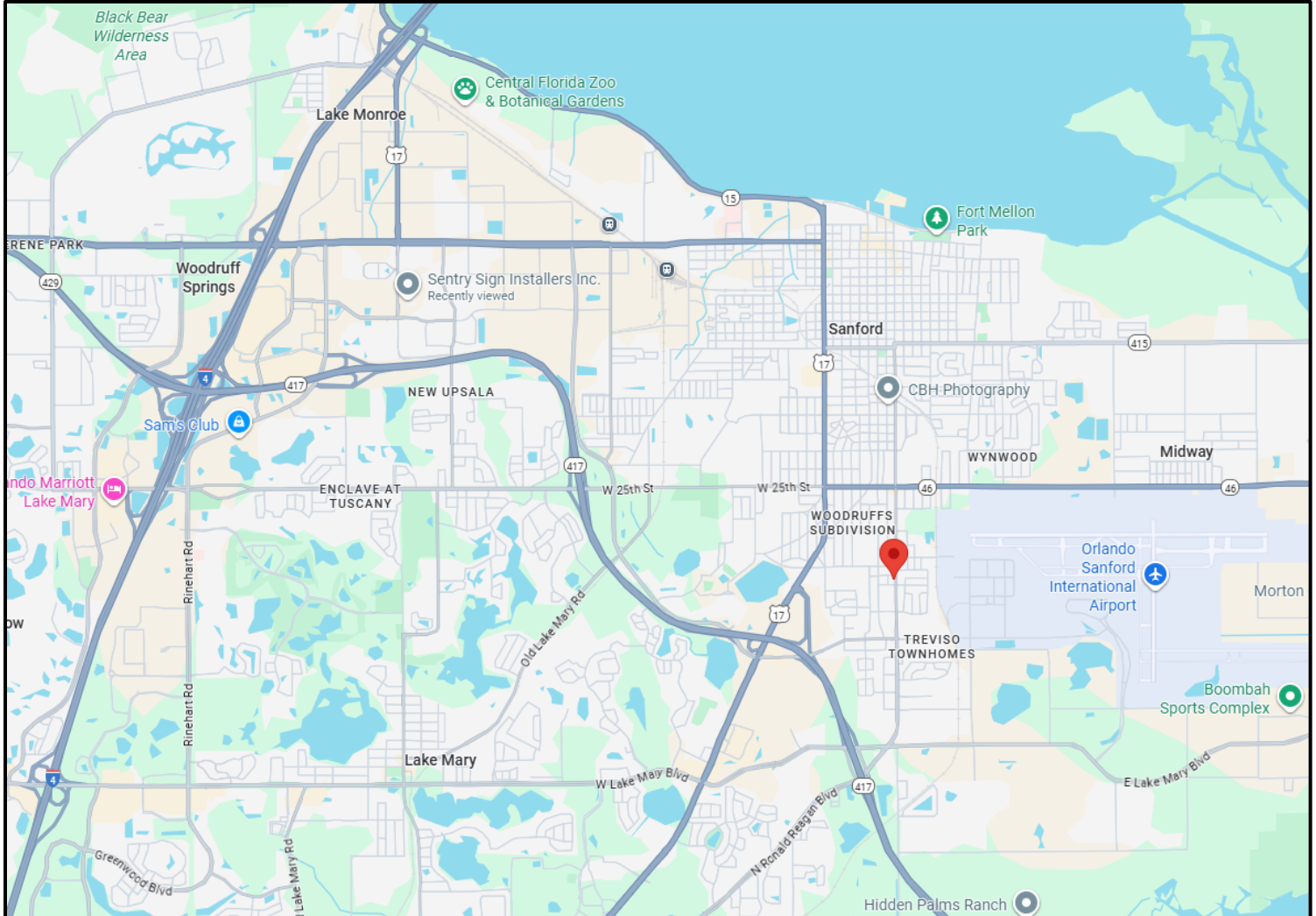
AVAILABLE SPACE IN LOT 3 BUILDING – OUTLINED IN RED



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## MAP OVERVIEW



## TRAFFIC COUNTS

Sanford Ave @ E Mattie St 16,507

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
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

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