

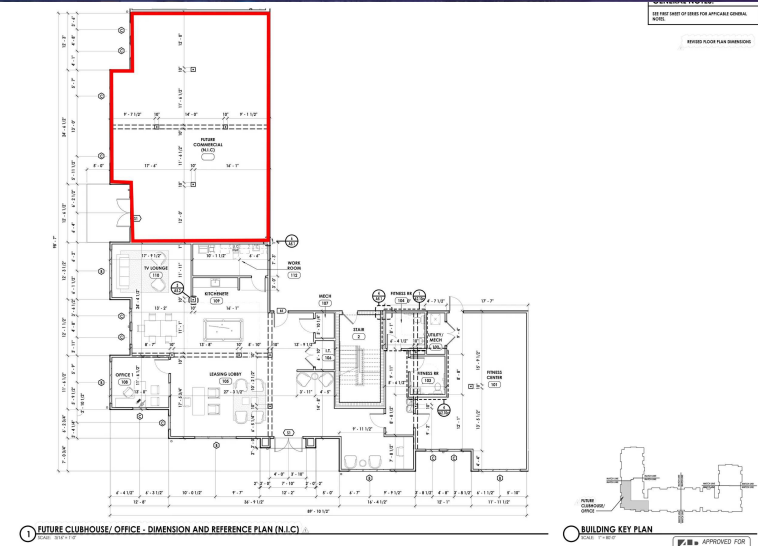
Riverbend Landings

3750 Florida 46, Sanford, FL 32771



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- ±1,602 SF commercial space available for lease in mixed use apartment complex
- Seeking office/medical/retail uses
- Prime SR 46 location in Sanford's rapidly growing Riverbend corridor
- High-visibility location with excellent exposure along E. SR 46
- Excellent access to SR 46 and N. Beardall Ave
- Conveniently located near Orlando Sanford International Airport
- Easy access to major roadways, including SR 46, SR 417 and US-17/92
- Growing trade area with new residential and commercial development underway

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,602 SF
Lot Size:	5.98 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,765	19,725	47,328
Total Population	4,721	50,289	119,976
Average HH Income	\$86,984	\$99,029	\$104,582

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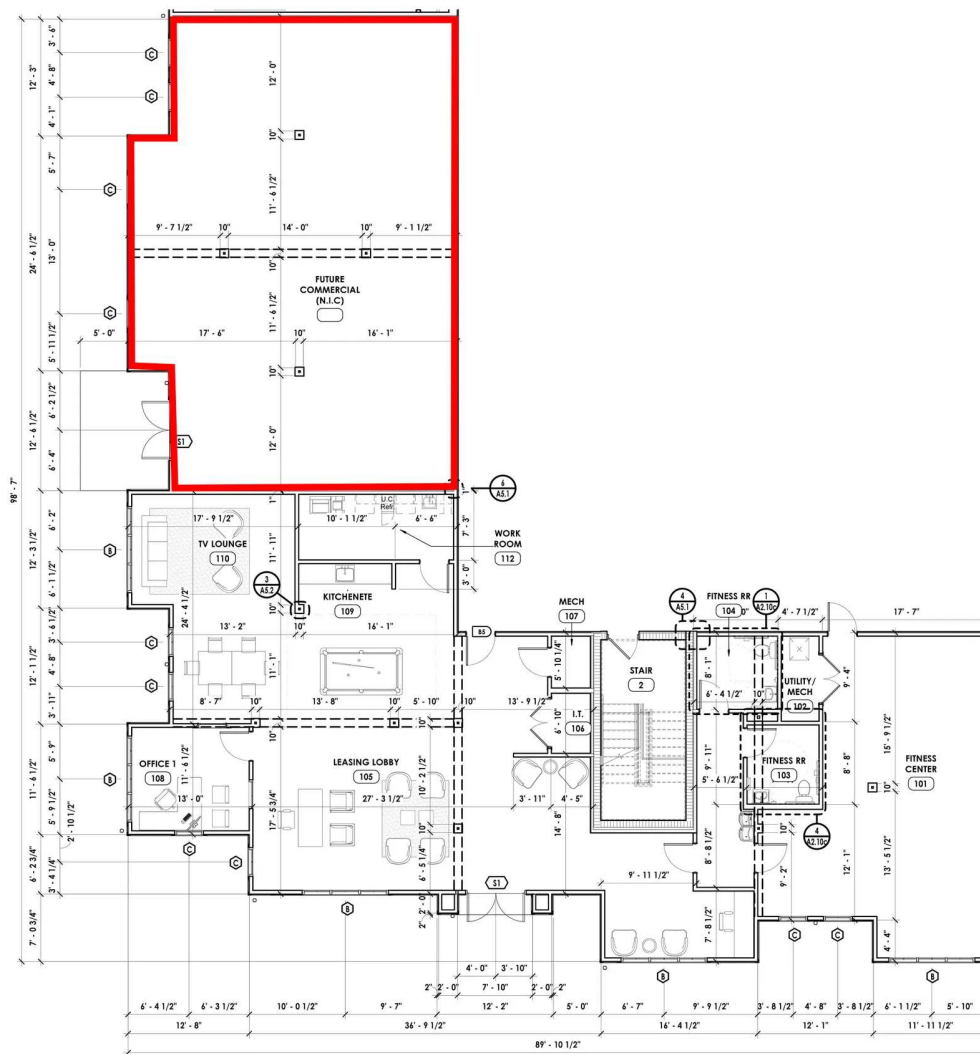
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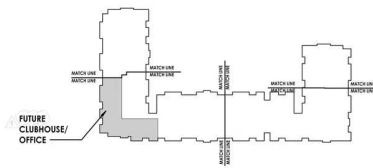
SITE PLAN



1 FUTURE CLUBHOUSE/ OFFICE - DIMENSION AND REFERENCE PLAN (N.I.C.)
SCALE: 3/16" = 1'-0"

GENERAL NOTES:
SEE FIRST SHEET OF SERIES FOR APPLICABLE GENERAL NOTES.

