

FOR LEASE



IDEAL AUTO RENTAL – NEAR SANFORD ORLANDO INTL AIRPORT
2 AUTO SALES LOTS OR BUSINESS OFFICES WITH PARKING

PORTIONS OF 2634 SANFORD AVE, SANFORD, FL 32773



PORTIONS OF 2630 PALMETTO AVE, SANFORD, FL 32773



Auto Sales Office and
25 +/- Vehicle Display Area

LOT B

LOT A

2 vehicle lifts
Vehicle wash/detail station
35 +/- Vehicle Display Area

PROPERTY HIGHLIGHTS

Portions 2634 Sanford Ave

- **Land Size:** .466 ac +/- **Off Space:** 3,000 SF +/-
Potential Availability-
- **Lease Payment:** \$4,999 MG **Currently Owner Occupied**

Portions 2630 Palmetto Ave

- **Land Size:** .27 ac +/- **Off Space:** 936 SF +/-
LOTA & LOT B **LOT B**
- **Lease Payment:** \$3,600 MG – LOT A \$5,000 \$2,400

- **Zoning:** C-2 **FLU:** COM **Muni:** Seminole County
- **Land area is largely impervious surface**
- **Access:** Along Sanford Ave and at the rear of the property, it's West side, along Palmetto Ave
- **Close to: SR 417 - easy access anywhere in Florida**

