

The Brickhouse Collective

108 Park Ave, Sanford, Florida 32771

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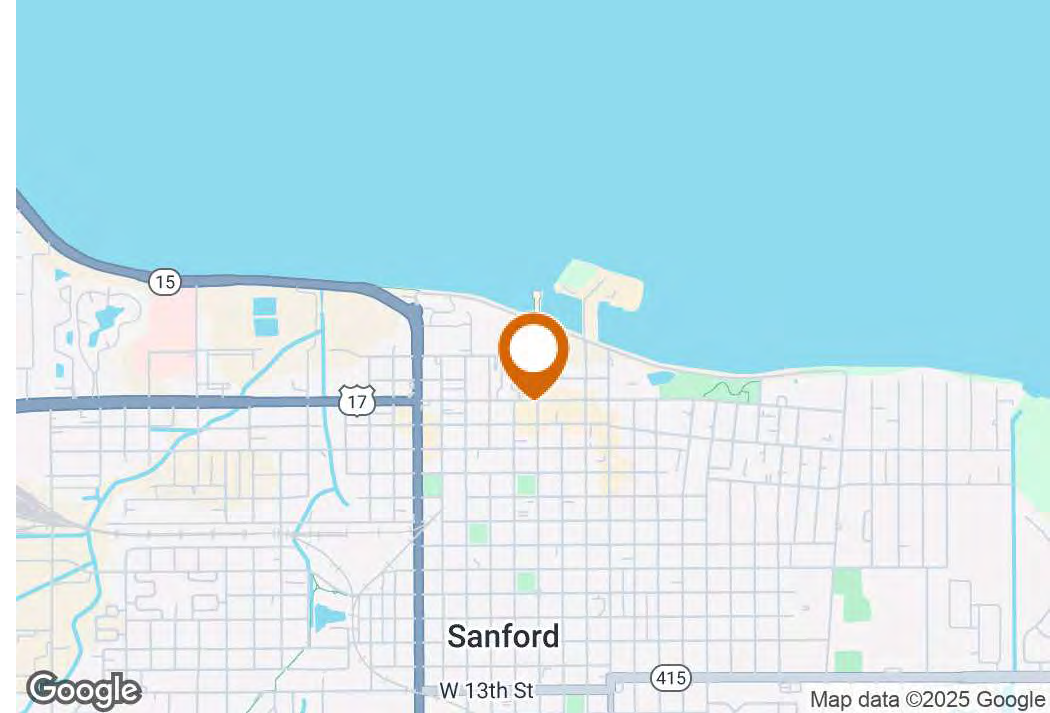
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EXECUTIVE SUMMARY



Sale Price

\$2,000,000

Offering Summary

Building Size:	5,670 SF
Lot Size:	0.07 Acres
Price / SF:	\$352.73
Year Built:	1901
Renovated:	2021
Zoning:	SC3
Market:	Orlando-Kissimmee-Sanford, FL
Traffic Count:	2,200
Parcel ID:	25-19-30-5AG-0304-001A

A Walkable Destination for Commerce, Culture, and Community

Nestled along Sanford's renowned Park Avenue corridor, this property benefits from a location at the epicenter of one of Central Florida's most vibrant and evolving downtown markets. Historic Downtown Sanford has transformed over the last decade into a regional destination for dining, nightlife, arts, and boutique retail, attracting both locals and visitors seeking authentic small-city charm with modern amenities.

The surrounding neighborhood blends historic architecture with adaptive reuse projects, creating a cohesive streetscape filled with restaurants, breweries, and artisan retailers. Local landmarks such as Hollerbach's Willow Tree Café, Henry's Depot, Christo's, Tuffy's Bottle Shop, and Fort Mellon Park draw consistent pedestrian traffic year-round, while proximity to the Sanford Riverwalk, Lake Monroe, and the SunRail Station continues to fuel growth and accessibility.

Positioned directly in the middle of Sanford's "Main & Main," 108 S Park Avenue offers unparalleled exposure within a bustling downtown environment where daytime commerce, weekend tourism, and after-hours entertainment converge —making it one of the most strategically placed investment properties in the city.

PROPERTY DESCRIPTION



Stately Brick Mixed-Use Investment in the Heart of Historic Downtown Sanford

Located on the most desirable retail corridor in Downtown Sanford, 108 S Park Avenue represents an exceptional income-producing mixed-use property combining early 20th-century character with modern renovations and tenant-ready improvements.

