

**PROPOSAL**  
**S Orlando Dr**  
**Commercial Land**

**0 SOUTH ORLANDO DRIVE**

Sanford, FL 32773

**PRESENTED BY:**

**LANCE COBB**

O: 941.387.1200

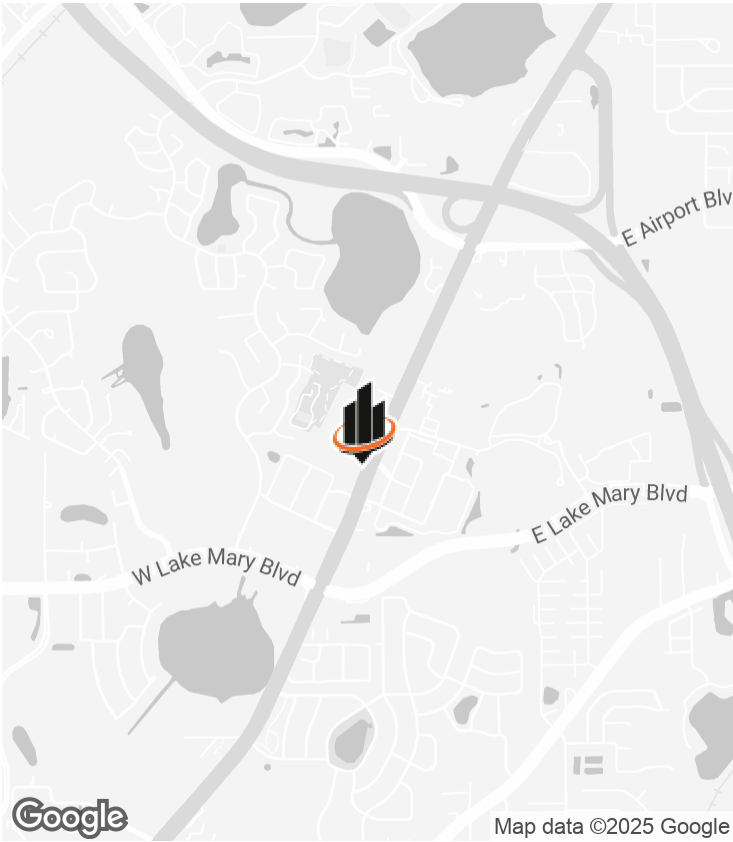
[lance.cobb@svn.com](mailto:lance.cobb@svn.com)

FL #SL3483253

**1.80 ACRES**



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,200,000
LOT SIZE:	1.8 Acres

PROPERTY DESCRIPTION

Introducing an exceptional opportunity for Land/Retail investors in the thriving Sanford area. This prime property on South Orlando Drive offers a strategic location with high visibility and accessibility. Spanning 1.8 acres, this site presents a versatile canvas for Mixed-Use retail development or commercial/multifamily expansion. Its proximity to key transportation routes and major amenities ensures maximum exposure and convenience. With a growing demand for commercial space in the area, this property promises a lucrative investment opportunity. Don't miss the chance to capitalize on the potential of this highly desirable location for your next retail venture or development project.

PROPERTY HIGHLIGHTS

- Strategic location with high visibility and accessibility in Sanford area.
- Versatile canvas for retail development or commercial expansion.
- Proximity to key transportation routes and major amenities for maximum exposure.
- Growing demand for commercial space in the area.

