

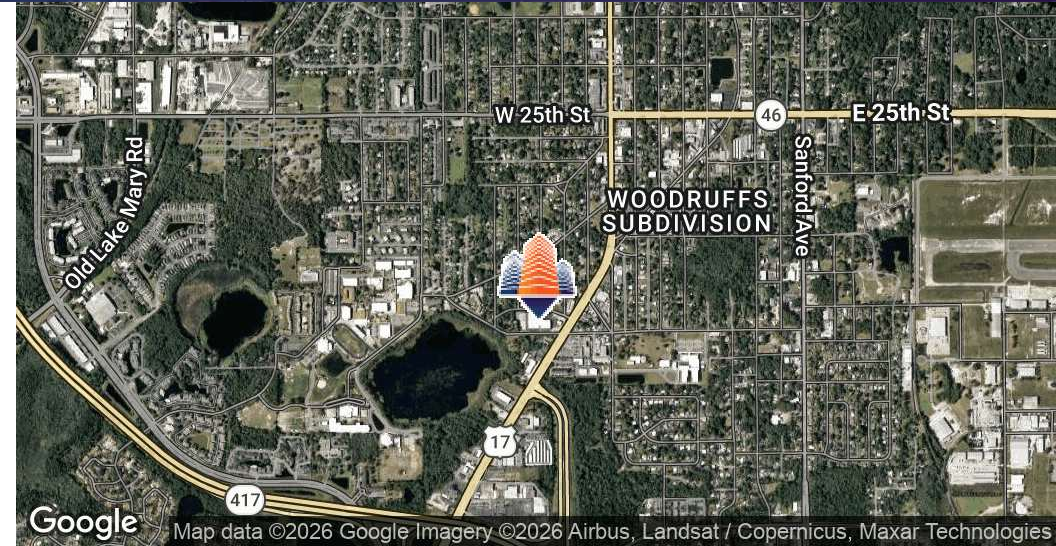
# Villages at Sanford

2670 S Orlando Drive, Sanford, FL 32773



EQUITY  
INVESTMENT  
SERVICES

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- 2,000 SF up to 21,933 SF Available
- Medical Built Out Spaces Available
- Endcap Available
- Ideal for Both Retail and Medical Tenants
- Easy Access to Center with Multiple Points of Ingress/Egress
- Ample Parking
- 30,000+ Vehicles Per Day at the Intersection
- Located at the Intersection of 17/92 & Florida Street, Between Seminole High School & Pine Crest Elementary

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,000 - 21,933 SF
Building Size:	40,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,686	19,767	35,195
Total Population	10,168	55,080	97,357
Average HH Income	\$43,492	\$54,766	\$60,466

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## PROPERTY PHOTOS



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## LEASE SPACES



### AVAILABLE SPACES

SUITE	SIZE	VIRTUAL TOUR	FLOOR PLAN
Unit 2674	6,011 SF	<a href="#">Click here</a>	<a href="#">Click here</a>
Unit 2676	3,493 SF	<a href="#">Click here</a>	<a href="#">Click here</a>
Unit 2684	5,096 SF	<a href="#">Click here</a>	
Unit 2688	2,000 SF	<a href="#">Click here</a>	<a href="#">Click here</a>
Unit 2690	2,483 SF	<a href="#">Click here</a>	<a href="#">Click here</a>
Unit 2698	2,850 SF	<a href="#">Click here</a>	<a href="#">Click here</a>

