

112 N POPLAR AVE SANFORD, FL 32771

112 N Poplar Ave | Sanford, FL
FOR LEASE

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THE SPACE

Location	112 N Poplar Ave Sanford, FL 32771
County	Seminole
Cross Street	1st street or SR 17
Size	8,204 SF
Lease Type	NNN

Notes The space is a combination of office and warehouse

HIGHLIGHTS

- 4,148 sf of warehouse/storage space
- 2,617 sf office
- Approximately 10–15 minutes from Orlando Sanford International Airport
- Located within a mature commercial/industrial area
- Strong access to the greater Orlando and Seminole County markets
- Close to retail, dining, banking, and government services
- Just minutes from Downtown Sanford
- Convenient access to I-4, SR 46, and US 17-92

POPULATION		
1.00 MILE	3.00 MILE	5.00 MILE
6,702	44,007	118,931

AVERAGE HOUSEHOLD INCOME		
1.00 MILE	3.00 MILE	5.00 MILE
\$66,377	\$83,219	\$99,668

NUMBER OF HOUSEHOLDS		
1.00 MILE	3.00 MILE	5.00 MILE
3,108	17,038	46,308

PROPERTY FEATURES

BUILDING SF	8,204
LAND SF	21,012
LAND ACRES	.48
YEAR BUILT	1984
ZONING TYPE	GC2
OFFICE SF	2508
OFFICE TO WAREHOUSE RATIO	.539
BUILDING CLASS	B
NUMBER OF BUILDINGS	1
GRADE LEVEL DOORS	3

NEIGHBORING PROPERTIES

NORTH	1201 W Seminole Blvd, Sanford, FL 32771
SOUTH	1001 W 1st St, Sanford, FL 32771
EAST	201 N Poplar Ave, Sanford, FL 32771
WEST	1100 W 1st St, Sanford, FL 32771

MECHANICAL

HVAC	Central
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CONSTRUCTION

FOUNDATION	Concrete
PARKING SURFACE	Concrete

- 112 N Poplar Ave is a versatile building that can accommodate tenants seeking space for a combination of location and functionality. This location provides a combination of office, warehouse, garage, and residential space. The property features approximately 4,148 square feet of climate-controlled garage space, ideal for fleet operations, contractors, equipment storage, or specialty industrial users. Complementing the operational area is 2,617 square feet of professional office space, complete with private offices, reception areas, and administrative workspace, creating a seamless environment for both customer-facing and back-office operations. A pull-through driveway enhances accessibility and workflow, allowing for easy vehicle circulation, deliveries, and equipment movement—an invaluable feature for contractors and service-oriented businesses.

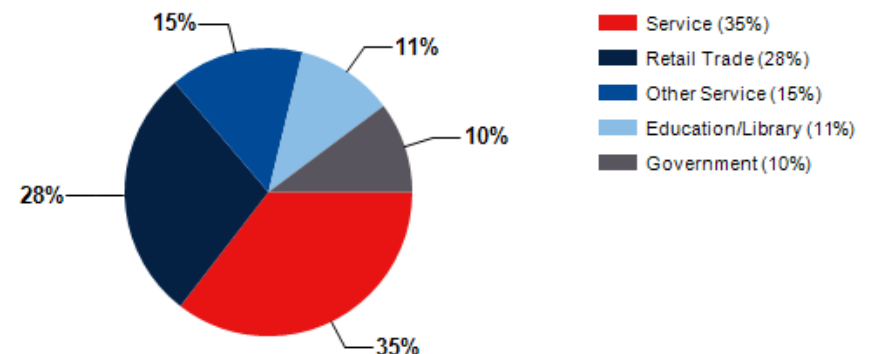
- The warehouse has two garage doors for drive-in loading. Both doors are electric
The warehouse has one small office - approximately 250 sf
The kitchen has cabinets, a fridge, and a stove
The warehouse has air conditioning
Cinderblock walls
4 bathrooms total
2 downstairs
2 upstairs (residential unit) washer and dryer, kitchen,
5 offices downstairs plus the conference room.
1 residential unit upstairs that has two bedrooms and two bathrooms.
There's another smaller warehouse with two drive-in doors. One on each side for loading on two sides. There's a window air conditioning unit for that warehouse space.
3 electric meters
There's a water spigot outside in front of the building
You can drive from the front of the building to the back.
The property can fit about 15 cars
Very shaded property that helps to keep the building cool.
Perfect for an engineer company, medical supply business, contractor, roofing company, etc

