

COMMERCIAL CONDO FOR SALE

Adjacent HCA Sanford Medical Campus



SALE PRICE: \$450,000

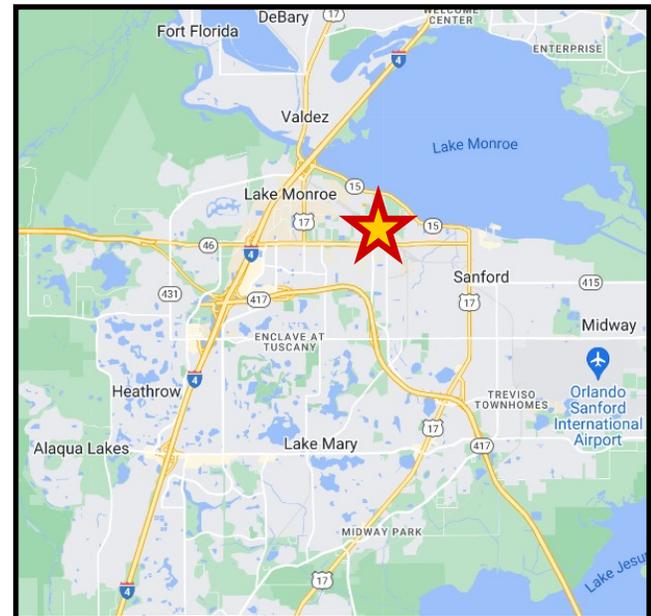
1708 Lexington Green Lane, Sanford, FL 32771

LOCATION OVERVIEW:

- Professional Office Condo for Lease
- Ample Parking
- Recently Repaved/Striped
- Adjacent HCA Florida Lake Monroe Hospital
- Less than 2 Miles to Downtown Sanford
- Less than 6 Miles to Orlando-Sanford Airport

UNIT FEATURES

UNIT SIZE	2,250 SQ FEET
YEAR BUILT	2008
ZONING	COMMERCIAL OFFICE



For more information, please contact:

BILL MILLER

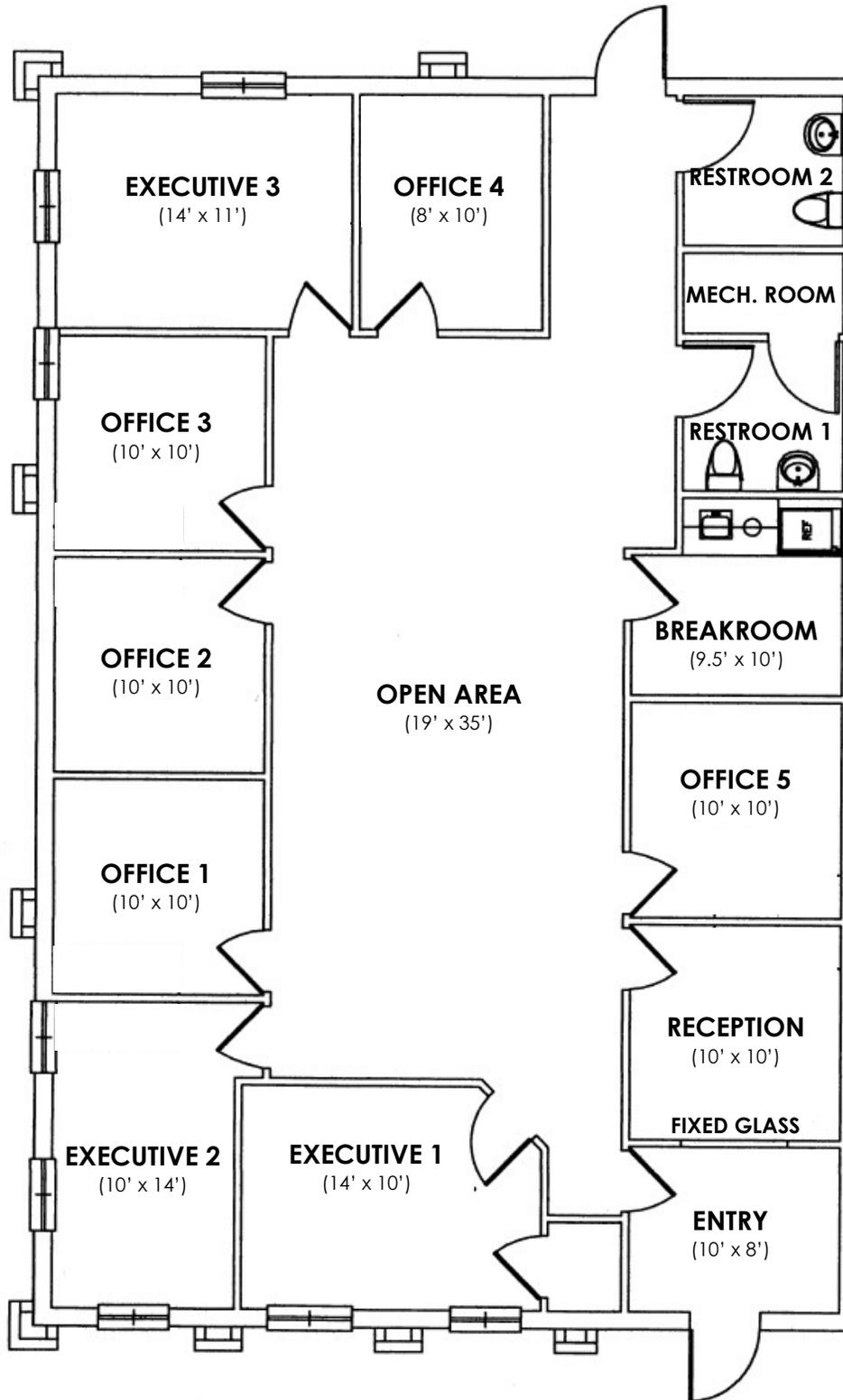
RE/MAX Central Realty
(407) 415-2263
bmiller@mycflre.com