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## AREA MAP



Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

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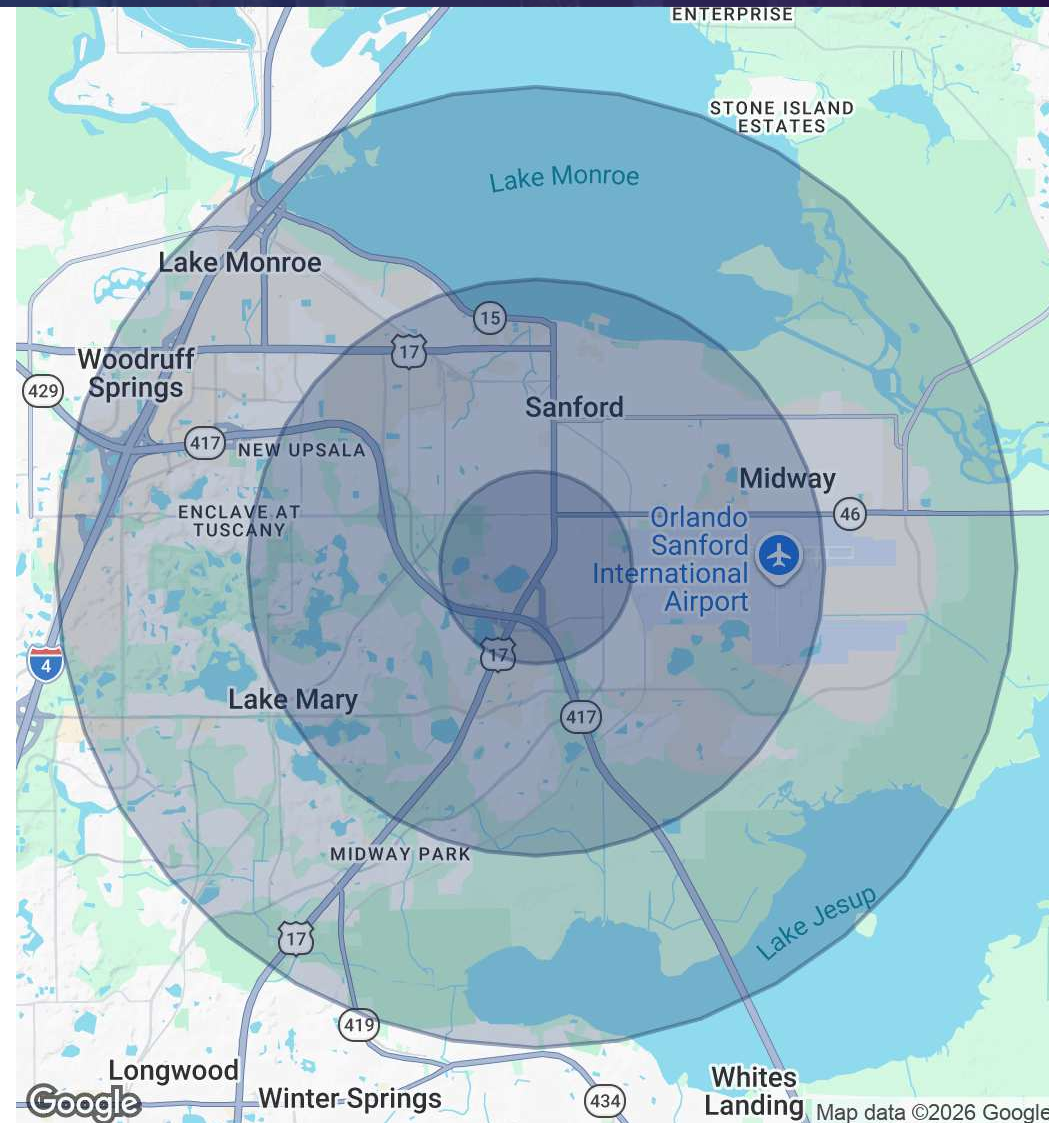
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## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,168	55,080	97,357
Average Age	30.4	34.7	35.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,686	19,767	35,195
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$43,492	\$54,766	\$60,466
Average House Value	\$175,807	\$220,338	\$256,222
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	6,261	34,225	64,466
Total Population - Black	2,489	15,088	22,435
Total Population - Asian	139	1,148	3,223
Total Population - Hawaiian	69	129	150
Total Population - American Indian	8	156	241
Total Population - Other	712	2,461	3,761