PROPERTY DESCRIPTION



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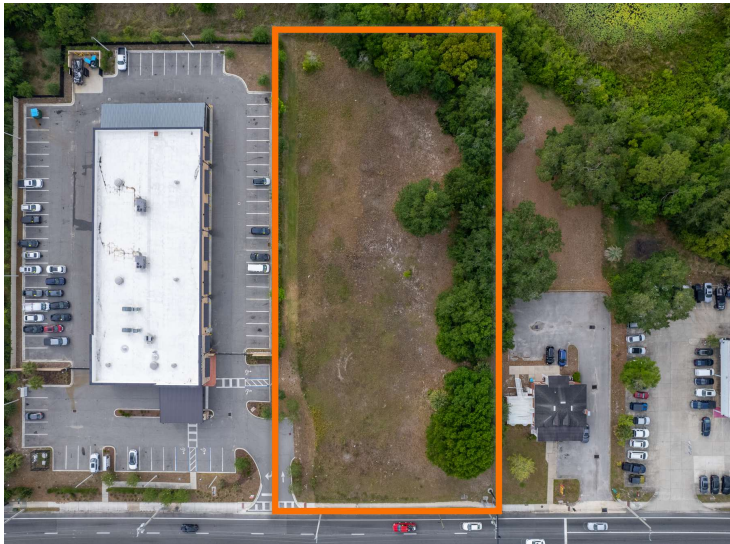
Introducing an exceptional opportunity for Land/Retail investors in the thriving Sanford area. This prime property on South Orlando Drive offers a strategic location with high visibility and accessibility. Spanning 1.8 acres, this site presents a versatile canvas for Mixed-Use retail development or commercial/multifamily expansion. Its proximity to key transportation routes and major amenities ensures maximum exposure and convenience. With a growing demand for commercial space in the area, this property promises a lucrative investment opportunity. Don't miss the chance to capitalize on the potential of this highly desirable location for your next retail venture or development project.

LOCATION DESCRIPTION

Step into Sanford, FL – where growth meets opportunity in one of Central Florida's hottest land and retail markets. Positioned just minutes from the booming downtown area, the location offers convenience and accessibility. Enjoy close proximity to the Orlando Sanford International Airport, providing connections to major business hubs. The Seminole Towne Center and the nearby community of Lake Mary offer potential for retail development and growth. With a rich history and a focus on economic development, Sanford presents a prime opportunity for investors looking to capitalize on the area's upward trajectory. Don't miss out on the potential of this prime location for your next commercial investment. Parcel ID: 01-20-03-0512-0000-0480