- 112 N Poplar Ave is located just west of Downtown Sanford in a well-established commercial and light industrial corridor. The property benefits from convenient access to major transportation routes, including US Highway 17-92, State Road 46, and Interstate 4, providing connectivity throughout the greater Orlando Metro Area.

The site is positioned near Downtown Sanford's business district, government offices, restaurants, and retail amenities while maintaining the functionality of an industrial/commercial setting. Its location allows easy access to residential neighborhoods, making it convenient for employees and customers alike.

Its strategic location provides quick access to Historic Downtown Sanford, Lake Monroe, the SunRail station, U.S. 17-92, SR 46, Interstate 4, and Orlando Sanford International Airport, making it highly accessible for clients, employees, and deliveries.

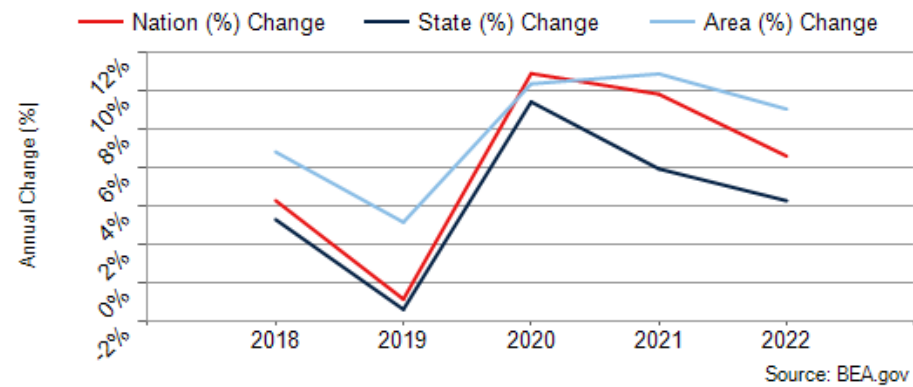
Major Industries by Employee Count

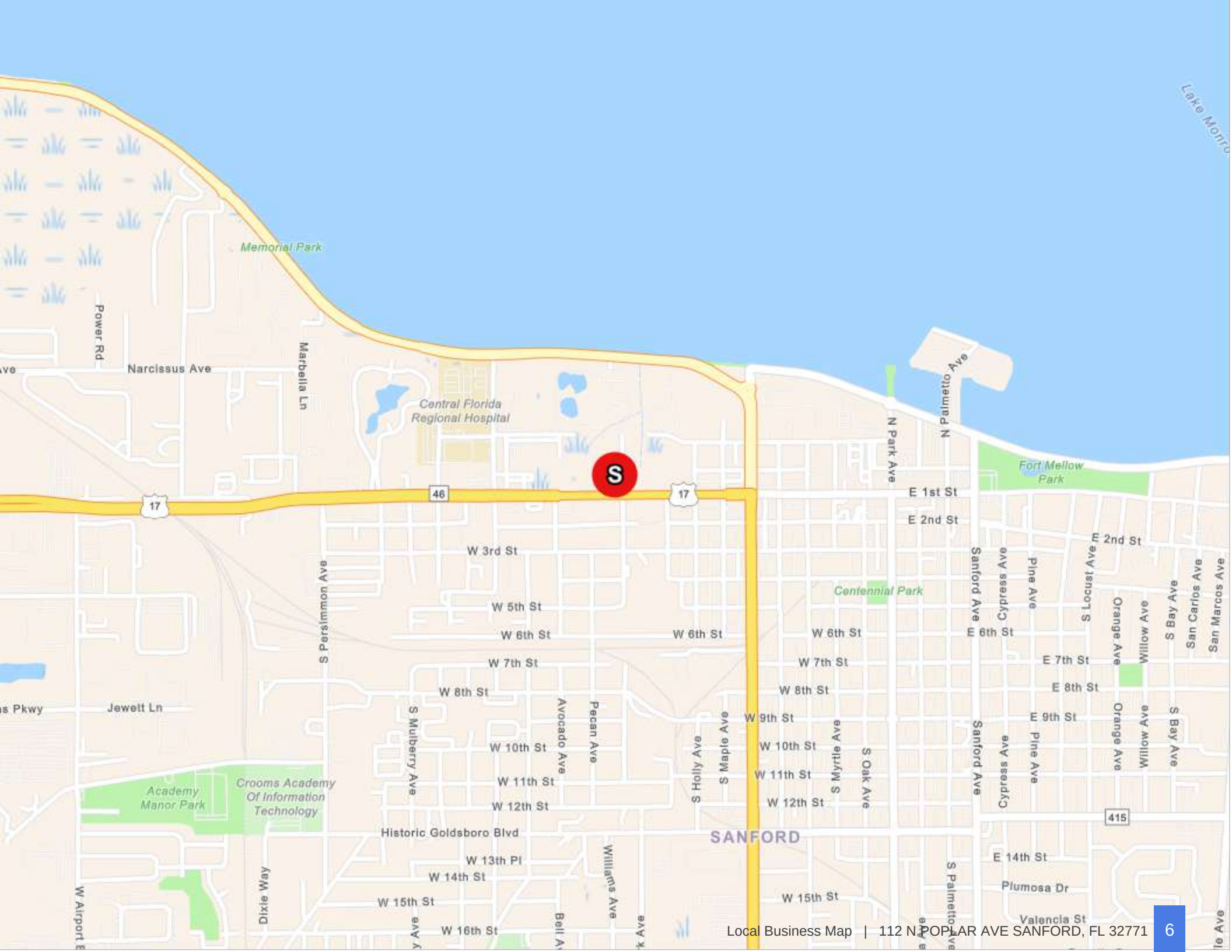


Largest Employers

Publix Super Markets	16,537
Polk County School Board	13,500
Lakeland Regional Health	8,279
Walmart	5,523
Amazon	5,500
BayCare	3,402
Geico	2,941
Polk County Board of County Commissioners	2,426

Seminole County GDP Trend





BJS Wholesale Club

Approx. 25,000 to 50,000 Employees
Approx. 1 mile

Precision Fire Systems Inc.

Approx. 100 Employees
Approx. 2 miles

Wayne Densch Inc.

