

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 28th 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



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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



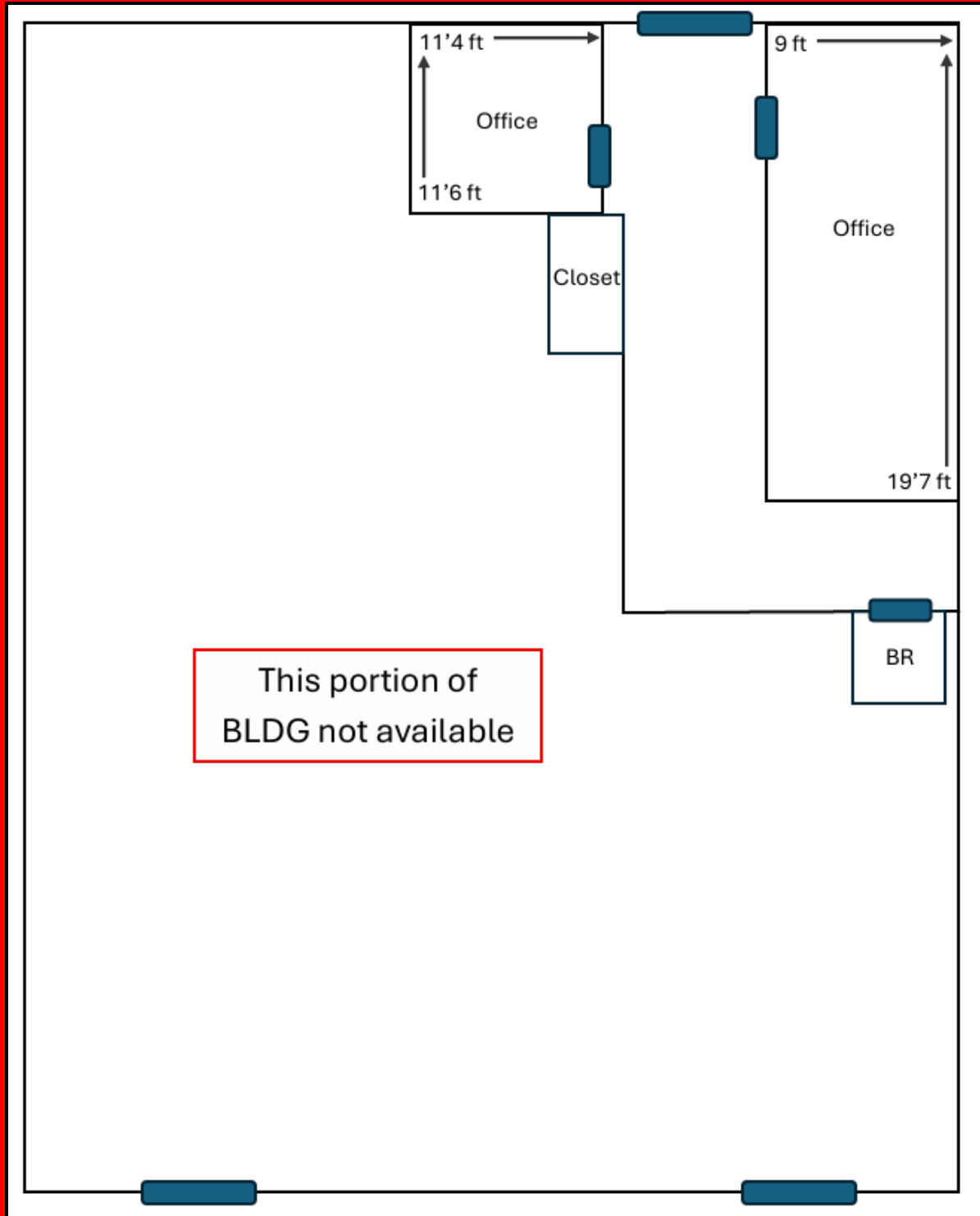
	Pure Office SF	Other Bldg SF	Total Bldg SF	Land Size, ac	Asking Rent
Total Site	1,500	4,623	6,123	1.14	\$16,000
Lots 1 & 2	1,500	1,263	2,763	0.71	\$9,250
Lot 1	1,500	1,263	2,138	0.52	N/A
Lot 2		625	625	0.19	\$3,750
Lot 3		3,360	3360	0.43	\$6,500
Office for Lease in 2800 Sanford Ave Building					
Available Space	600		Full Service Monthly Rent		\$1,250

