

For Lease

2209 S French Avenue

2209 South French Avenue, Sanford, FL 32771



PROPERTY SUMMARY

Newly renovated medical office on the high traffic and high visibility Route 17-92 in Sanford, FL. This space is ready for immediate move in. Ample parking with good signage for your business.

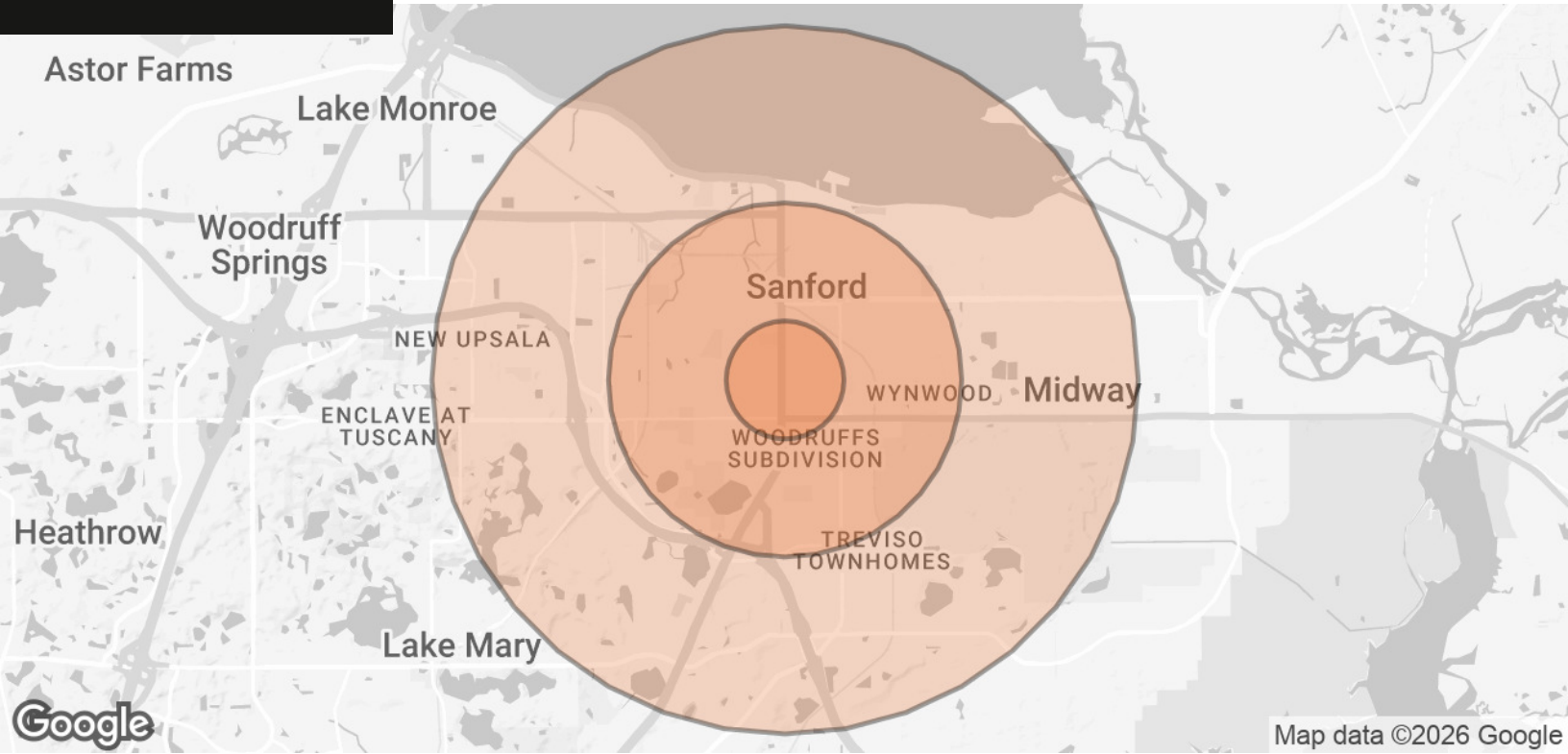
PROPERTY HIGHLIGHTS

- Recently Renovated
- High Visibility
- Ample parking
- Strong residential growth in the area