Scott Garrett

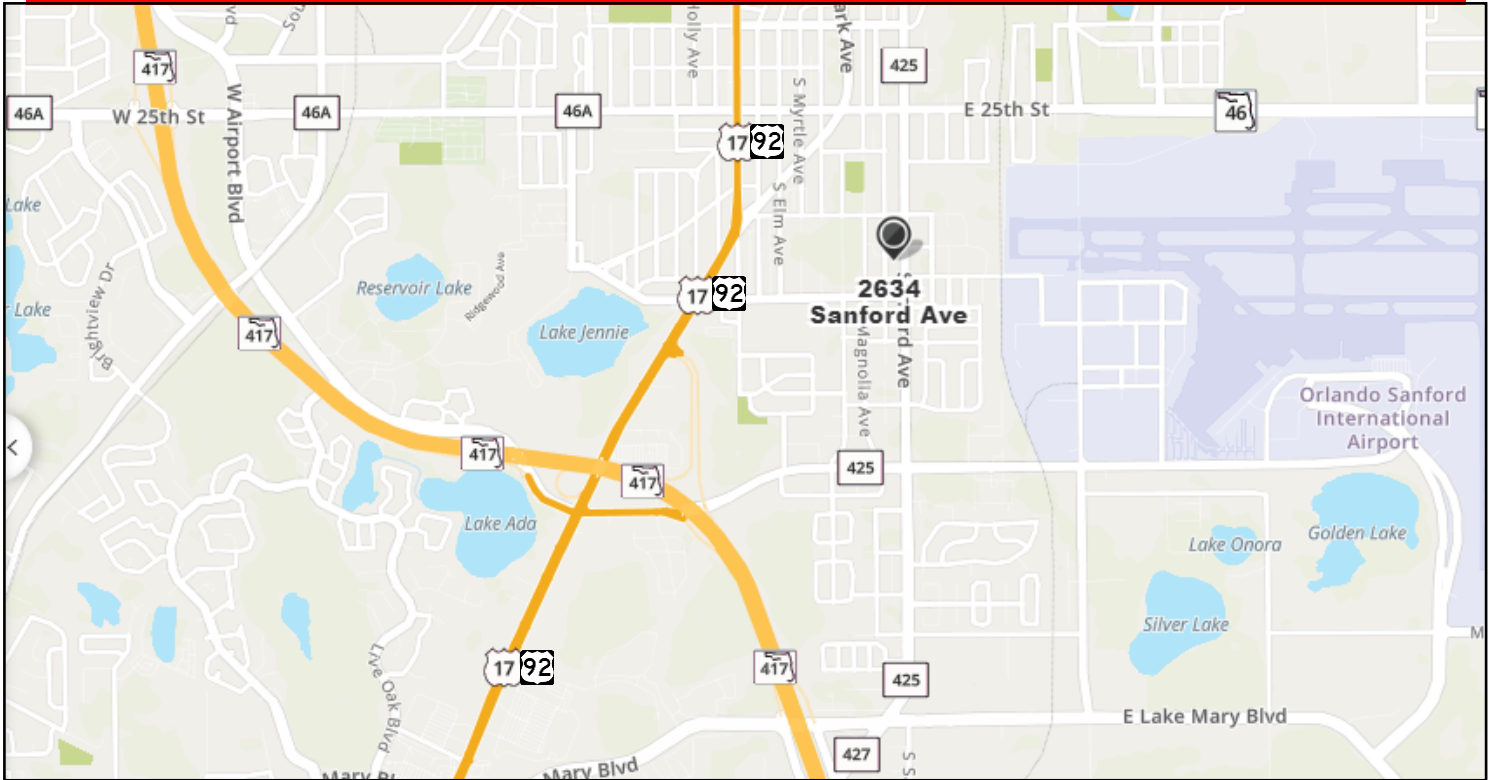
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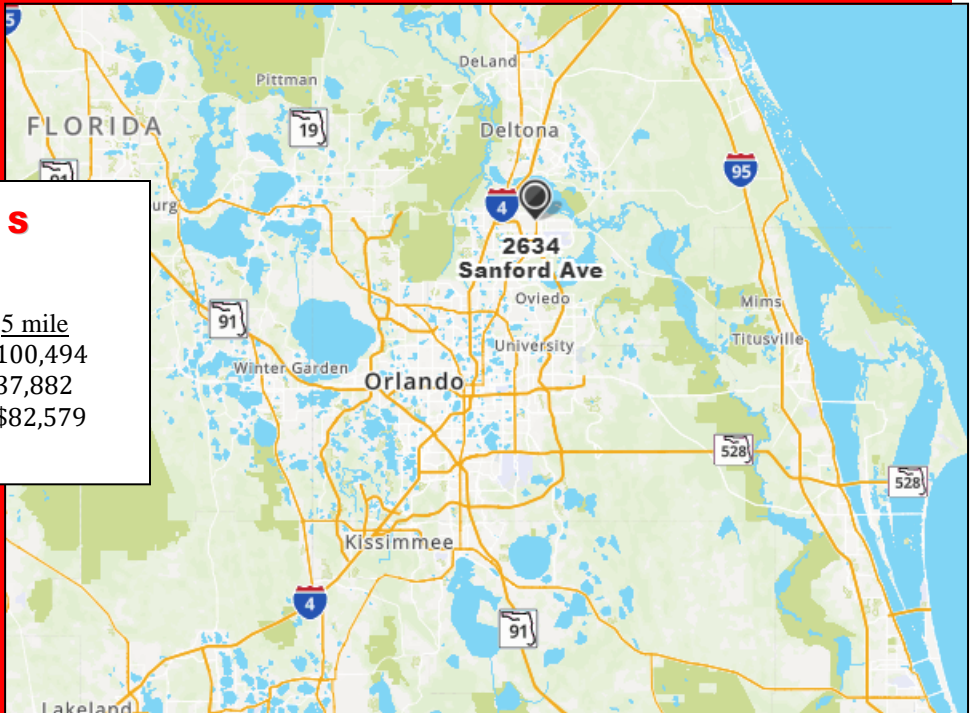


MAP LOCATION OVERVIEW



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TRAFFIC COUNTS

S Sanford Ave @ E Mattie St	16,507		
Population:	<u>1 mile</u> 8,670	<u>3 mile</u> 61,586	<u>5 mile</u> 100,494
Households:	3,178	22,679	37,882
Avg HH Income:	\$72,376	\$71,572	\$82,579