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LOT 1 OFFICE BLDG FLOORPLAN

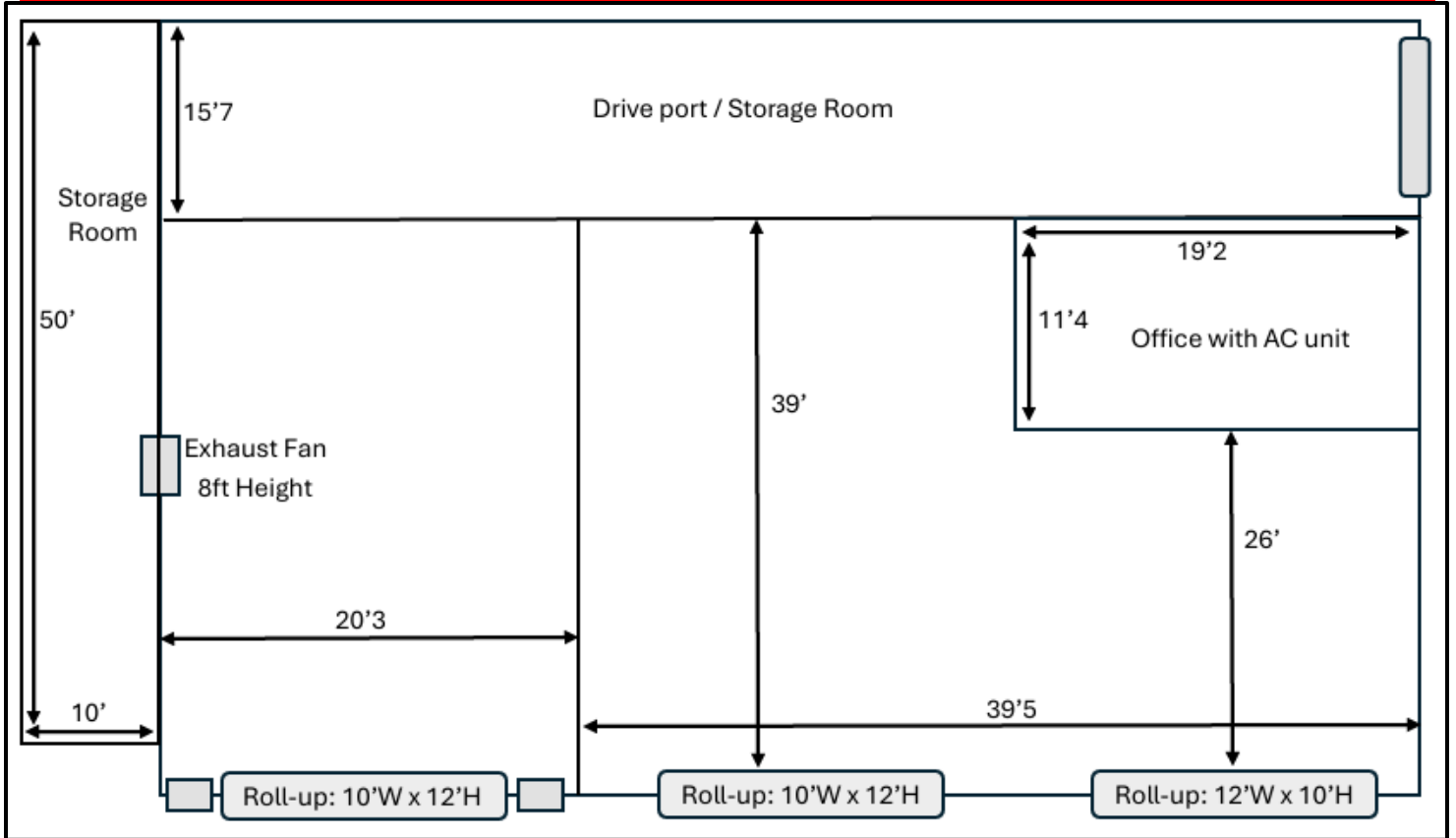


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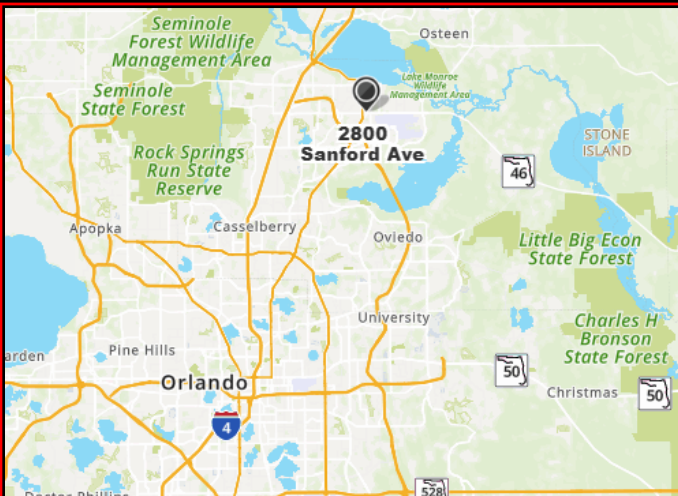
