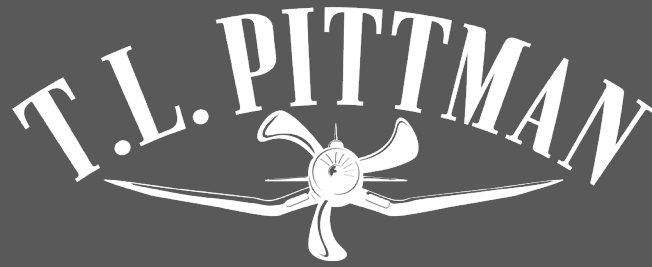


SUB-LEASE OPPORTUNITY



SANFORD, FL

Former *Walgreens* #10853

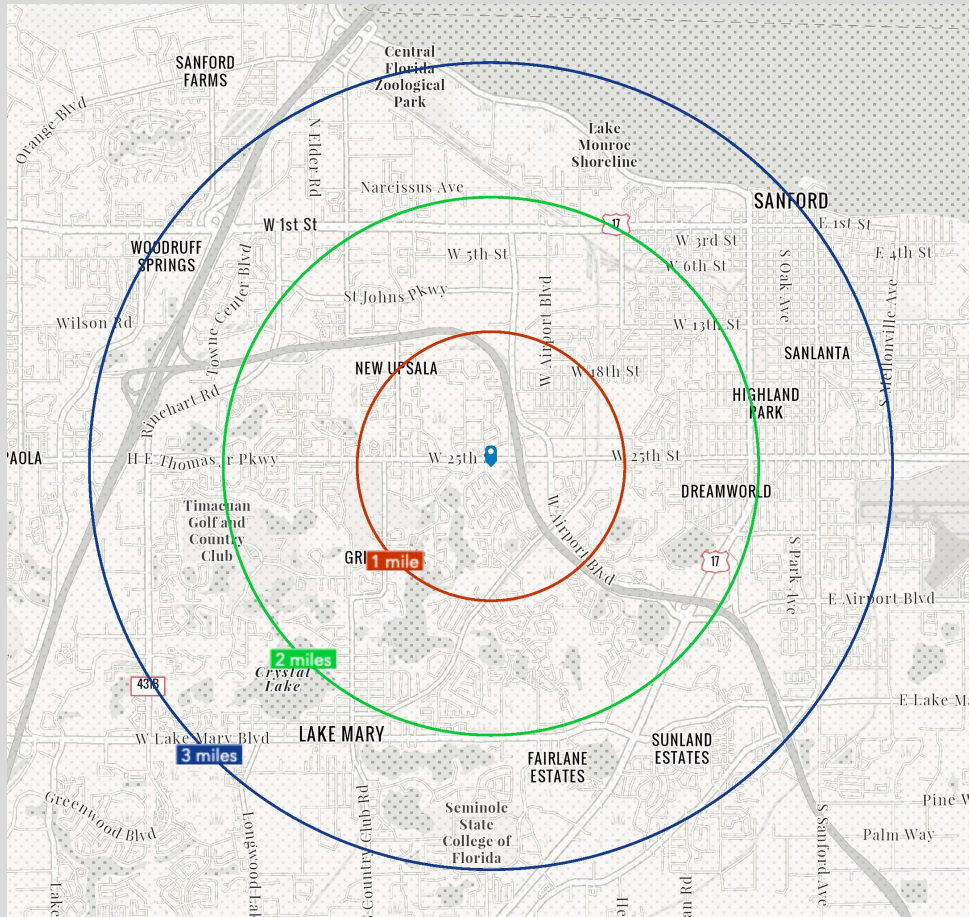
±14K SF + DT | Sep '33 | \$125K/yr., MG

2821 W 25<sup>th</sup> Street



## Property Overview

- **Rent.** \$125,000/yr, Modified Gross (includes RET + CAM)
- **Master Lease Expiration.** 9/30/33
- **Building.** ±14,550 SF + drive thru
- **Year Built.** 2008
- **Property.** 1.66 AC
- **Parcel.** 03-20-30-526-0000-0020
- **Parking.** ±64 spaces
- **Signage.** Monument w/ electronic reader + building
- **Opportunity.** Below market sublease opportunity
- **Zoning.** PD; C-1 permitted uses – [Code Info](#)
- **Frontage.** ±278' on W 25<sup>th</sup>
- **Access.** Extended RI/RO on W 25<sup>th</sup> Street  
Extended FI/FO on Casa Verde Blvd
- **Traffic.** ±20,000 VPD on W 25<sup>th</sup>
- **Nearby Businesses.** Walmart Neighborhood Market, Wawa & 7Eleven
- **Prohibited Uses.** Pharmacy, grocery, bar, vet clinic or hospital, children's party facility, day care, concept restaurant, second-hand or liquidation store, educational facility, health club, and church.