RE/MAX
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300 Primera Blvd Suite 100
Lake Mary, FL 32746

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FLOOR PLAN:



FEATURES:

- 2,250 sf
- 3 Executive Offices
- Reception Office
- 5 Interior Offices
- Breakroom
- 2 Restrooms
- Large Open Area with cubicles

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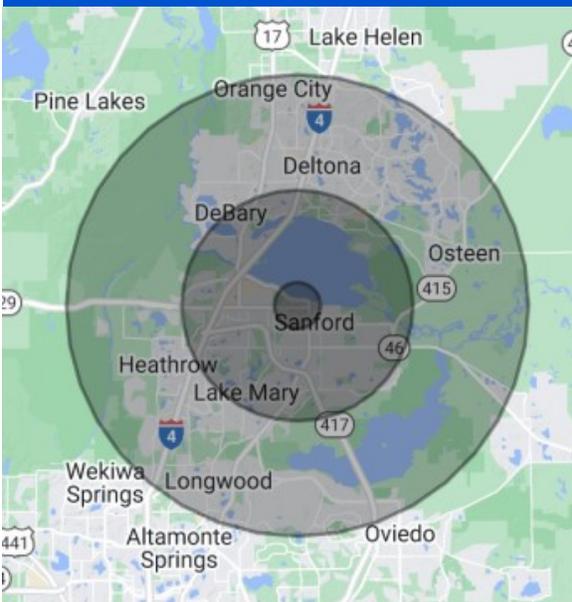
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AREA MAP:



DEMOGRAPHICS:



	1 MILE	5 MILES	10 MILES
POPULATION			
Total Population	4,615	107,272	337,030
Average Age	38.0	38.6	41.2
Average Age (Male)	36.8	36.9	39.7
Average Age (Female)	40.3	40.2	42.3
HOUSEHOLDS & INCOME			
Total Households	2,245	42,594	135,474
# of Persons per HH	2.1	2.5	2.5
Average HH Income	\$49,064	\$74,306	\$80,409
Average House Value	\$167,366	\$208,671	\$238,225

* Demographic data derived from 2020 ACS - US Census

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INTERIOR PHOTOS:



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