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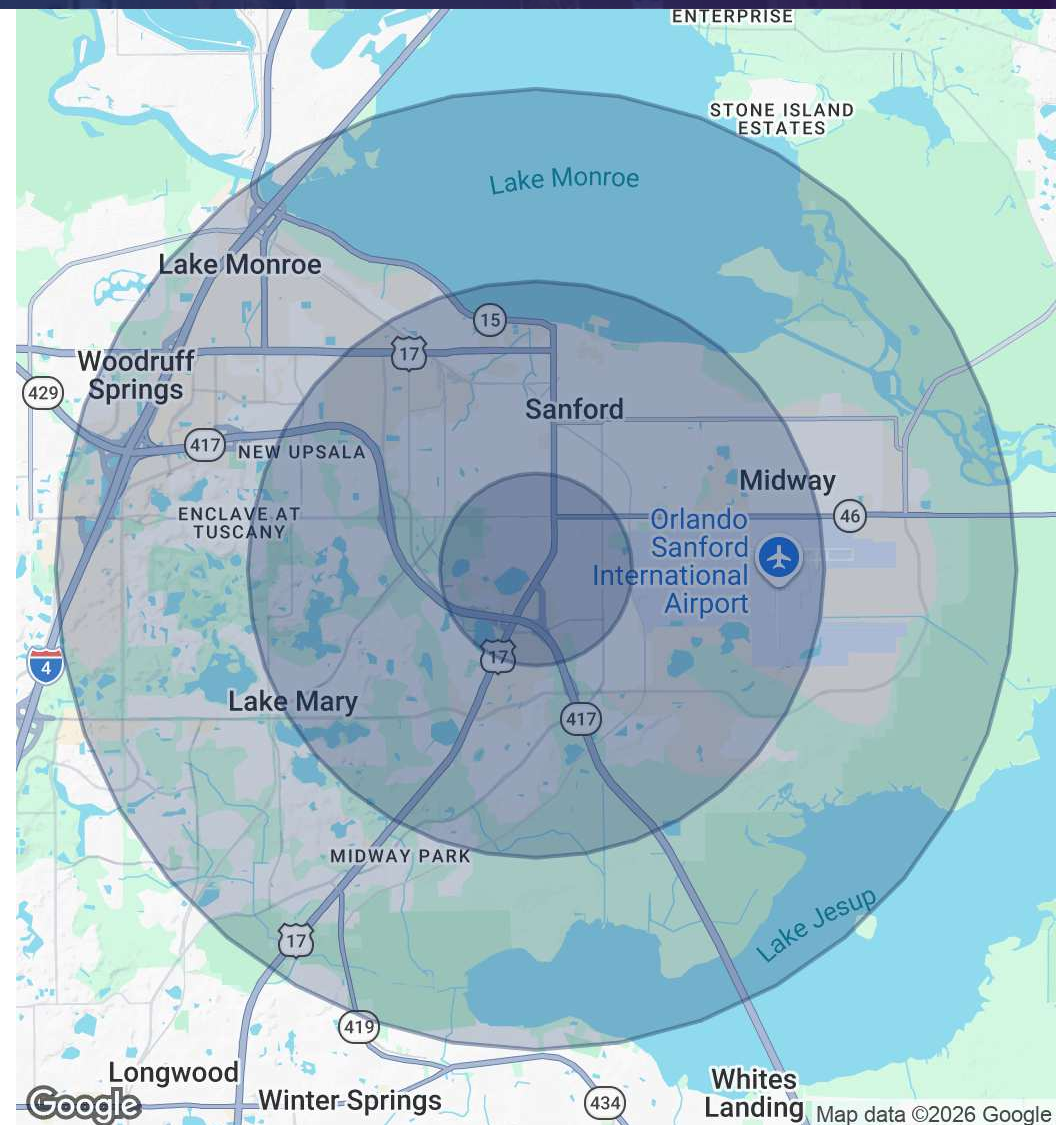
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## DEMOGRAPHICS MAP & REPORT

AGE	1 MILE	3 MILES	5 MILES
0 - 4	676	3,727	5,983
5 - 9	668	3,987	6,463
10 - 14	722	4,397	7,106
15 - 17	464	2,659	4,274
15 - 17	457	2,623	4,234
21 - 24	587	3,315	5,413
25 - 34	1,780	9,475	15,780
35 - 44	1,576	9,757	16,401
45 - 54	1,282	8,574	14,437
55 - 64	1,214	8,272	13,771
65 - 74	908	6,358	10,477
75 - 84	408	3,008	5,262
85+	120	890	1,648



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