

# French Avenue Retail

2413-2415 S. French Ave, Sanford, FL 32771



EQUITY  
INVESTMENT  
SERVICES

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- 4,396 SF + 1,888 SF under canopy
- 29,700+ cars per day along French Ave
- Combined half-acre lot
- Access to rear of building
- Close proximity to Sanford airport and downtown Sanford
- Easy access to 417 and other major highways
- Space will be vacant upon sale, great for owner operator
- C-1 zoning

### OFFERING SUMMARY

Sale Price:	\$799,000
Lot Size:	0.49 Acres (both parcels)
Building Size:	4,396 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,715	22,611	40,275
Total Population	10,105	60,121	105,678
Average HH Income	\$71,497	\$77,518	\$92,331

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## PROPERTY PHOTOS



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## RETAILER MAP



Map data ©2023 Google Imagery ©2023, Airbus, Lake County, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

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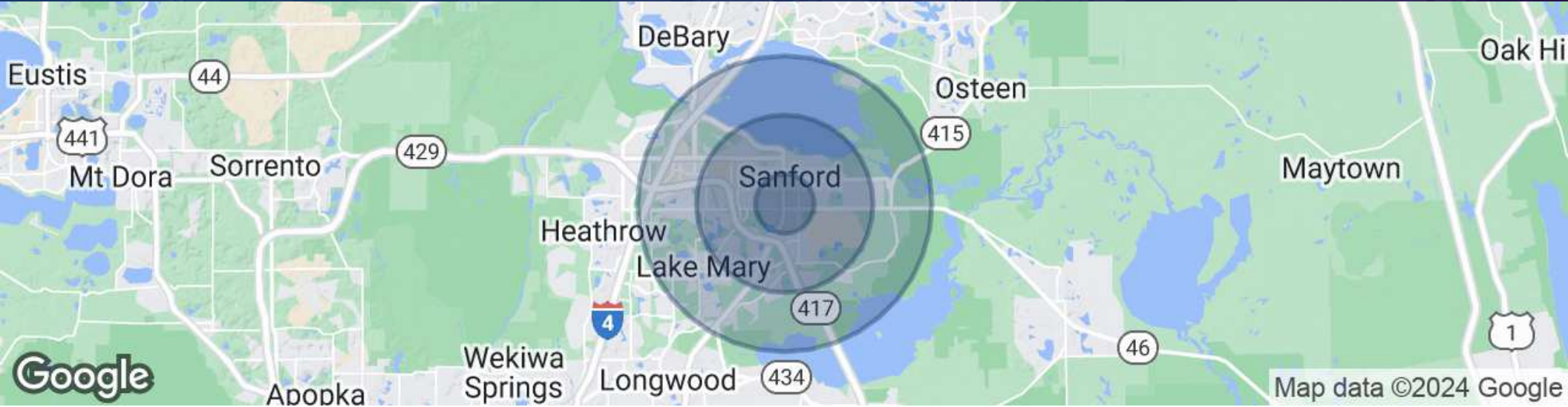
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,105	60,121	105,678
Average Age	36.8	37.5	38.4
Average Age (Male)	34.5	35.4	36.4
Average Age (Female)	37.6	39.2	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,715	22,611	40,275
# of Persons per HH	2.68	2.63	2.58
Average HH Income	\$71,497	\$77,518	\$92,331
Average House Value	\$302,629	\$298,894	\$348,167

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