Built in 1901 and fully restored in 2020, this ±5,670 SF two-story brick building sits on a 0.07-acre parcel in the middle of Sanford's thriving Historic District. The ground floor consists of three individual retail suites with prominent frontage along S Park Avenue, each designed for boutique, gallery, or café use. The second floor offers upgraded office space featuring refinished hardwood floors, period lighting fixtures, and exposed architectural details that preserve the property's original charm while supporting modern professional use.

Recent capital improvements include new HVAC systems, roof replacement, structural enhancements, and restored façade and awnings—creating a true “plug-and-play” asset for investors and tenants alike. With SC-3 zoning, street parking, and full ADA accessibility, 108 S Park Avenue delivers both historic appeal and functional efficiency in a market with rising rental demand and limited supply.

PROPERTY HIGHLIGHTS



- Prime Downtown Sanford Location - Inline brick building on S Park Avenue within the Historic District's retail core
- ±5,670 SF | 0.07 AC | Two Stories - Three ground-floor retail suites and upgraded second-floor office space
- Fully Renovated in 2020 - Capital improvements include new roof, HVAC, lighting, structural and façade restoration
- Classic Brick Construction (Built 1901) - Period architecture with modern functionality and curb appeal
- Investment Flexibility - Ideal for investors repositioning leases at below-market rents for value-add upside
- Strong Tenant Mix - Multiple tenants in place; short-term leases allow for near-term rent restructuring
- SC-3 Zoning - Permits a wide range of commercial, office, and mixed-use operations
- Accessible with Street Parking - Easy access for customers and professionals alike
- Vibrant Trade Area - Steps from Hollerbach's, Henry's Depot, Christo's, Tuffy's, and Sanford Riverwalk
- Excellent Visibility & Foot Traffic - Located on Sanford's "Main & Main" corridor—high exposure within walkable downtown