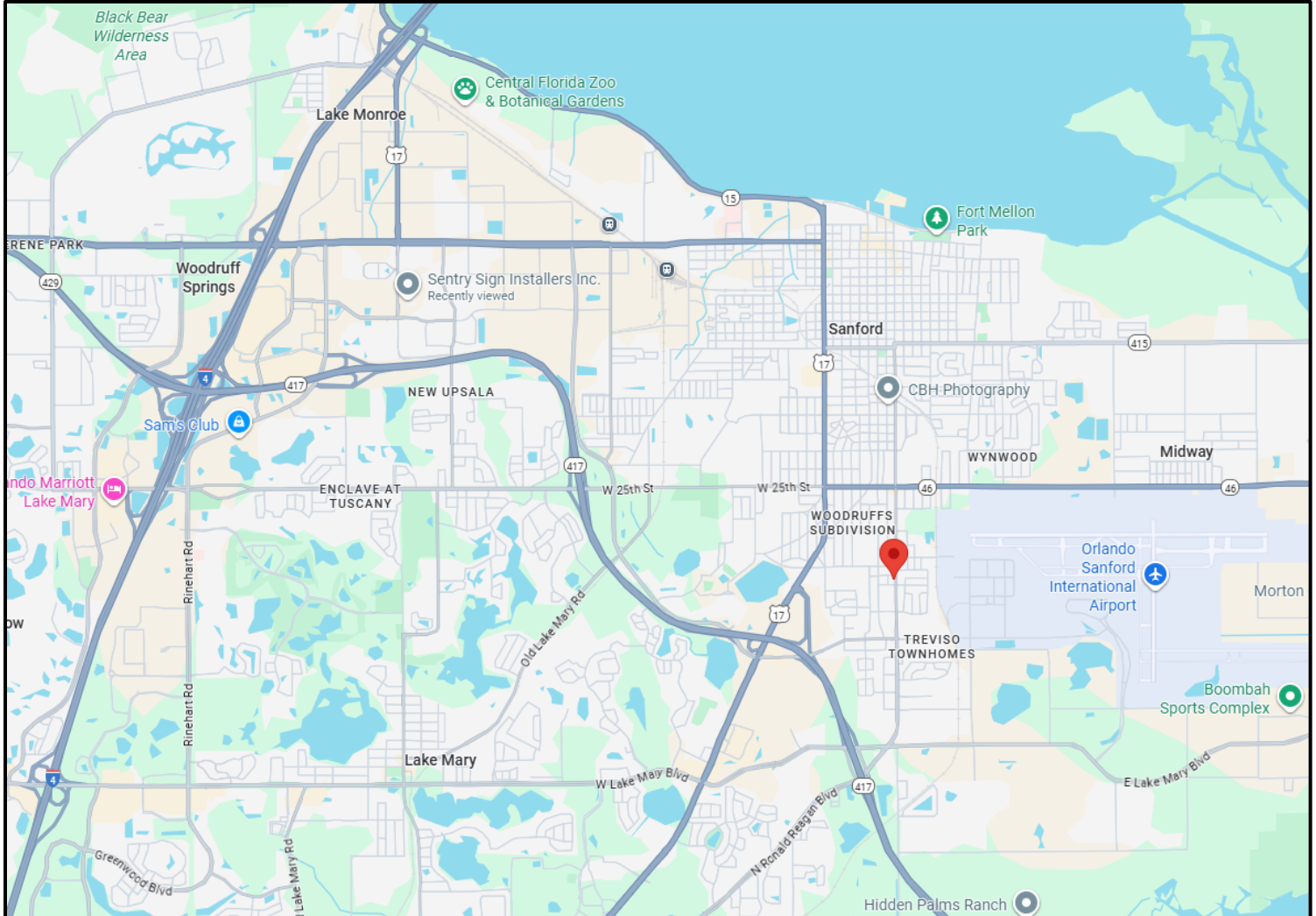
FLOORPLAN OF LOT 3 BUILDING



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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

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