## COMPLETE HIGHLIGHTS

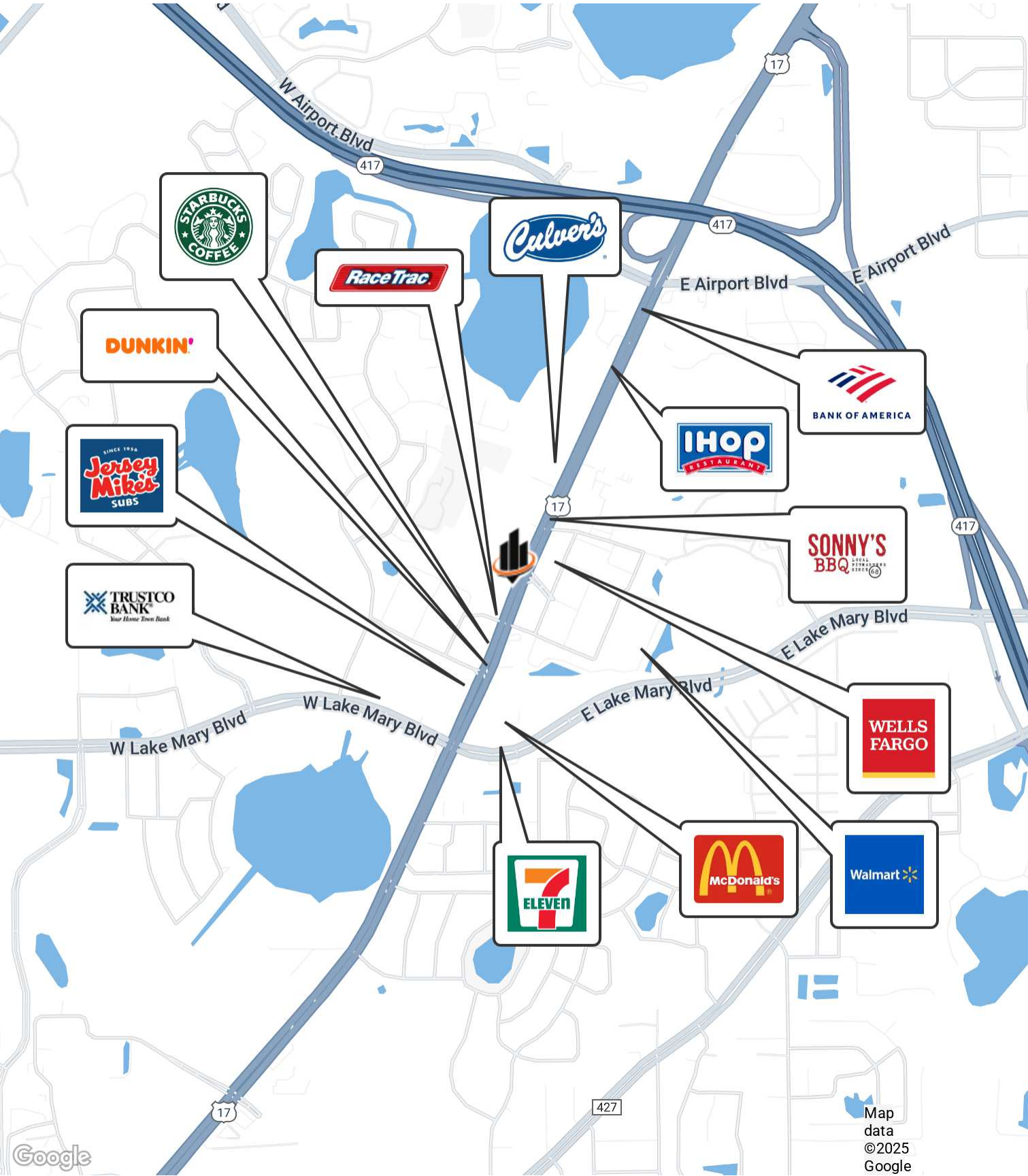


## PROPERTY HIGHLIGHTS

- Strategic location with high visibility and accessibility in Sanford area.
- Versatile canvas for retail development or commercial expansion.
- Proximity to key transportation routes and major amenities for maximum exposure.
- Growing demand for commercial space in the area.
- 26,500 average annual daily traffic (AADT) for heightened visibility.