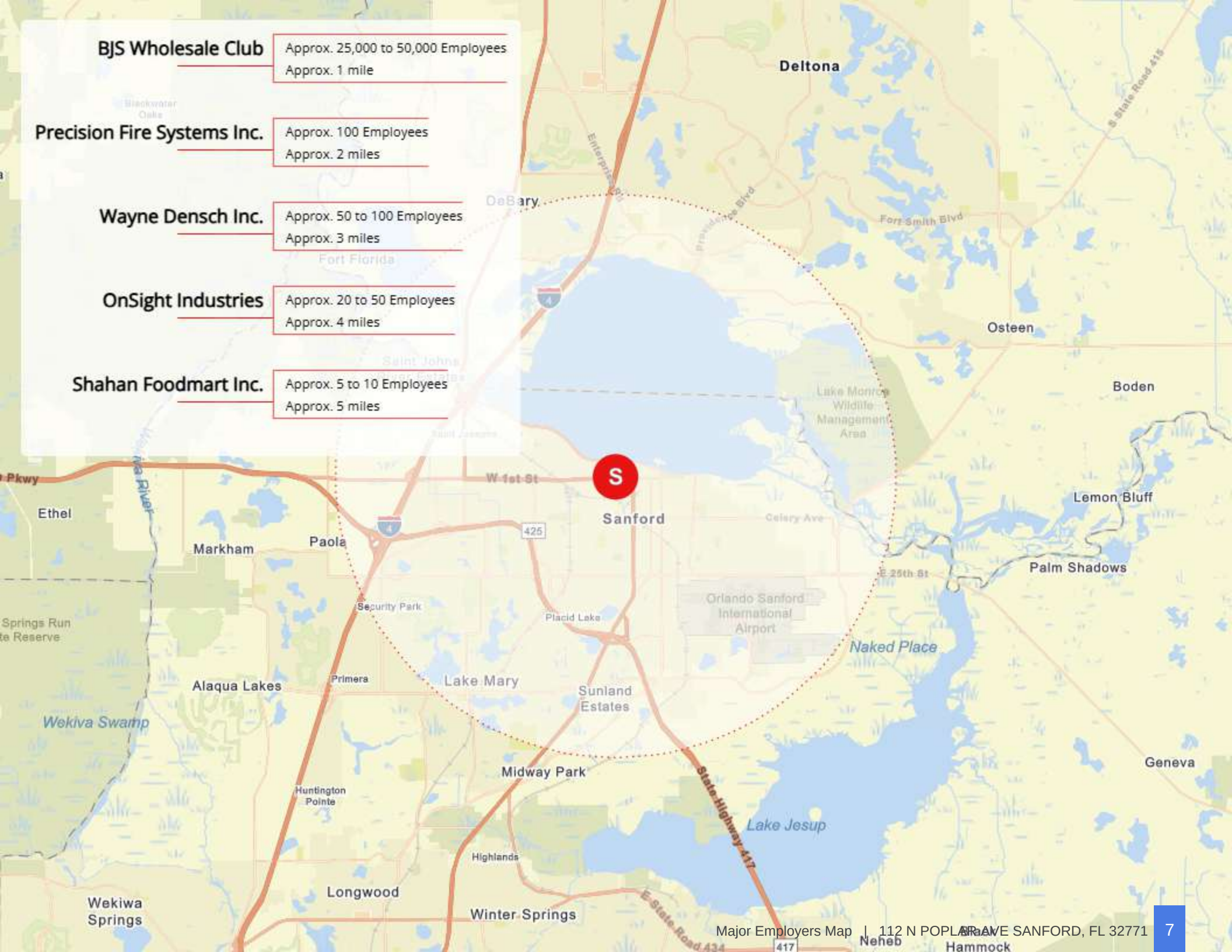
Approx. 50 to 100 Employees
Approx. 3 miles