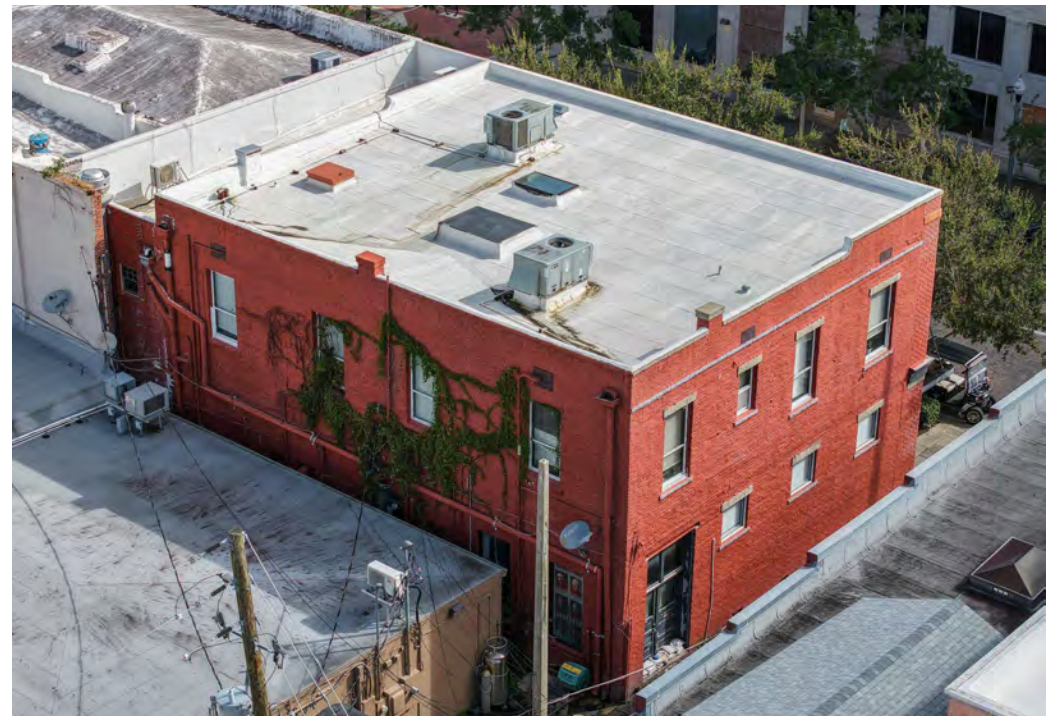


A Heritage Building Reinvented for Modern Use

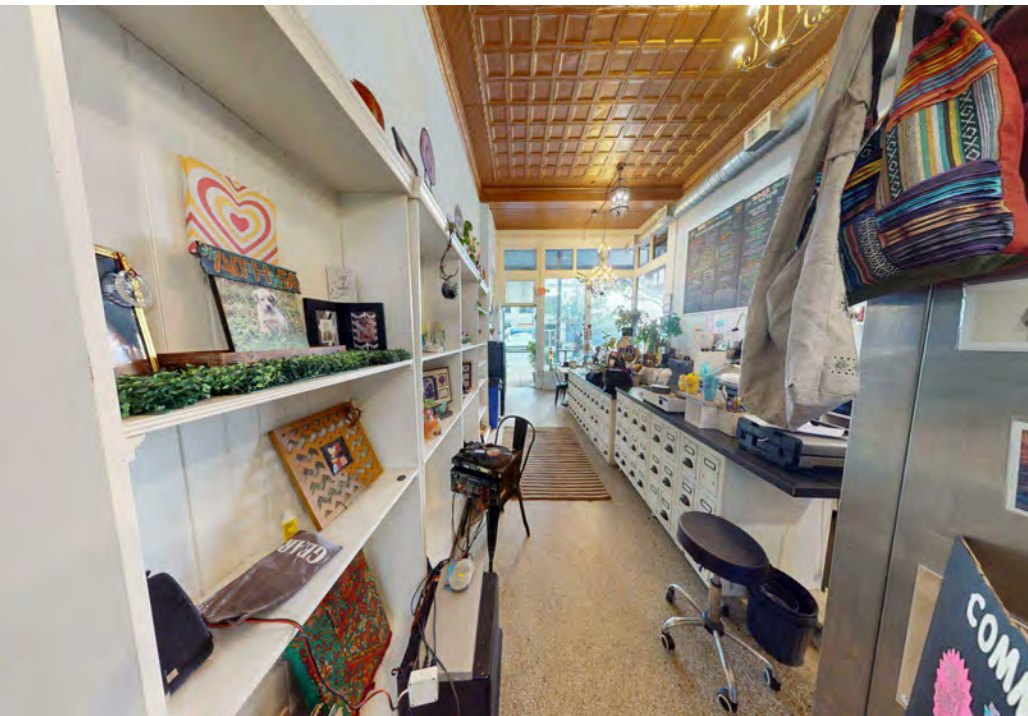
Constructed in 1901, 108 S Park Avenue is a testament to Sanford's enduring legacy as one of Central Florida's earliest centers of trade and culture. Its brick construction and timeless façade are emblematic of the city's early commercial architecture, designed to withstand both time and transformation.