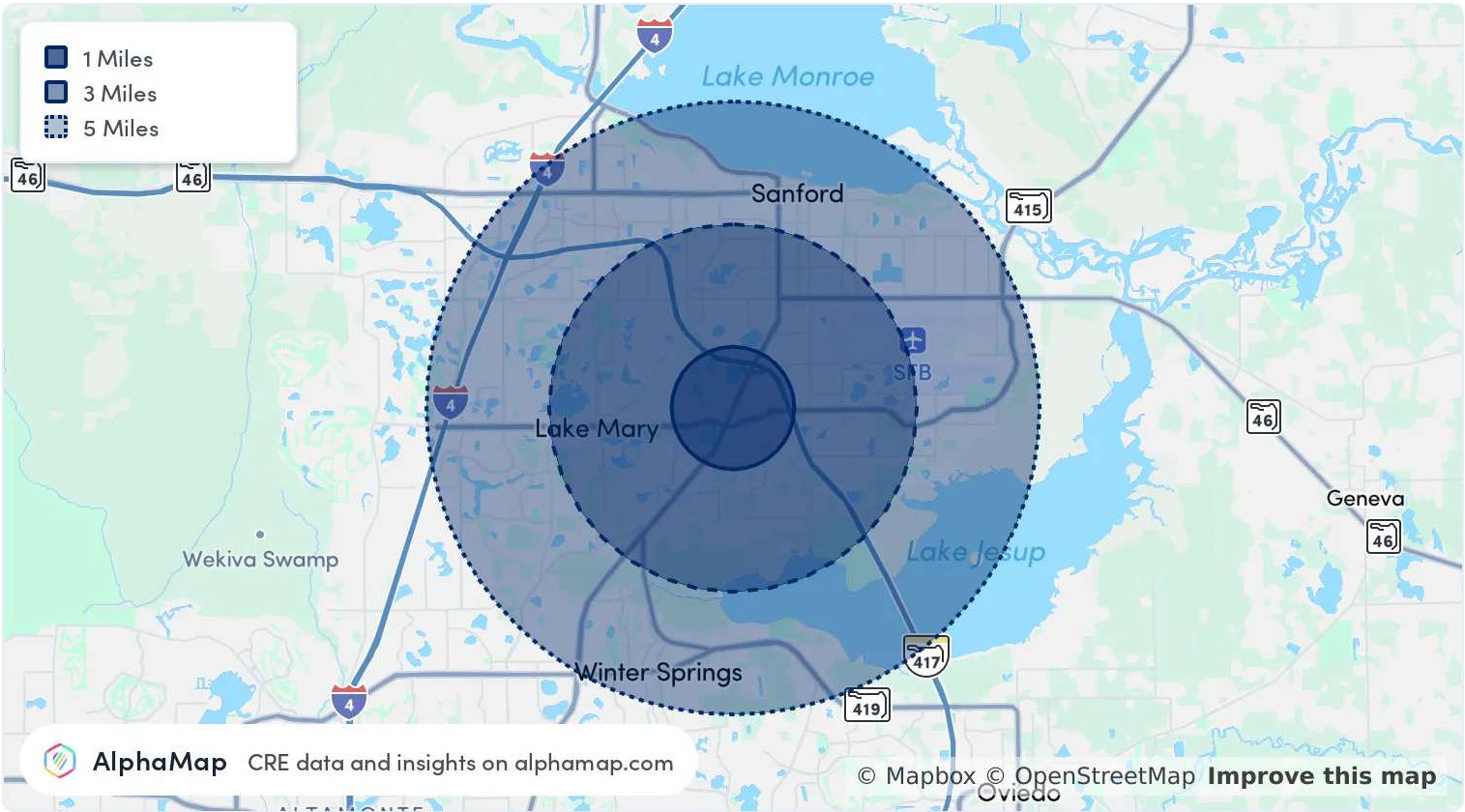


AERIAL MAP





AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,712	57,269	139,785
AVERAGE AGE	38	39	40
AVERAGE AGE (MALE)	37	38	39
AVERAGE AGE (FEMALE)	39	41	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,074	20,997	53,880
PERSONS PER HH	2.6	2.7	2.6
AVERAGE HH INCOME	\$71,442	\$90,464	\$96,574
AVERAGE HOUSE VALUE	\$246,240	\$317,472	\$353,203
PER CAPITA INCOME	\$27,477	\$33,505	\$37,143

Map and demographics data derived from AlphaMap

## ADVISOR BIO



### LANCE COBB

Advisor

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Direct: **941.387.1200** | Cell: **941.356.4781**

FL #SL3483253

## PROFESSIONAL BACKGROUND

Lance Cobb, your strategic partner in commercial real estate investments. With a stellar business track record spanning over a decade, Lance has successfully brokered transactions across diverse sectors including Retail, Medical, Land, Self Storage, and Multifamily properties. He holds an MBA and serves as a Hospitality & Urban Land Advisor at SVN Commercial Advisory Group in the vibrant city of Tampa, Florida. His unique edge stems from over a decade of personal investing in the residential real estate market, granting him unparalleled insights into evaluating business investments from multifaceted perspectives.

Renowned for his hands-on approach, Lance is dedicated to rolling up his sleeves and diving into the groundwork, offering tailored solutions, crucial information, and unwavering support to his clients as they navigate complex investment landscapes. Fueled by an unyielding spirit, he takes immense pride in delivering top-tier service to visionary individuals who dare to dream big. As a native of Louisiana, Lance earned his undergraduate degree in Computer Information Systems from Southeastern Louisiana University in Hammond, Louisiana before finding his calling in the picturesque shores of Sarasota, where he pursued his master's in Business Administration. Lance Cobb isn't just your average commercial real estate agent; he's your gateway to unparalleled success in the investment realm. With a penchant for adventure, Lance finds solace in exploring the world with his loved ones, reading and writing material at beaches, and indulging in a myriad of recreational sports, including golfing, boating, basketball, and weightlifting.

But Lance's interests don't stop there. He's also a content creator, serving as a social media influencer and brand ambassador, reaching audiences with compelling messages. Beyond the digital realm, Lance is a motivational speaker, inspiring others to reach beyond the stars and seize every opportunity that comes their way.

## EDUCATION

BS in Computer Information Systems,  
Southeastern Louisiana University – Hammond, La.  
Master of Business Administration,  
Argosy University – Sarasota, FL.

## MEMBERSHIPS

International Council of Shopping Centers (ICSC)  
REALTOR® Association of Sarasota and Manatee, Inc.  
Asian American Hotel Owners Association (AAHOA)

**SVN | Commercial Advisory Group**  
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