

COMMERCIAL / INDUSTRIAL / RETAIL DEVELOPMENT OPPORTUNITY



Two Adjacent Commercial Parcels For Development

2606 Country Club Rd, Sanford, Florida, 32771

ID# 35-19-30-300-0170-0000 - 1.01 AC (+/-)

ID# 35-19-30-300-0140-0000 - 3.99 AC (+/-)

5.0 Acre commercial development parcel in Sanford, Florida on the northwest corner of Country Club Road and Southwest Roads. This level site includes 2.25 acres that are designated as uplands and developable. The remaining 2.75 acres are identified as wetlands. The properties are zoned commercial and suitable for a variety of commercial and industrial uses.

The properties provide 350 feet of frontage along Country Club Road and 170 feet of frontage on Southwest Road. Traffic at the corner along Country Club Rd is 7,400 AADT. The site is located 300 feet east of Airport Road in Sanford and less than ¼ mile to the Exit/entrance to the Seminole Expressway (417) and CR-46A (25th street). The surrounding and nearby properties are commercial – industrial with retail services and a Wawa less than 750 feet to the south. The properties provide access to Sanford and Seminole County and greater Orlando via the 417.

The street frontage on a hard corner offers many commercial and light industrial development opportunities. The future land use is Commercial. The broad classification allows numerous commercial uses, such as retail and convenience shops, vehicle sales, garage services, small warehousing, storage yard, Flex, distribution, storage and service-related businesses and professional offices. The max FAR is .35. City of Debarry development overlays may modify published use options and require a mixed-use development.

Please contact broker for additional property details.

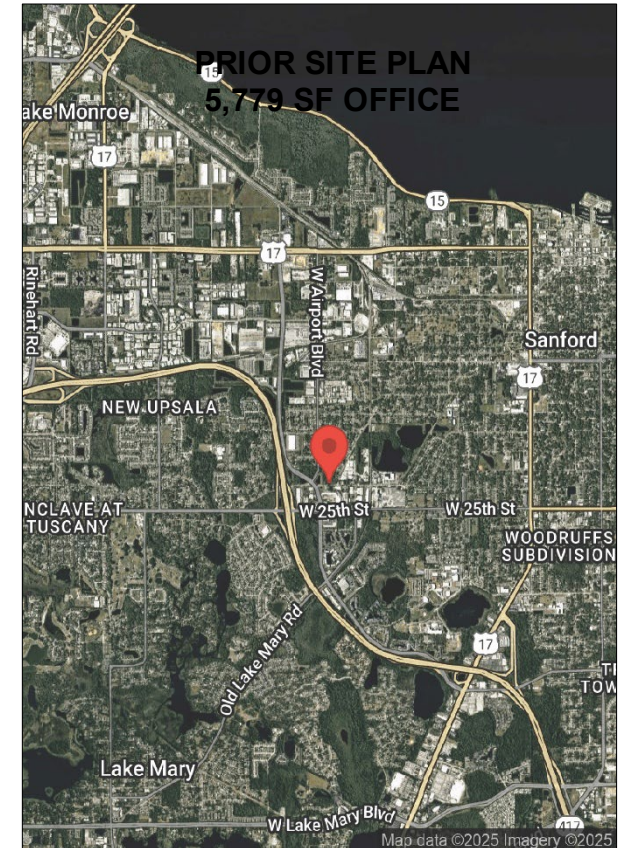
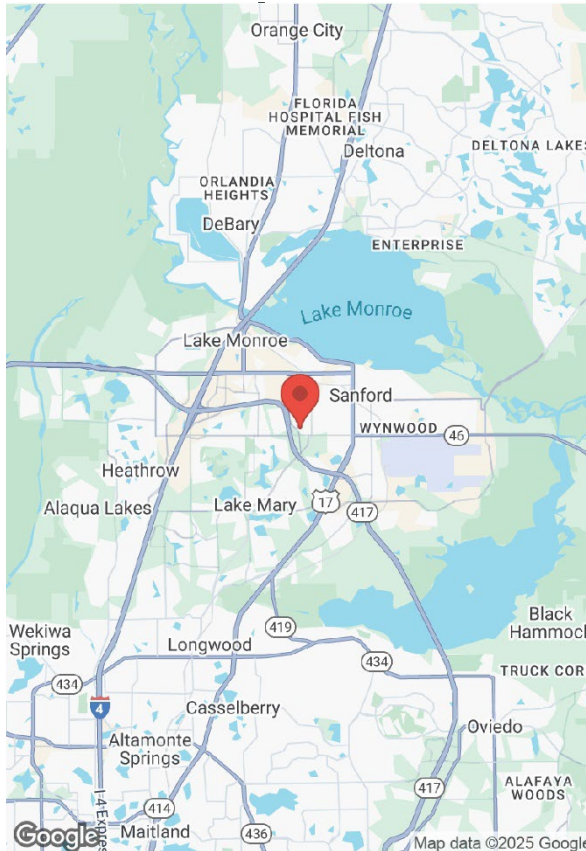
\$500,000.