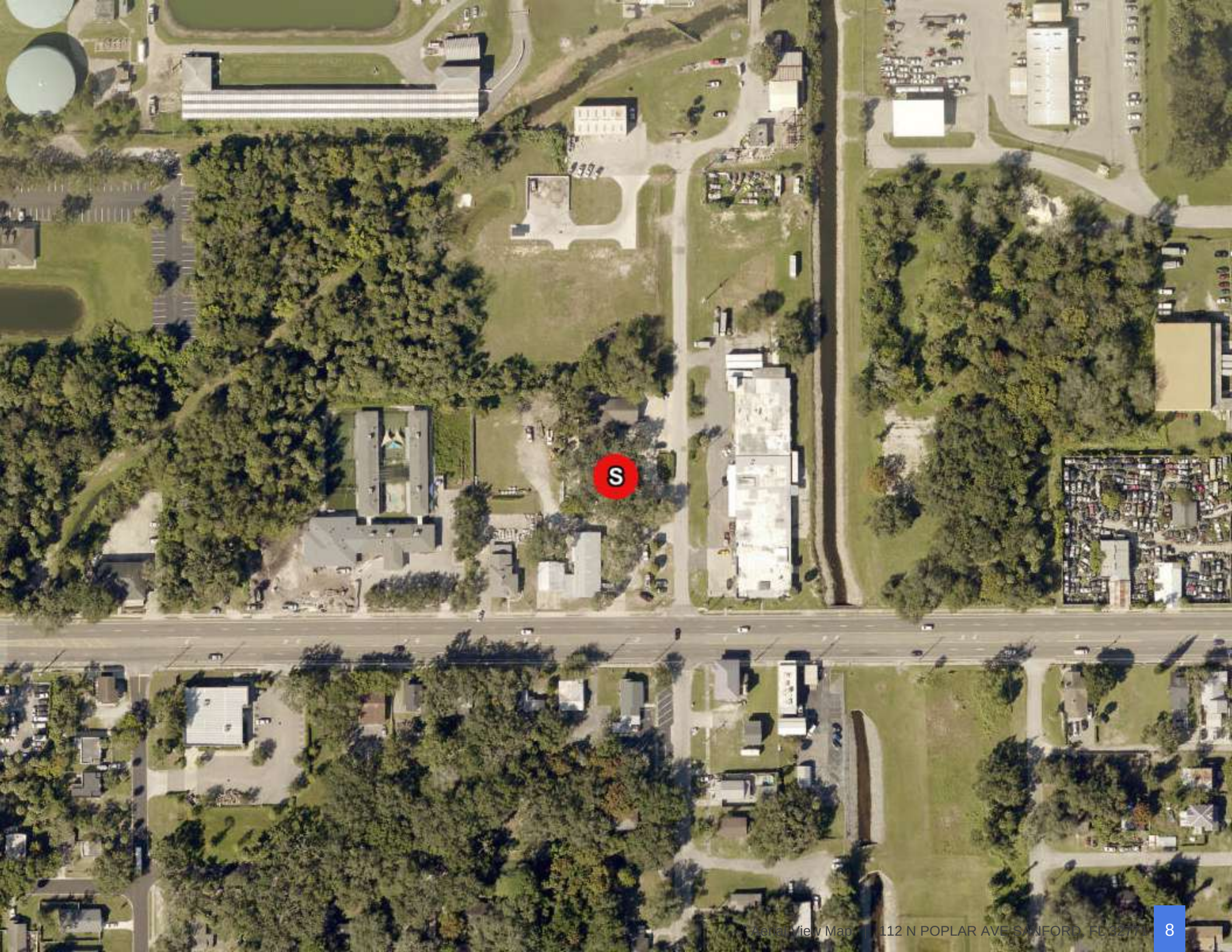
OnSight Industries

Approx. 20 to 50 Employees
Approx. 4 miles

Shahan Foodmart Inc.

Approx. 5 to 10 Employees
Approx. 5 miles



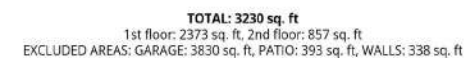
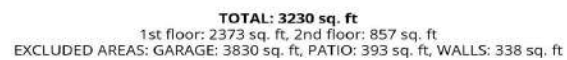
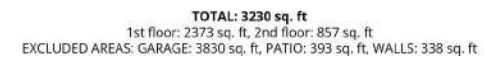


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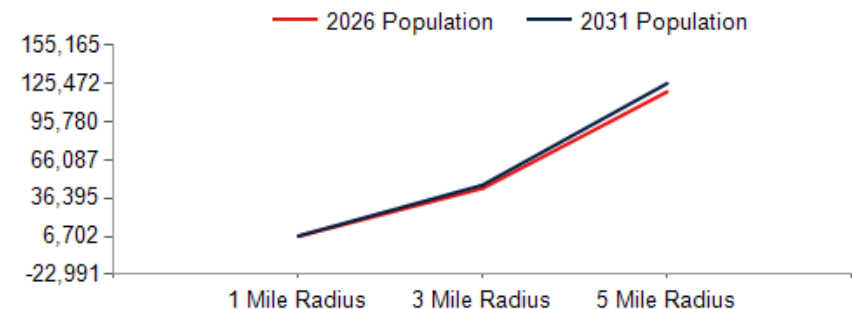