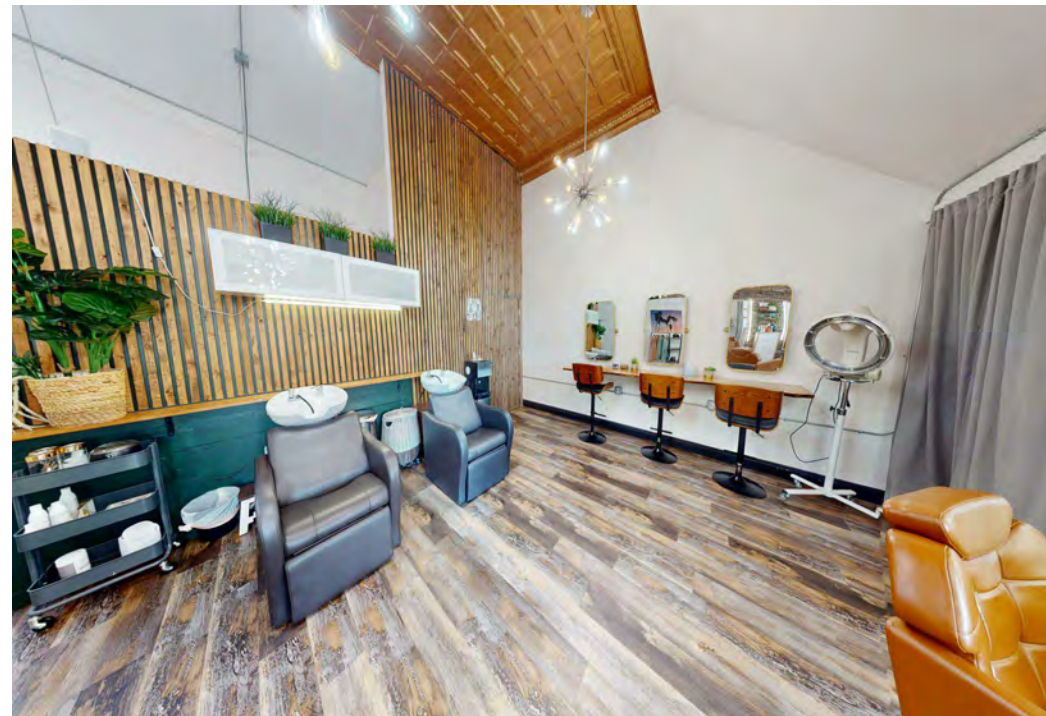
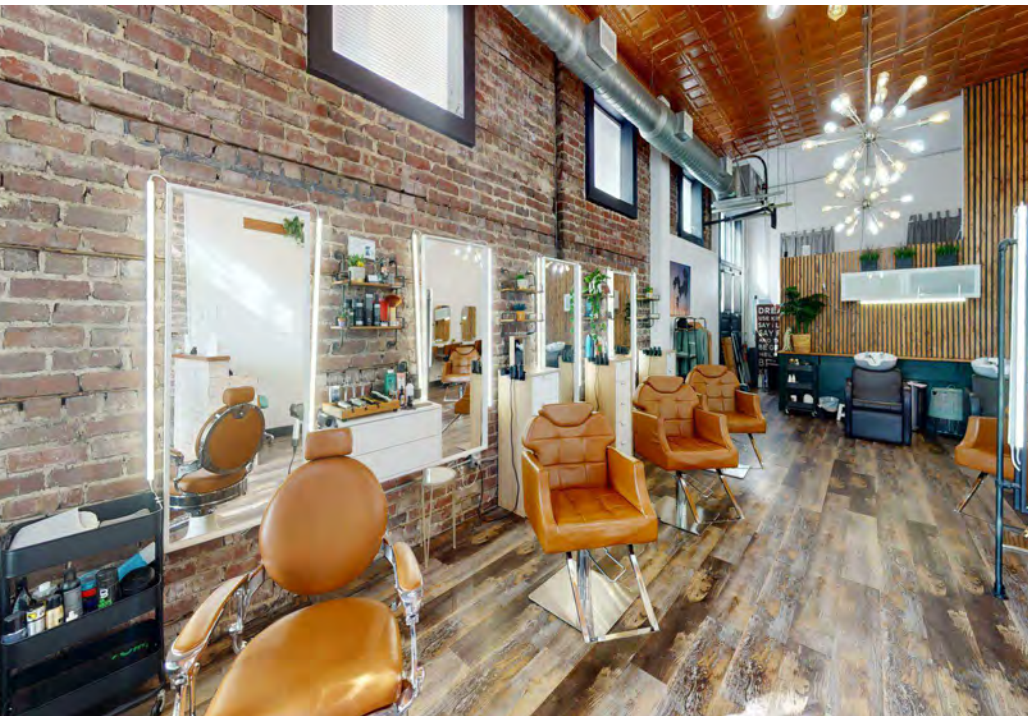
Over the years, the property has been home to a variety of local merchants, offices, and specialty retailers, each contributing to the vitality of Sanford's historic downtown fabric. The building's 2020 renovation modernized the infrastructure—upgrading systems, structure, and aesthetics—while preserving its original proportions and materials.

Today, 108 S Park Avenue stands as a symbol of Sanford's successful downtown revitalization, offering investors the rare ability to own a legacy property that fuses historical craftsmanship with modern cash-flow potential in one of Central Florida's most authentic urban districts.