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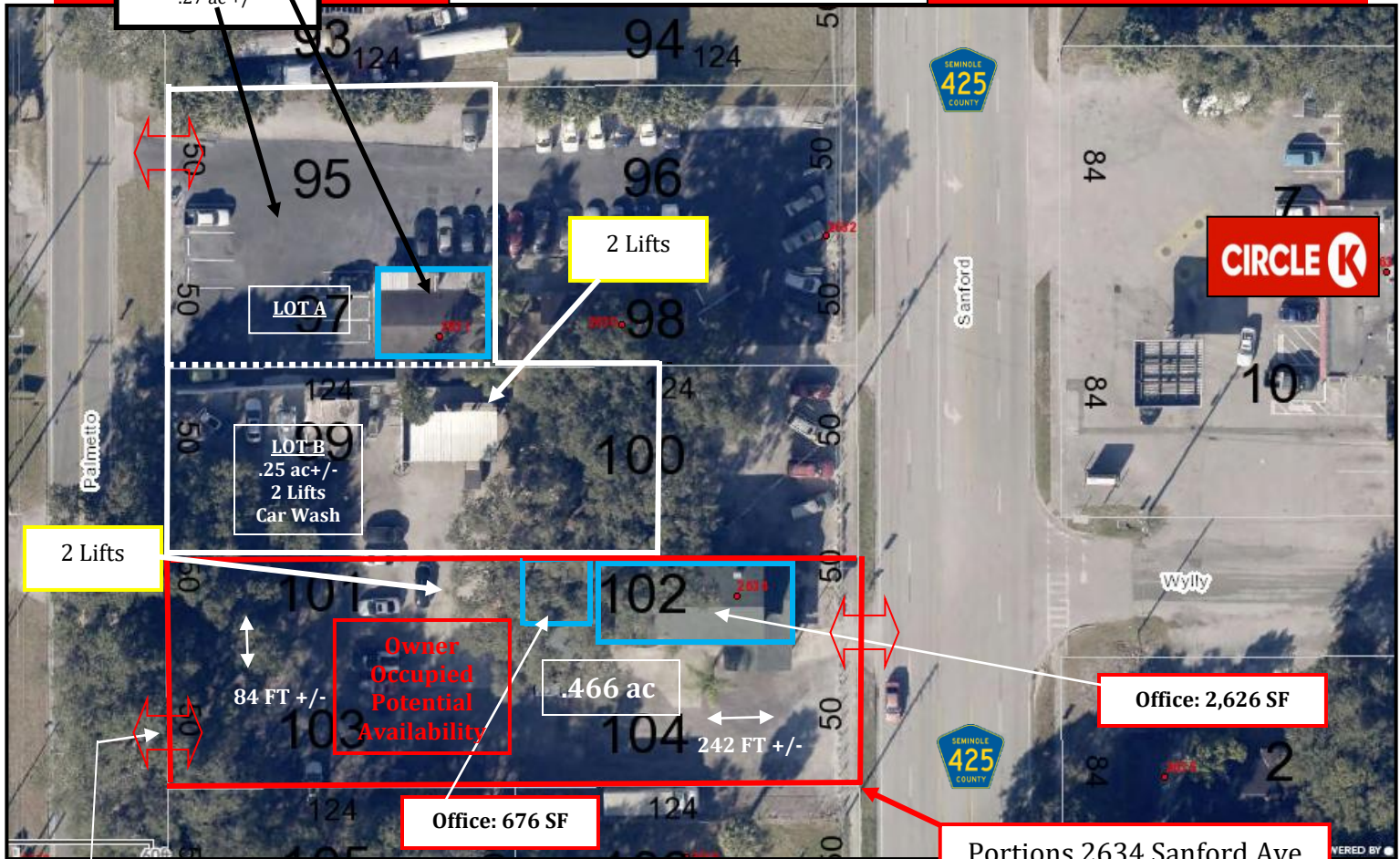
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AERIAL OVERVIEW ALL MEASUREMENTS +/-