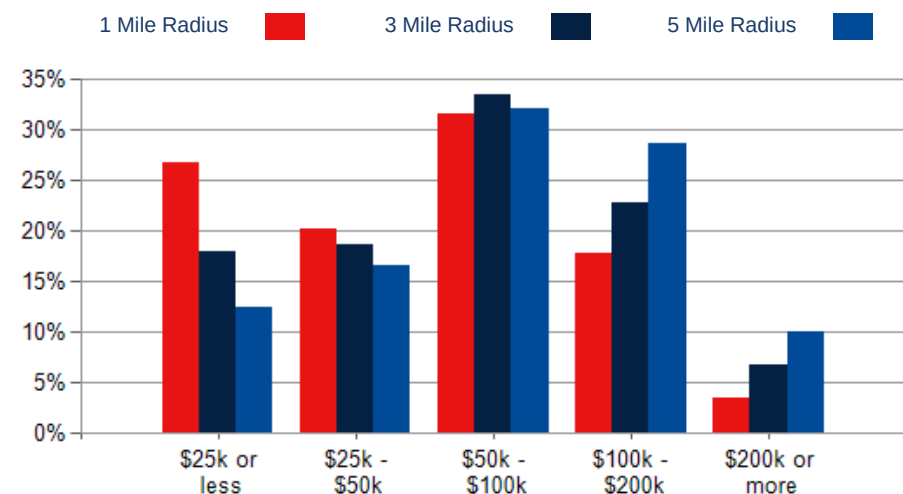


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,027	31,593	68,835
2010 Population	6,951	39,277	94,125
2026 Population	6,702	44,007	118,931
2031 Population	7,069	46,591	125,472
2026 African American	2,810	14,208	25,320
2026 American Indian	36	225	572
2026 Asian	272	1,963	7,630
2026 Hispanic	1,285	11,633	30,981
2026 Other Race	448	4,014	10,228
2026 White	2,331	17,097	56,839
2026 Multiracial	802	6,472	18,259
2026-2031: Population: Growth Rate	5.35%	5.75%	5.40%

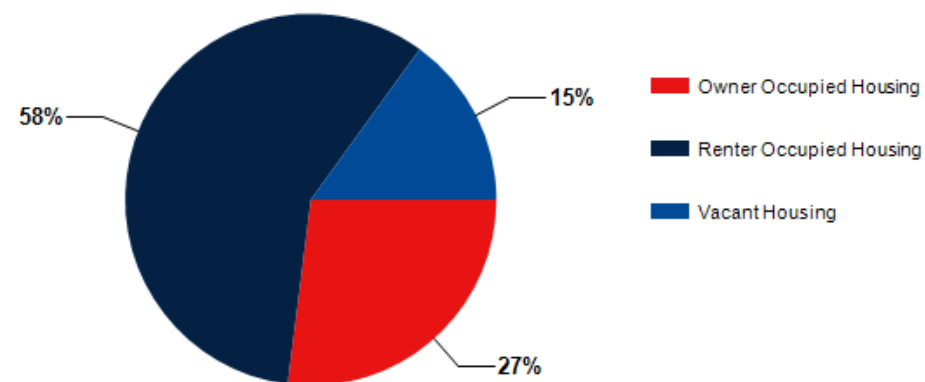
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	411	1,461	2,785
\$15,000-\$24,999	421	1,606	3,023
\$25,000-\$34,999	214	1,037	2,611
\$35,000-\$49,999	414	2,159	5,099
\$50,000-\$74,999	719	3,660	9,415
\$75,000-\$99,999	266	2,056	5,434
\$100,000-\$149,999	423	2,971	9,699
\$150,000-\$199,999	132	930	3,594
\$200,000 or greater	109	1,157	4,647
Median HH Income	\$52,451	\$63,179	\$75,773
Average HH Income	\$66,377	\$83,219	\$99,668