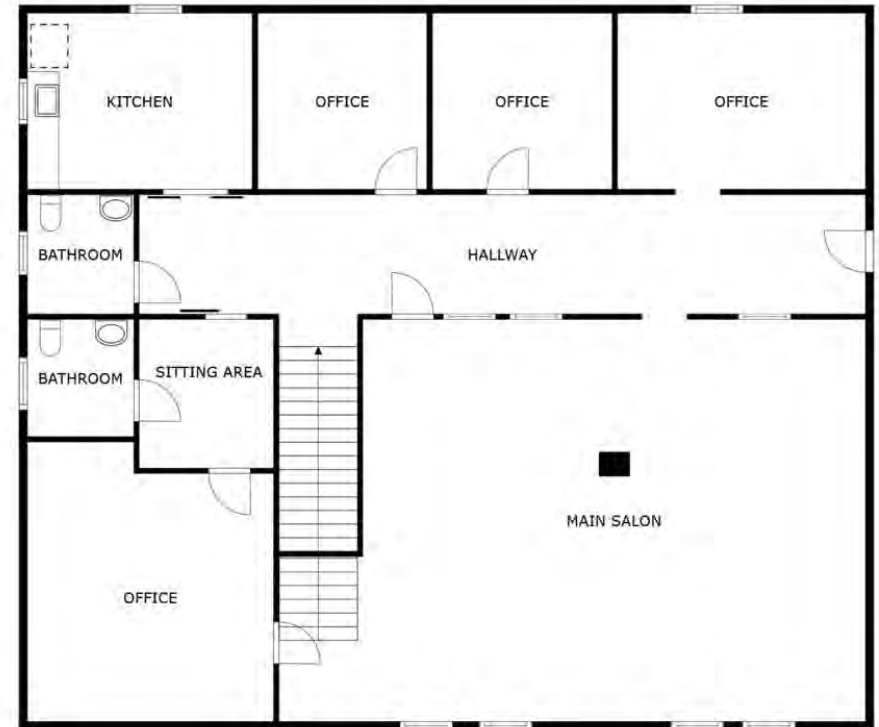






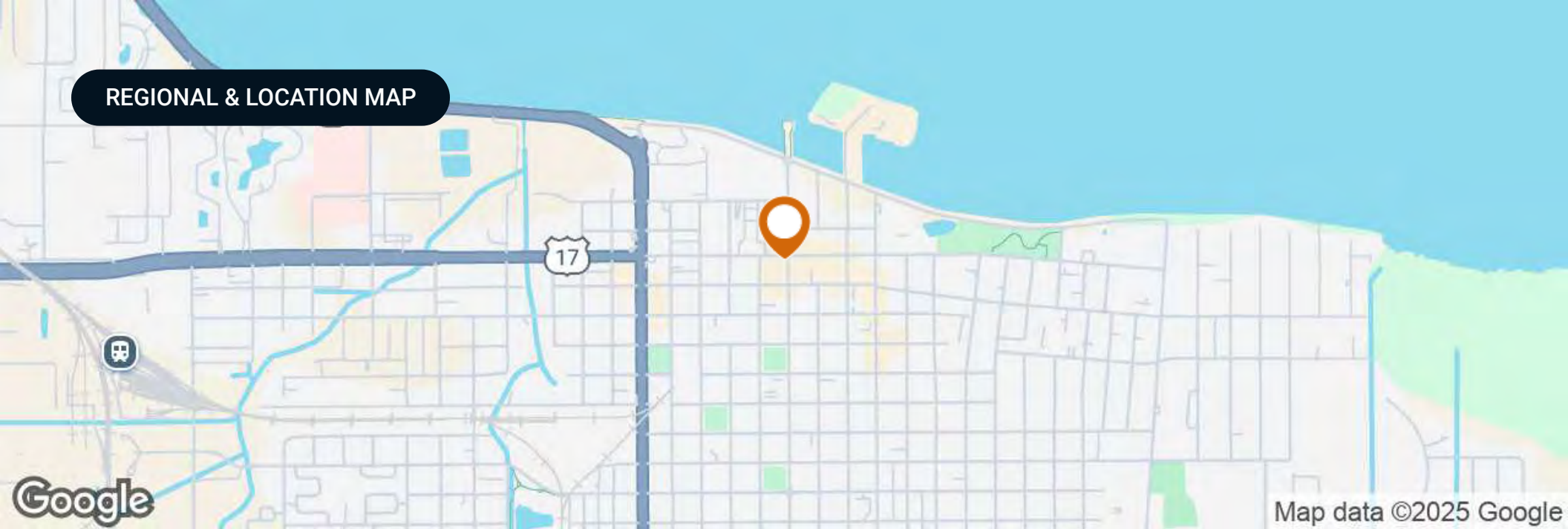


FLOOR 1

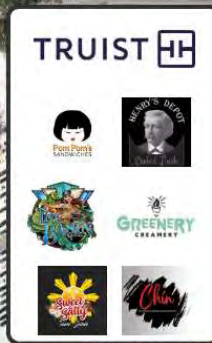


FLOOR 2

REGIONAL & LOCATION MAP



RETAILER MAP



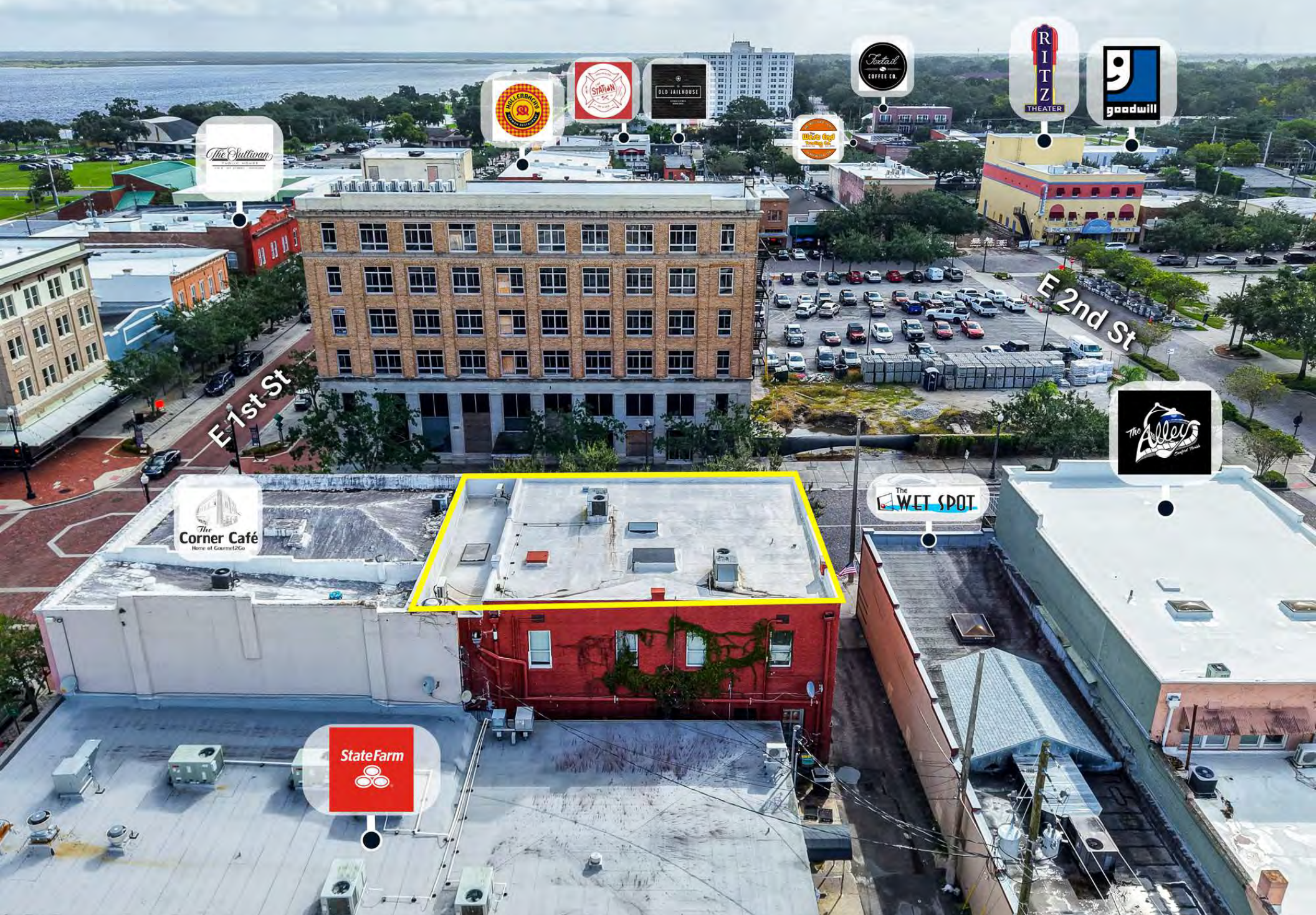
Imagery ©2025 Airbus, Maxar Technologies





N Park Ave





- 15 Minute Drive
- 30 Minute Drive
- 45 Minute Drive

AREA ANALYTICS

AlphaMap CRE data and insights on alphamap.com

© Mapbox © OpenStreetMap [Improve this map](#)

Population

	15 Minutes	30 Minutes	45 Minutes
Total Population	96,411	824,847	2,068,248
Average Age	39	41	41
Average Age (Male)	38	40	40
Average Age (Female)	40	42	42

Household & Income

	15 Minutes	30 Minutes	45 Minutes
Total Households	36,380	317,382	785,082
Persons per HH	2.7	2.6	2.6
Average HH Income	\$93,867	\$102,761	\$99,424
Average House Value	\$353,898	\$394,613	\$383,748
Per Capita Income	\$34,765	\$39,523	\$38,240

Map and demographics data derived from AlphaMap



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