Office +/-:
Total: 936 SF
Land size:
.27 ac +/-



Gated, Secured,
Curb Cut Access
Palmetto Ave



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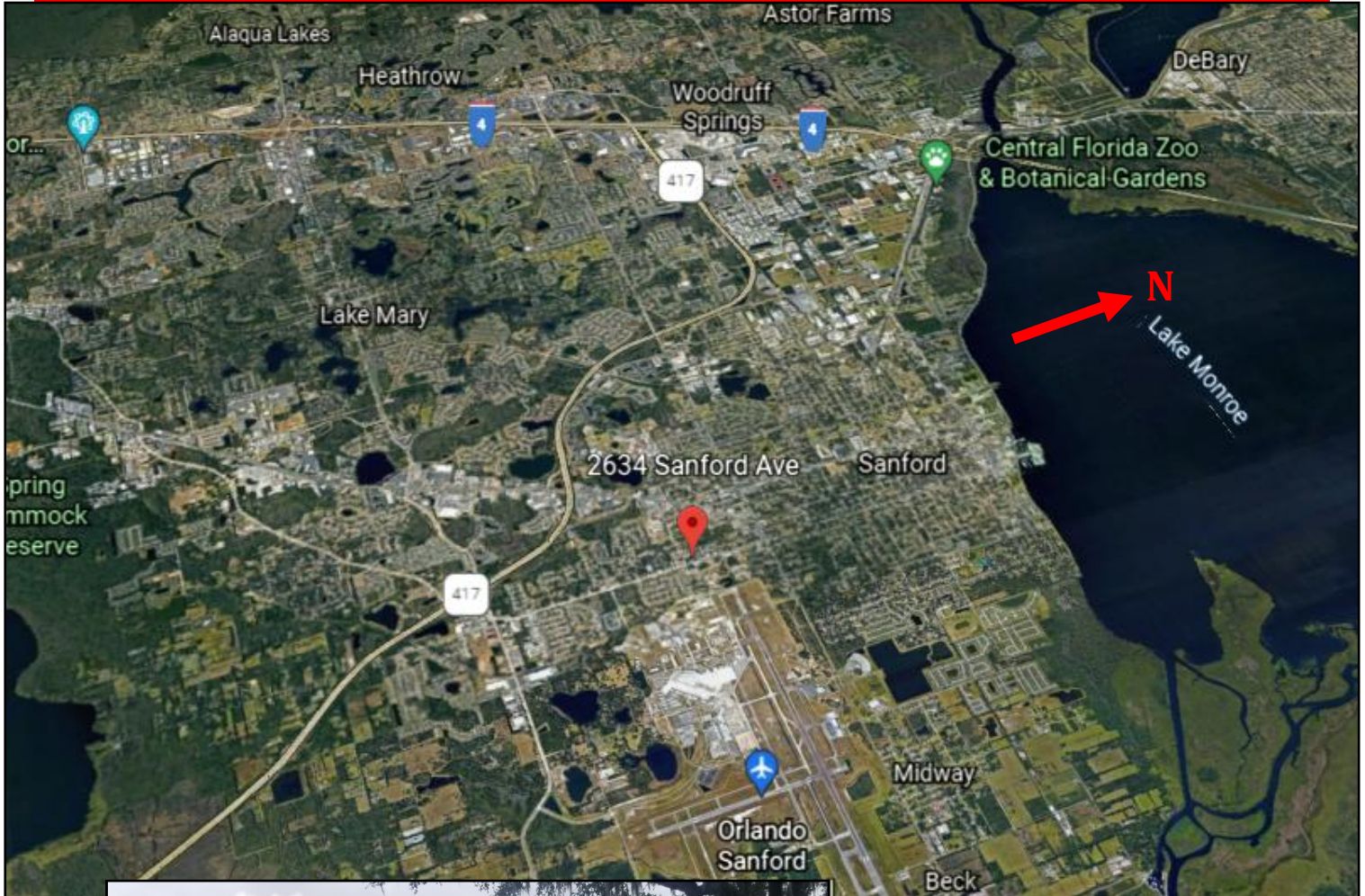
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AERIAL OVERVIEW METRO AREA



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