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

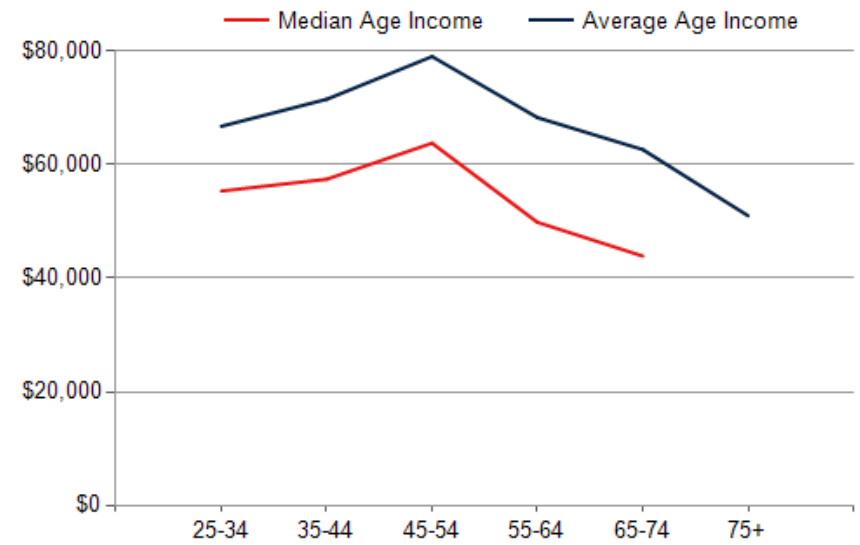
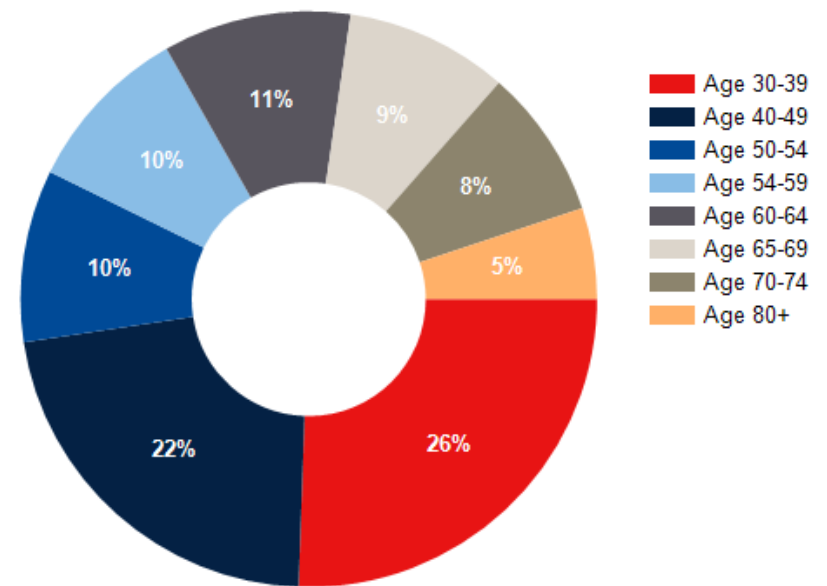


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	514	3,296	8,769
2026 Population Age 35-39	495	3,203	8,773
2026 Population Age 40-44	470	3,082	8,640
2026 Population Age 45-49	400	2,764	7,863
2026 Population Age 50-54	382	2,643	7,573
2026 Population Age 55-59	375	2,467	6,992
2026 Population Age 60-64	416	2,428	6,955
2026 Population Age 65-69	361	2,150	6,121
2026 Population Age 70-74	332	1,860	5,181
2026 Population Age 75-79	202	1,255	3,766
2026 Population Age 80-84	141	775	2,257
2026 Population Age 85+	93	595	1,771
2026 Population Age 18+	5,162	33,948	93,377
2026 Median Age	38	37	39
2031 Median Age	40	38	40

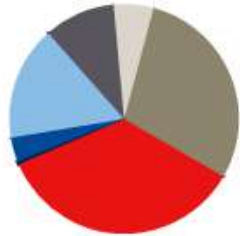
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,349	\$64,964	\$73,184
Average Household Income 25-34	\$66,753	\$82,906	\$93,582
Median Household Income 35-44	\$57,433	\$73,853	\$95,147
Average Household Income 35-44	\$71,517	\$96,499	\$114,323
Median Household Income 45-54	\$63,788	\$80,664	\$100,795
Average Household Income 45-54	\$79,053	\$97,604	\$118,053
Median Household Income 55-64	\$49,843	\$66,479	\$85,773
Average Household Income 55-64	\$68,301	\$88,761	\$108,877
Median Household Income 65-74	\$43,893	\$52,457	\$61,018
Average Household Income 65-74	\$62,658	\$69,462	\$84,694
Average Household Income 75+	\$50,989	\$54,641	\$66,511