'22 Estimates	1 Mile	2 Mile	3 Mile
<b>Population</b>	<b>8,307</b>	<b>35,379</b>	<b>73,540</b>
<b>Households</b>	<b>3,037</b>	<b>13,233</b>	<b>28,594</b>
<b>Avg. HH Inc.</b>	<b>\$85,631</b>	<b>\$87,592</b>	<b>\$90,037</b>



Sanford, FL

2821 W 25<sup>th</sup> Street



**Walmart**  
Neighborhood Market



W 25<sup>th</sup> - 20,000 VPD

Casa Verde Blvd

800.980.6719

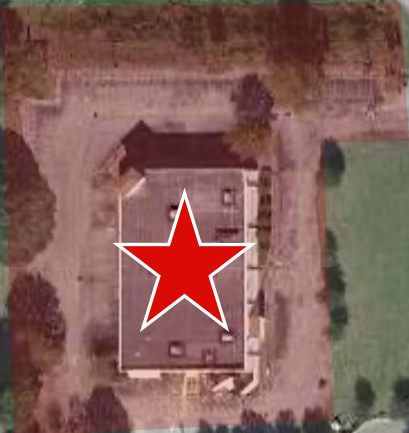
SUBLEASE OPPORTUNITY

**T.L. PITTMAN**

Sanford, FL

2821 W 25<sup>th</sup> Street

W 25<sup>th</sup> – 20,000 VPD



Case Verde Blvd

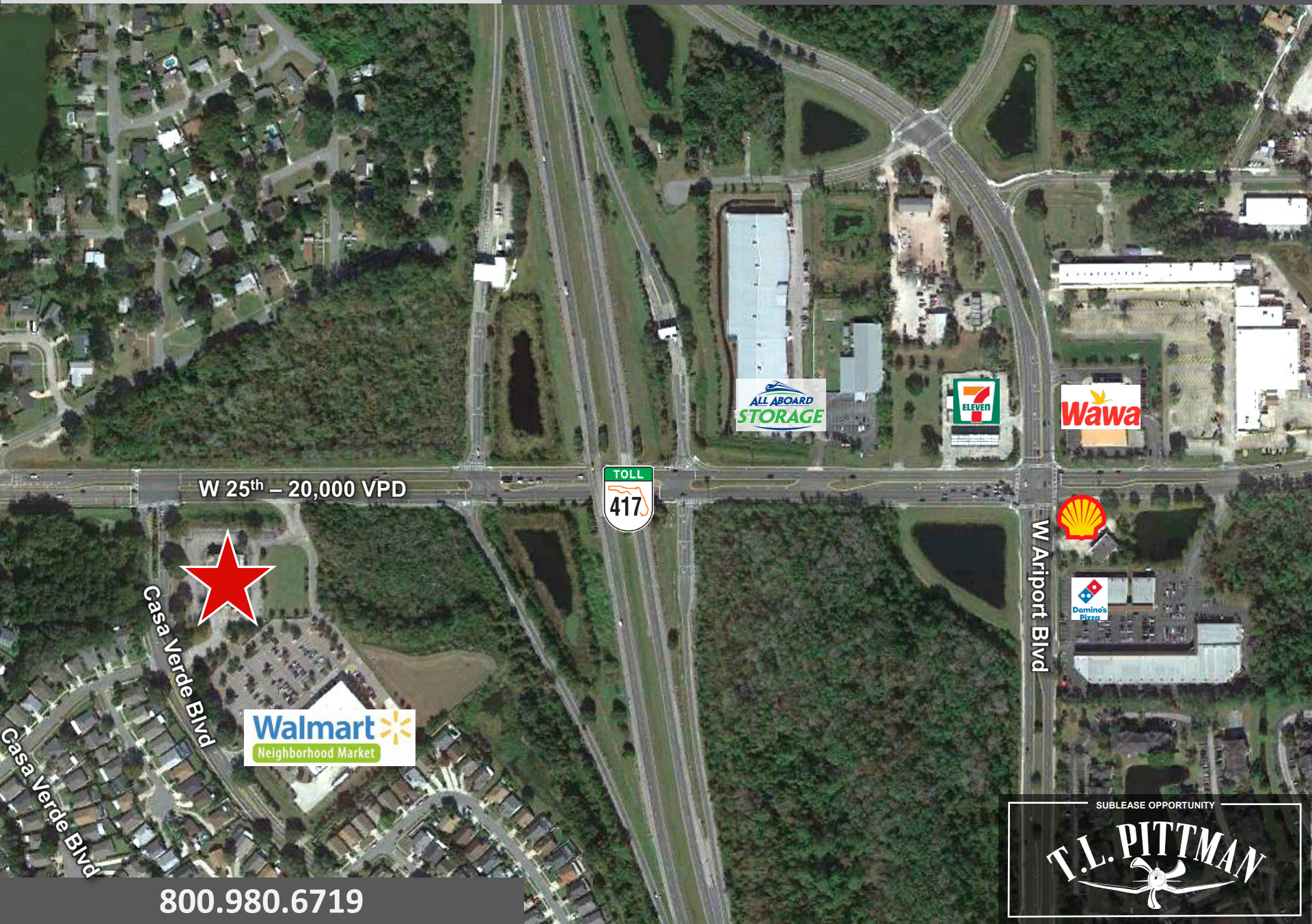


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Sanford, FL

2821 W 25<sup>th</sup> Street



W 25<sup>th</sup> - 20,000 VPD



Casa Verde Blvd



W Airport Blvd



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2821 W 25<sup>th</sup> Street



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SUBLEASE OPPORTUNITY

**T.L. PITTMAN**



# SUB-LEASE TERMS

SUGGESTED RENT\*

\$125,000

*(inclusive of RET; R&M, insurance, utilities separate)*

TERM

9/30/33

DELIVERY

“As-Is”

OFFERS EVALUATED AS RECEIVED

*\*Price + terms, along with all offers, are subject to approval of Walgreen Co.’s Real Estate Committee*

## CONTACT

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800.980.6719

Hank@tlpittman.com

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