



RETAIL/OFFICE DEVELOPMENT PROPERTY
FOR SALE



ARTIST RENDERING. FOR DEMONSTRATION PURPOSES ONLY.

IDEAL OPPORTUNITY FOR A NEW RETAIL & OFFICE DEVELOPMENT

**1.27 ACRES
CALL FOR
DETAILS**



**4 SANFORD AVE.
DEBARY, FL 32713**

CONCEPTUAL SITE RENDERING



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PROPERTY DETAILS

Land Size:	1.27 AC
Zoning:	01B4
Primary Type:	Retail/Office
Year Built/Age:	New Development

HIGHLIGHTS

- Flexible size ranges
- Surrounded by many established neighborhoods
- Strong demographics & Increasing Traffic counts
- BTS Options available

GREAT LOCATION FOR RETAILERS AND LOCAL OFFICE USERS

4 Acre Commercial Real Estate is pleased to bring to market 4 Sanford Ave, a property ideal for retail/office development. This property is on 1.27 Acres and is a proposed 11,250 SF building with Retail & Office Suites. Located in Debary, this new development is surrounded by a ton of established neighborhoods making it a highly desirable location for retailers and local office users. Call today to find out about Build to suit options!

OFFERED BY:



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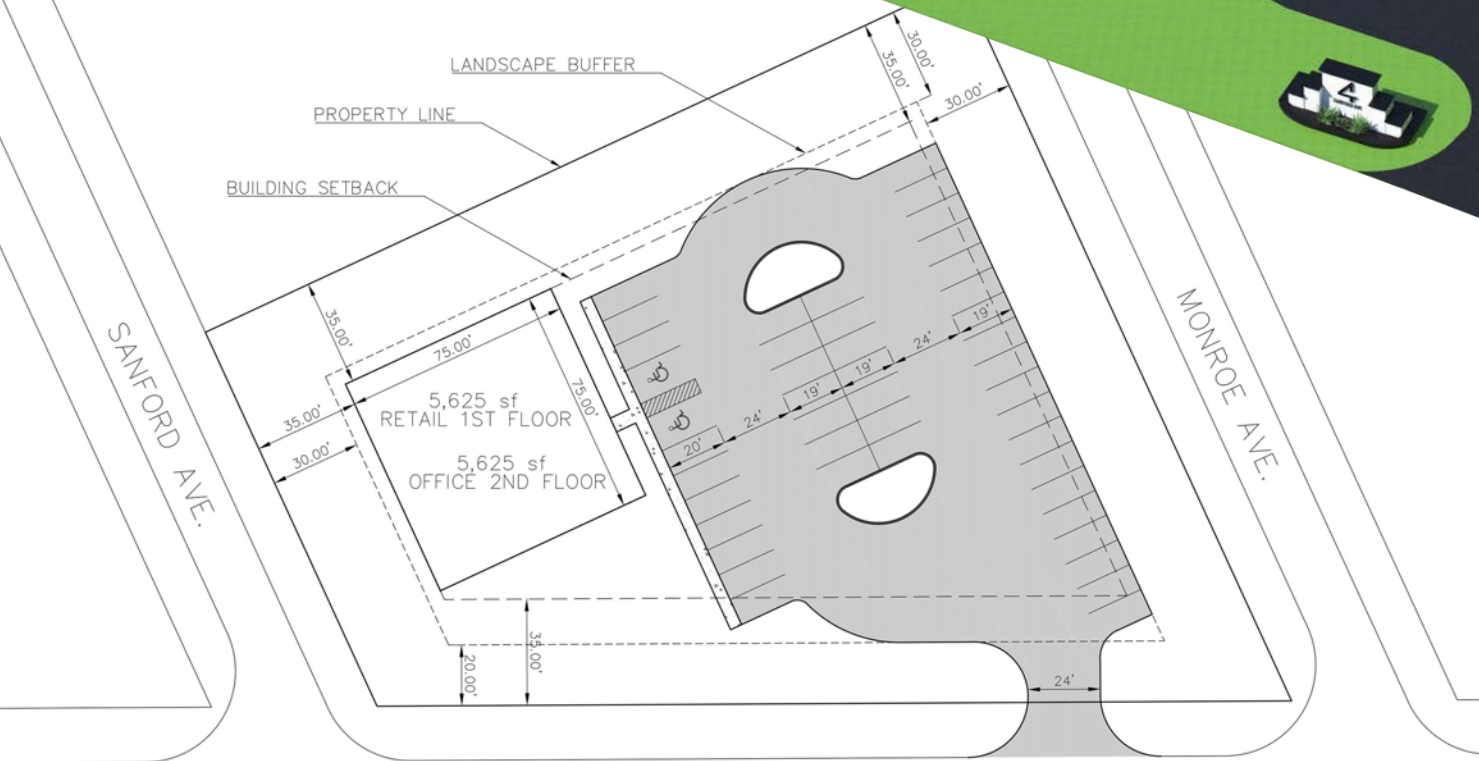
PROPERTY AERIAL