REVISED FLOOR PLAN DIMENSIONS



BUILDING KEY PLAN
SCALE: 1" = 80'-0"

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RETAILER MAP



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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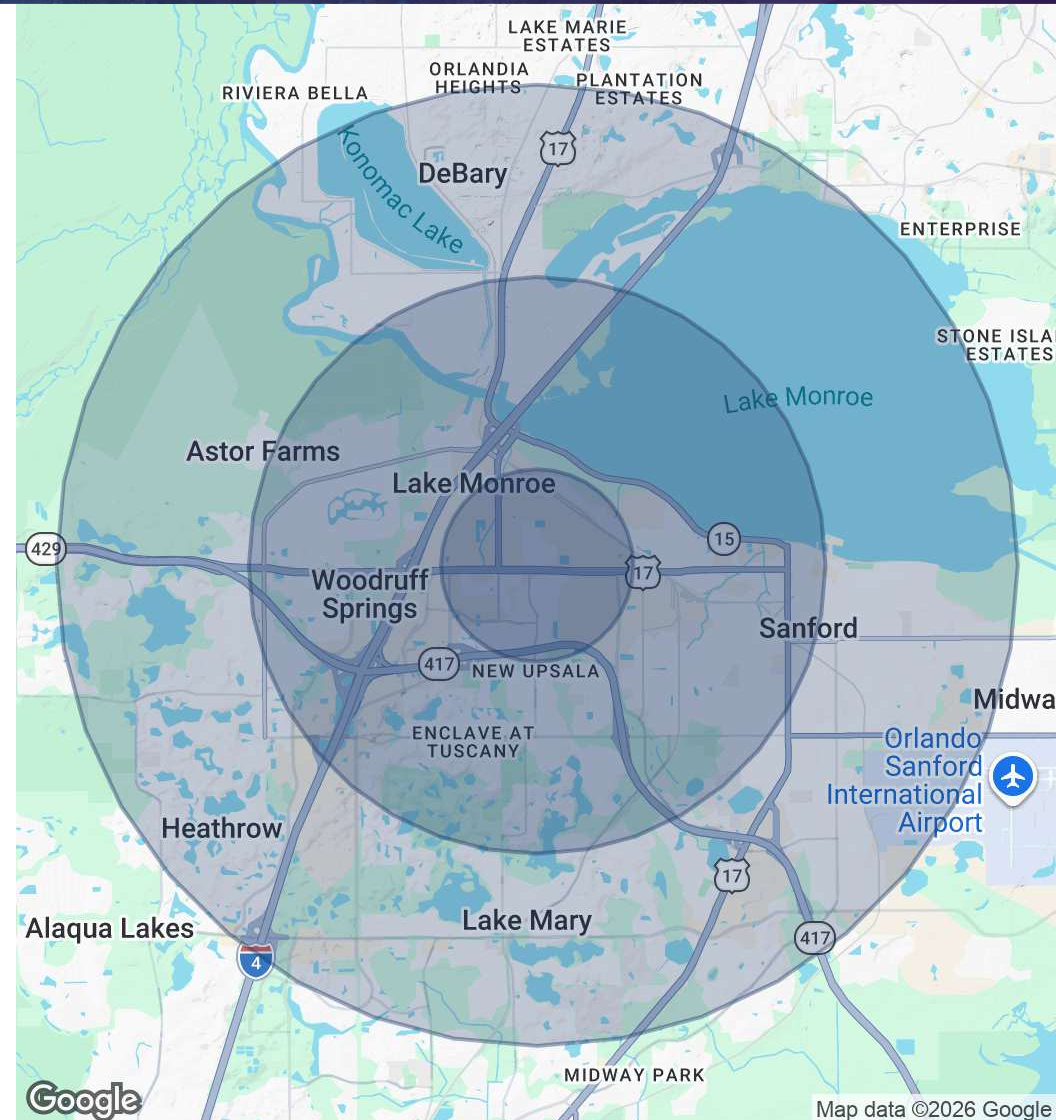
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,721	50,289	119,976
Average Age	32.5	37.7	40.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,765	19,725	47,328
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$86,984	\$99,029	\$104,582
Average House Value	\$340,026	\$355,458	\$385,205

AGE	1 MILE	3 MILES	5 MILES
0 - 4	348	3,016	6,223
5 - 9	422	2,848	6,703
10 - 14	341	2,970	6,935
15 - 17	159	1,726	4,582
18 - 20	172	1,067	3,149
21 - 24	371	3,287	6,450
25 - 34	757	8,227	17,700
35 - 44	912	7,958	17,778
45 - 54	319	6,361	16,646
55 - 64	375	6,117	15,810
65 - 74	437	4,683	11,310
75 - 84	54	1,357	4,752
85+	61	684	1,951



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