Lease Rate	\$30 SF/yr (NNN)	Zoning	GC-2
Site Size	35,720 SF	Market	Orlando
Building Size	4,700 SF		
# of Floors	1		
Year Built	1983		
Zoning	GC-2		



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POPULATION	0.5 MILES	1.5 MILES	3 MILES
TOTAL POPULATION	2,803	21,587	58,057
AVERAGE AGE	38.9	38.5	38.6
AVERAGE AGE (MALE)	36.7	37	37.5
AVERAGE AGE (FEMALE)	40.9	40.6	39.6

HOUSEHOLDS & INCOME	0.5 MILES	1.5 MILES	3 MILES
TOTAL HOUSEHOLDS	1,057	8,246	22,325
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$79,771	\$75,525	\$83,252
AVERAGE HOUSE VALUE	\$290,259	\$241,830	\$269,219

2023 American Community Survey (ACS)



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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Discover the vibrant surroundings of this medical office building in Sanford, FL, and unlock the potential of your healthcare practice. The area offers a strategic location with access to a diverse patient base and an array of amenities. Your future patients will appreciate the proximity to Interstate 4, CR 46, Historic Sanford, and the Orlando Sanford International Airport, ensuring convenient access to your medical services. With a strong mix of residential and commercial activity, the area presents an exciting opportunity for your medical office to thrive, supported by the growing residential housing market.



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BUILDING NAME	2209 S French Avenue
PROPERTY TYPE	Special Purpose
PROPERTY SUBTYPE	Other
APN	36-19-30-534-0800-0050
BUILDING SIZE	4,700 SF
LOT SIZE	35,720 SF
YEAR BUILT	1983
YEAR LAST RENOVATED	2025
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	4,700 SF

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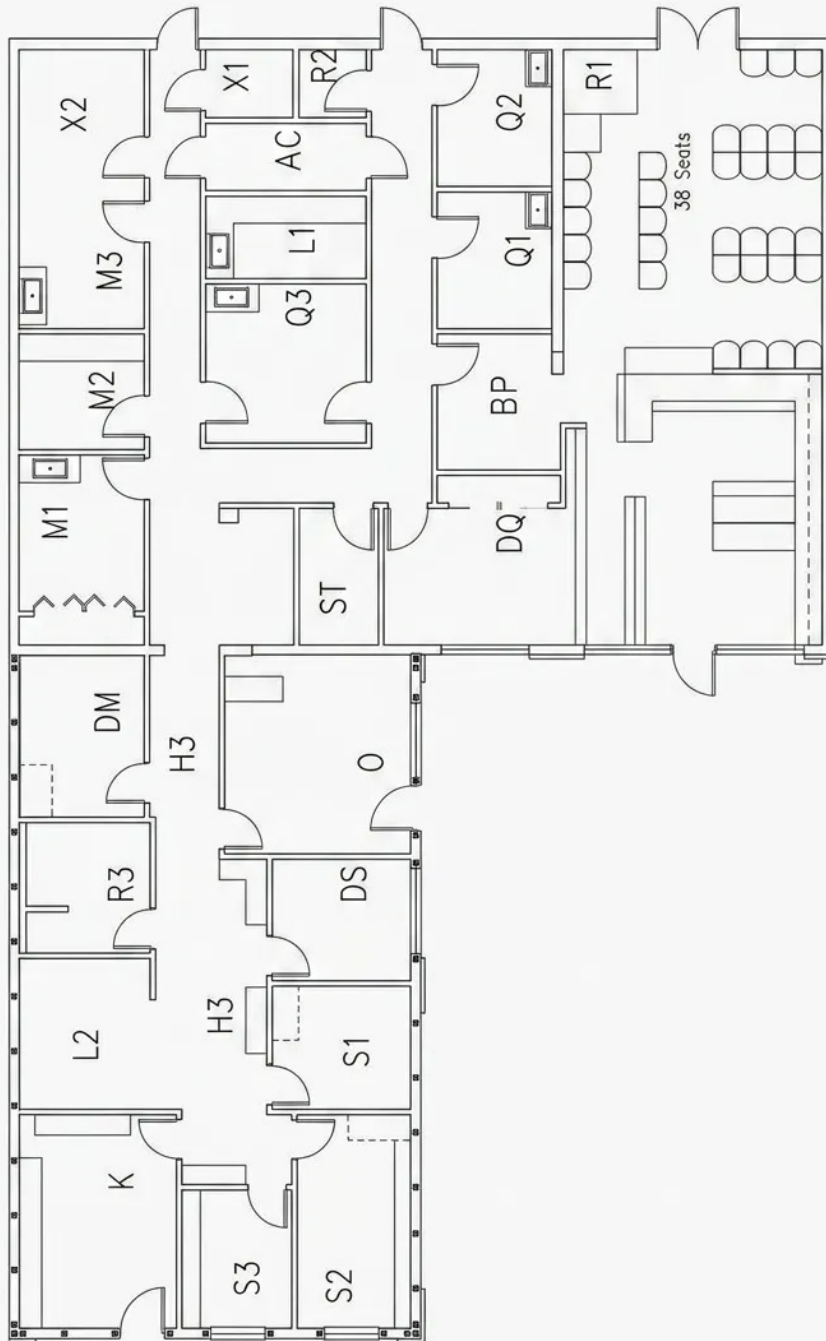
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LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	60 months
TOTAL SPACE:	4,700 SF	LEASE RATE:	\$30 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2209 S French Avenue, Sanford	Available	4,700 SF	NNN	\$30.00 SF/yr	Great Medical space, recently renovated and in great condition. Located on a high traffic, high visibility South French Avenue (17-92), Sanford, FL. Ample on site parking. Great Signage.