CONCEPTUAL SITE MAP

1.2 ACRES

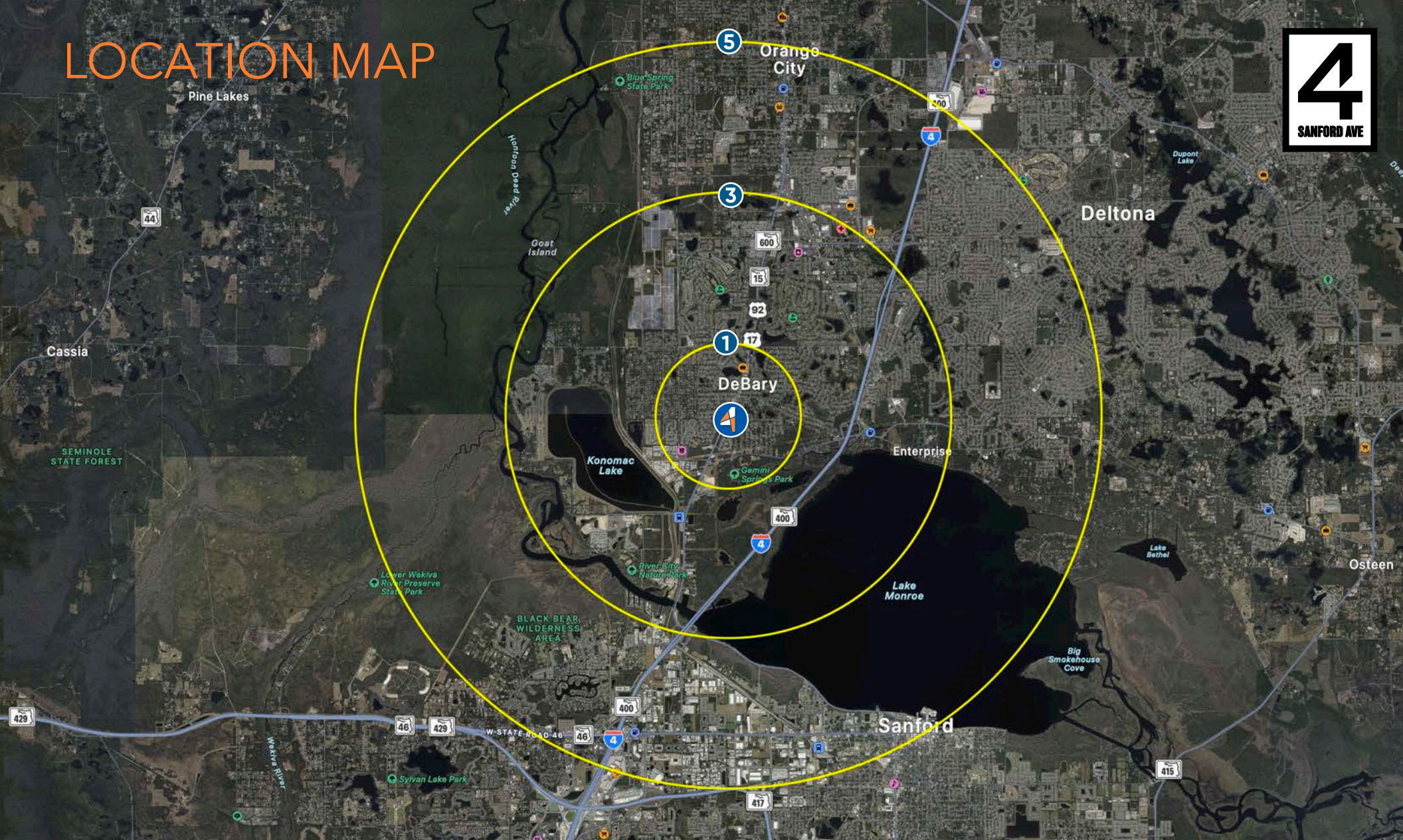
11,250 SF



LOCATION AERIAL



LOCATION MAP



LOCATION & DEMOGRAPHICS

Radius	Population	HH Income	Businesses	Employees
1-Mile	6,067	\$73,934	322	2,352
3-Mile	29,421	\$87,482	1,731	11,652
5-Mile	86,901	\$81,877	4,721	34,144

POINTS OF INTEREST





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