

Sanford Ave Commercial Land Development

3200 Sanford Avenue, Sanford, FL 32773



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- For Sale or Ground Lease
- Seeking various retail, medical, & QSR users
- Curb-cut full cross access approved
- Easement access available from Airport Blvd with neighboring gas station by Airport Blvd/Sanford Ave intersection
- Over 40,000 residential rooftops with 5/mi
- Close proximity to busy intersection of Sanford ave & Airport Blvd
- Traffic Counts - Sanford Ave +/-20,000 AADT & Airport Blvd +/- 5,000 AADT

[CLICK HERE TO ACCESS SURVEY, DRAWINGS, ETC.](#)

OFFERING SUMMARY

Lease Rate:	Negotiable
Sale Price:	\$425,000
Lot Size:	1.29 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,280	19,724	39,579
Total Population	7,642	52,790	103,180
Average HH Income	\$77,425	\$84,804	\$97,682

Casey Dorner
407.404.4017
CDorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

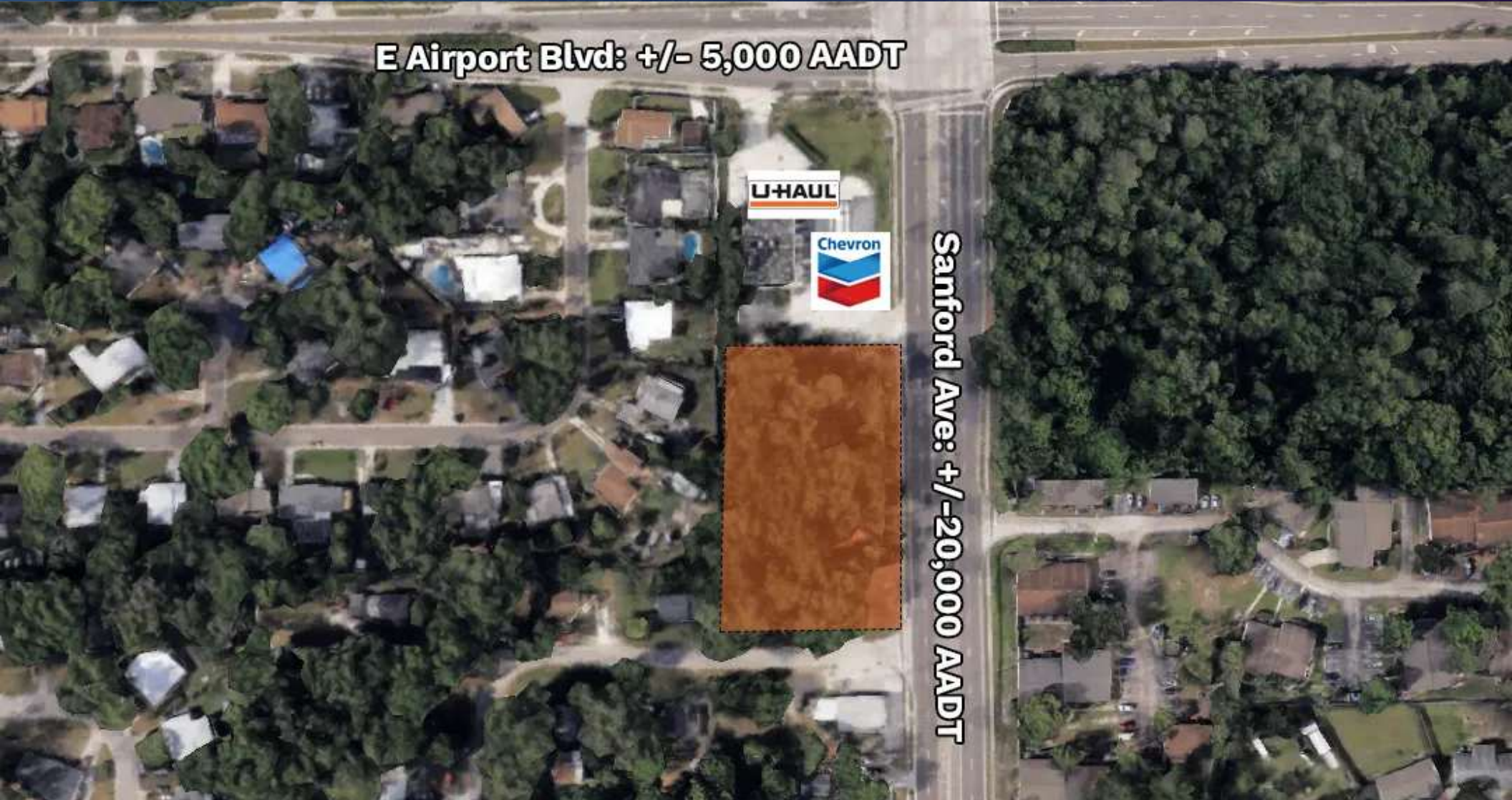
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SITE



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,642	52,790	103,180
Average Age	40.5	38.8	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,280	19,724	39,579
# of Persons per HH	2.3	2.7	2.6
Average HH Income	\$77,425	\$84,804	\$97,682
Average House Value	\$209,208	\$267,737	\$361,036

AGE	1 MILE	3 MILES	5 MILES
0 - 4	296	3,010	5,570
5 - 9	425	2,946	6,049
10 - 14	298	3,505	6,232
15 - 17	349	2,059	4,065
18 - 20	197	1,533	2,663
21 - 24	223	2,150	5,523
25 - 34	1,497	8,429	15,569
35 - 44	1,227	8,229	15,811
45 - 54	1,284	7,019	13,484
55 - 64	865	6,736	13,143
65 - 74	510	4,541	9,683
75 - 84	280	1,780	3,580
85+	198	862	1,819