Population By Age

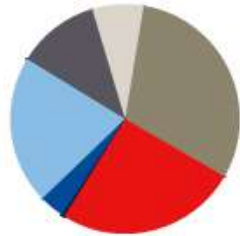


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	79	84	82
Diversity Index (current year)	78	83	81
Diversity Index (2020)	76	81	79
Diversity Index (2010)	64	71	66

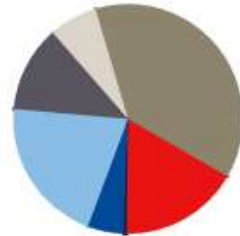
POPULATION BY RACE



1 MILE



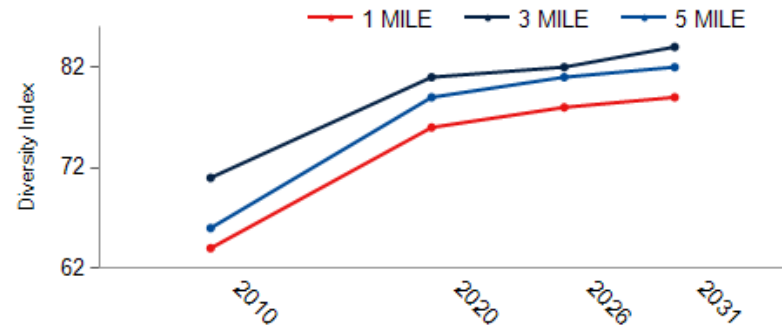
3 MILE



5 MILE

2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	35%	26%	17%
American Indian	0%	0%	0%
Asian	3%	4%	5%
Hispanic	16%	21%	21%
Multiracial	10%	12%	12%
Other Race	6%	7%	7%
White	29%	31%	38%

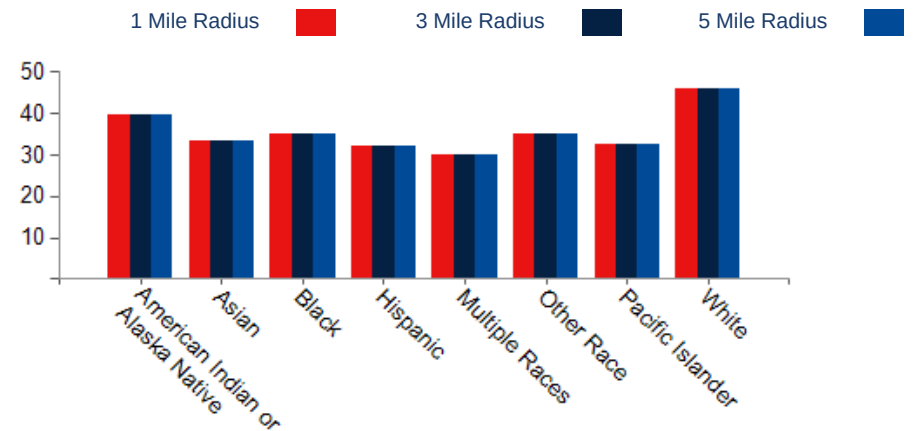
POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	39	36	39
Median Asian Age	33	34	36
Median Black Age	35	35	35
Median Hispanic Age	32	30	33
Median Multiple Races Age	30	30	32
Median Other Race Age	35	33	34
Median Pacific Islander Age	33	34	33
Median White Age	46	43	44

2026 MEDIAN AGE BY RACE





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Principal

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Agent

Michael Voss serves as Director of the Texas branch at ISL Commercial, overseeing the firm's market growth and portfolio performance initiatives. He works directly with private equity investors and venture capital partners on acquisitions, repositioning strategies, and expansion projects across the DFW area.

Originally from Central Florida, Michael brings a disciplined, market-driven approach to asset growth and value creation. He graduated with an Economics degree from UCF and is pursuing his CCIM, Capital Raising, and Family Office Certifications.

Outside of commercial real estate, Michael spends time with his family, traveling, and exercising

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. Emmanuel is dedicated to helping clients pursue their investment goals.

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Exclusively Marketed by:

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