SE CORNER OF COUNTRY CLUB AND SOUTHWEST ROADS

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SANFORD COMMERCIAL DEVELOPMENT OPPORTUNITY



The property is best used for an owner-user seeking a location for small warehousing or services businesses. In addition to the opportunity to construct a small building, warehouse, or Flex space, the two acres of uplands can be fenced for vehicle storage. As the property provides easy access to the expressway system as well as Hwy 17-92 in Sanford and nearby Lake Mary, the property is ideal for a business with a fleet of trucks or delivery vans, such as local delivery, plumbing, pool, pest, and home services businesses.



- Hard Corner Development Acreage
- Significant Development Nearby
- FLU – Commercial
- High Growth Sanford Area
- 5.0 Vacant Acres
- Expressway 417 Nearby



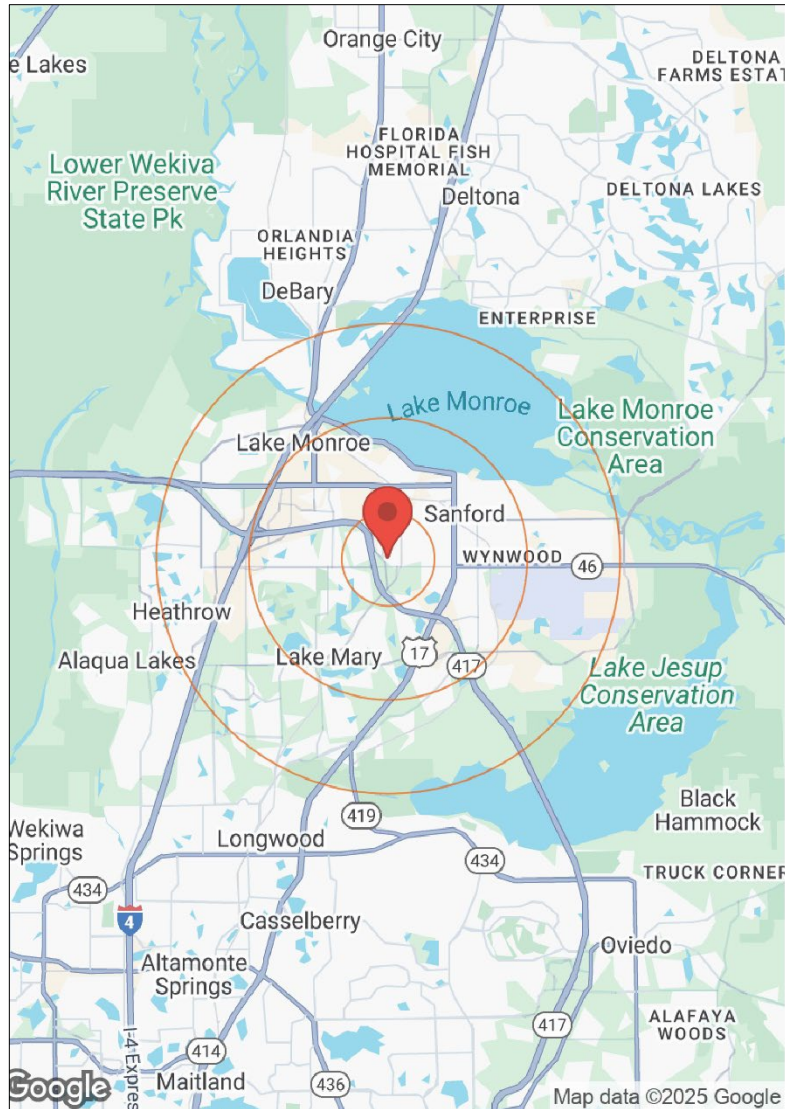
BUILDABLE SITE – COMMERCIAL / FLEX NEIGHBORS



TWO PLUS ACRES UPLANDS ALONG COUNTRY CLUB RD



AREA DEMOGRAPHICS



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	5,010	37,442	67,772
	Female	5,488	39,934	71,336
	Total Population	10,498	77,376	139,108
Age	Ages 0-14	2,012	14,083	24,748
	Ages 15-24	1,391	9,394	16,086
	Ages 25-54	4,751	35,070	62,032
	Ages 55-64	1,058	8,478	15,948
	Ages 65+	1,286	10,350	20,294
Race	White	3,633	33,844	66,786
	Black	3,751	18,385	27,404
	Am In/AK Nat	9	77	139
	Hawaiian	1	15	42
	Hispanic	2,538	19,267	31,355
	Asian	310	3,745	9,821
	Multi-Racial	217	1,764	3,144
	Other	38	271	417
Income	Median	\$66,596	\$69,461	\$85,489
	<\$15,000	303	2,474	3,262
	\$15,000-\$24,999	408	2,193	3,193
	\$25,000-\$34,999	258	2,313	3,423
	\$35,000-\$49,999	538	3,732	5,370
	\$50,000-\$74,999	624	5,720	9,501
	\$75,000-\$99,999	511	3,519	6,451
	\$100,000-\$149,999	715	5,736	11,082
	\$150,000-\$199,999	279	2,185	5,828
	> \$200,000	296	2,760	6,803
Housing	Total Units	4,128	32,088	57,374
	Occupied	3,932	30,632	54,911
	Owner Occupied	1,973	14,858	30,602
	Renter Occupied	1,959	15,774	24,309
	Vacant	196	1,456	2,462

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