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LOCATION INFORMATION

BUILDING NAME	2209 S French Avenue
STREET ADDRESS	2209 South French Avenue
CITY, STATE, ZIP	Sanford, FL 32771
COUNTY	Seminole
MARKET	Orlando
SUB-MARKET	Sanford
CROSS-STREETS	S French Avenue & Katherine Street

BUILDING INFORMATION

CEILING HEIGHT	9 ft
MINIMUM CEILING HEIGHT	9 ft
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	4,700 SF
YEAR BUILT	1983
YEAR LAST RENOVATED	2025

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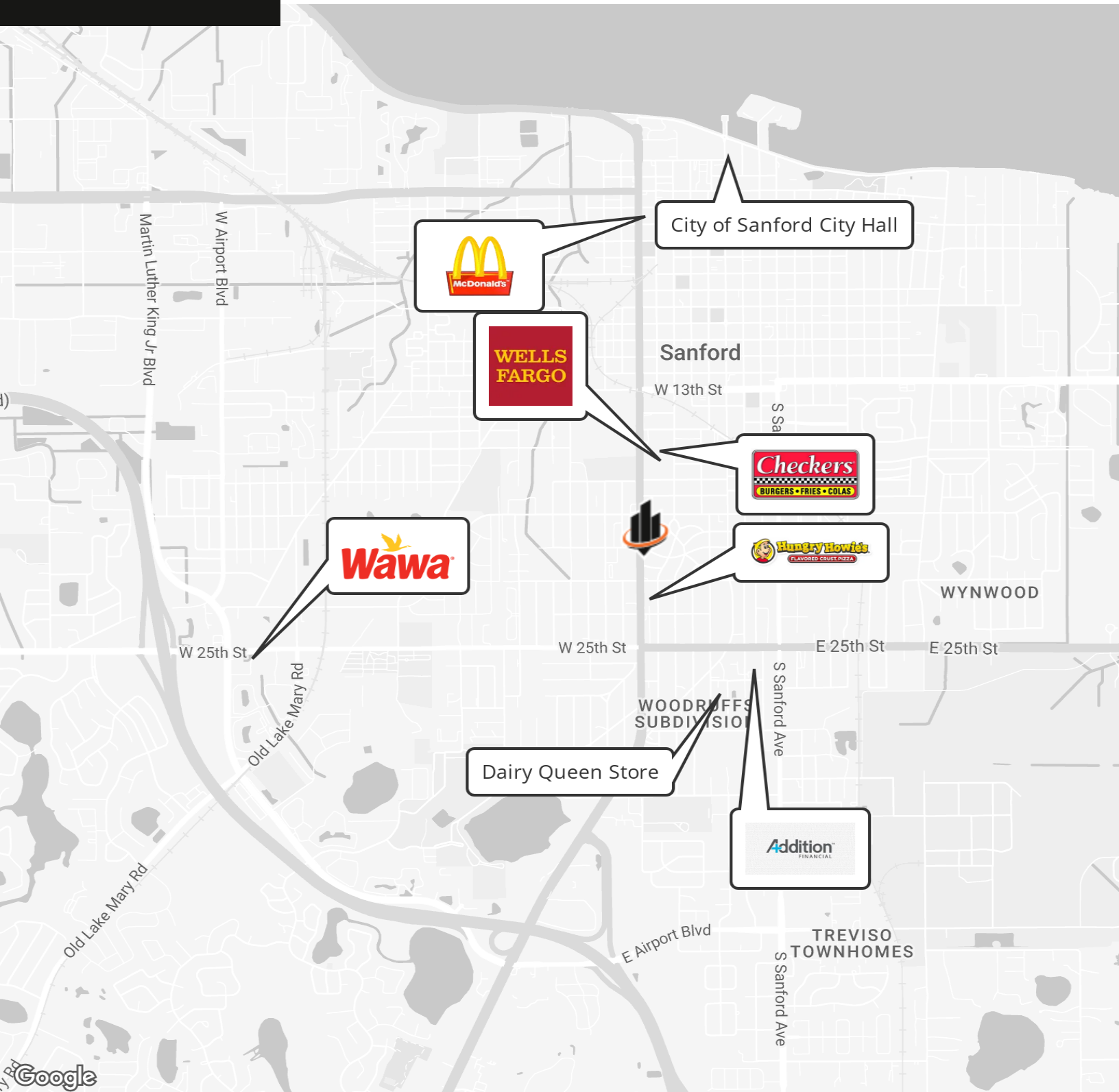
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CHRISTOPHER FOJO, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Chris Fojo is proud to join the SVN Alliance Commercial Real Estate Advisors team, the well-established firm based in Ormond Beach, FL. Chris intends to focus on Seminole County and West Volusia County to broaden the reach of SVN Alliance.

Christopher Fojo has been involved in real estate consulting, brokerage and development for over thirty years. Originally based in Trinidad and Tobago, Chris established himself as a highly knowledgeable real estate resource in both Florida and the Caribbean. Working with SVN Alliance, Chris will focus on Office and Industrial properties in Volusia and Seminole Counties.

Chris relocated to Orlando, FL in 2006 and worked in brokerage for several years. To broaden his scope and knowledge base, Chris worked as a Development Manager with a regional development company, taking projects from Concept to Completion. Responsibilities included coordinating the full development team, Government Authorities, design consultants, general contractors, legal advisors etc., seeking to keep the project on budget and on time to bring a project to a successful completion.

Chris earned his CCIM Designation in 2008 has been very involved in the FL CCIM Chapter, Central Florida District, serving as Treasurer, Vice President and ultimately the Central Florida District President in 2017. Chris has also served on the Board of Directors for the Seminole County Regional Chamber of Commerce and also was the Chairman for the Economic Development Committee. He currently serves on the Executive Council for Leadership Seminole.

EDUCATION

University of Central Florida, BSBA Finance

Cornell University, Online Commercial Real Estate Certificate

MEMBERSHIPS

CCIM Central Florida District,
Seminole Chamber of Commerce
Leadership Seminole

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