



Offering Memorandum



Sanford Standalone Retail Building

2885 S ORLANDO DR, SANFORD, FL 32773

PRESENTED BY:

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FL #SL3483253



The Team



LANCE COBB

Advisor

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FL #SL3483253

PROFESSIONAL BACKGROUND

Lance Cobb, your strategic partner in commercial real estate investments. With a stellar business track record spanning over a decade, Lance has successfully brokered transactions across diverse sectors including Retail, Medical, Land, Self Storage, and Multifamily properties. He holds an MBA and serves as a Hospitality & Urban Land Advisor at SVN Commercial Advisory Group in the vibrant city of Tampa, Florida. His unique edge stems from over a decade of personal investing in the residential real estate market, granting him unparalleled insights into evaluating business investments from multifaceted perspectives.

Renowned for his hands-on approach, Lance is dedicated to rolling up his sleeves and diving into the groundwork, offering tailored solutions, crucial information, and unwavering support to his clients as they navigate complex investment landscapes. Fueled by an unyielding spirit, he takes immense pride in delivering top-tier service to visionary individuals who dare to dream big. As a native of Louisiana, Lance earned his undergraduate degree in Computer Information Systems from Southeastern Louisiana University in Hammond, Louisiana before finding his calling in the picturesque shores of Sarasota, where he pursued his master's in Business Administration. Lance Cobb isn't just your average commercial real estate agent; he's your gateway to unparalleled success in the investment realm. With a penchant for adventure, Lance finds solace in exploring the world with his loved ones, reading and writing material at beaches, and indulging in a myriad of recreational sports, including golfing, boating, basketball, and weightlifting.

But Lance's interests don't stop there. He's also a content creator, serving as a social media influencer and brand ambassador, reaching audiences with compelling messages. Beyond the digital realm, Lance is a motivational speaker, inspiring others to reach beyond the stars and seize every opportunity that comes their way.

EDUCATION

BS in Computer Information Systems,
Southeastern Louisiana University – Hammond, La.
Master of Business Administration,
Argosy University – Sarasota, FL.

MEMBERSHIPS

International Council of Shopping Centers (ICSC)

SVN | Commercial Advisory Group
1626 Ringling Boulevard, Suite 500
Sarasota, FL 34236
941.387.1200



Property Information

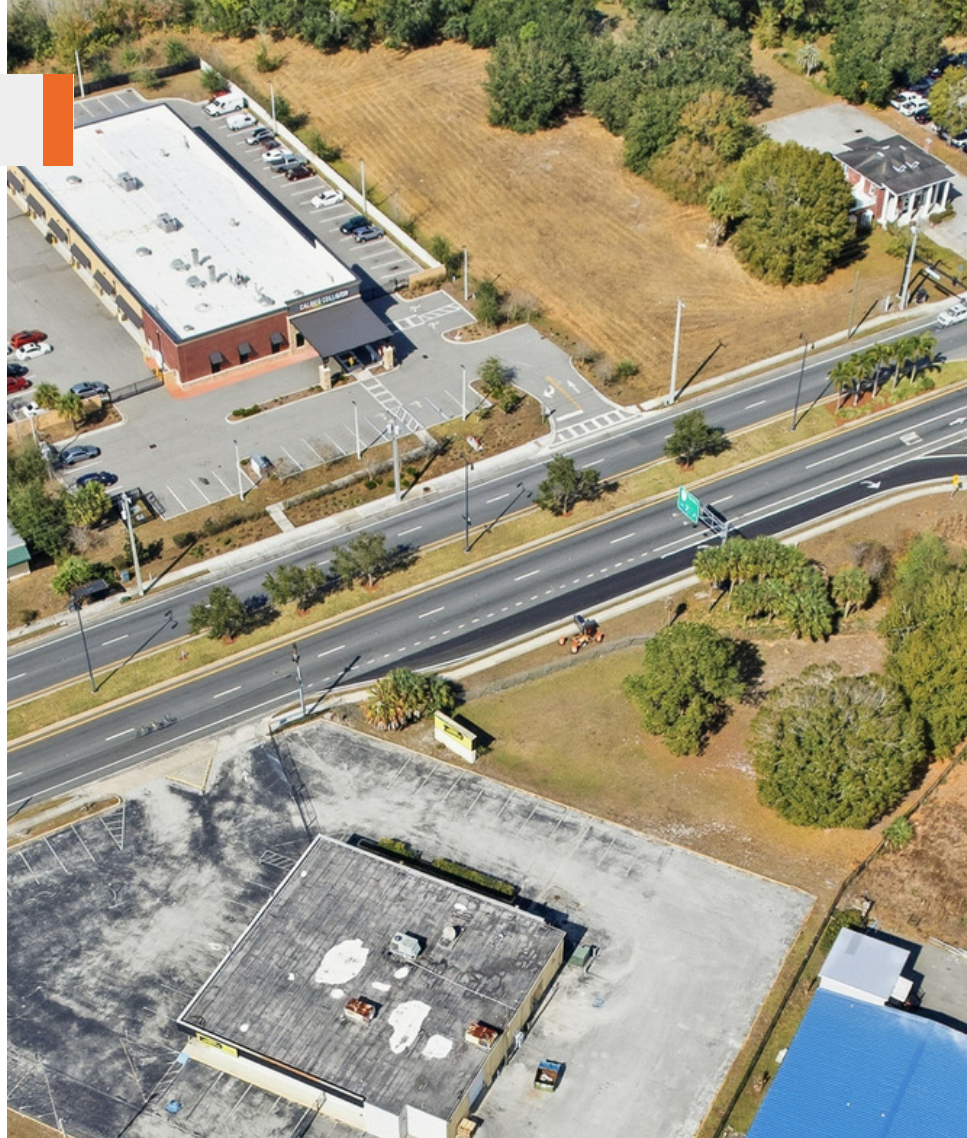
PROPERTY SUMMARY

SANFORD STANDALONE RETAIL BUILDING

2885 S ORLANDO DR
SANFORD, FL 32773

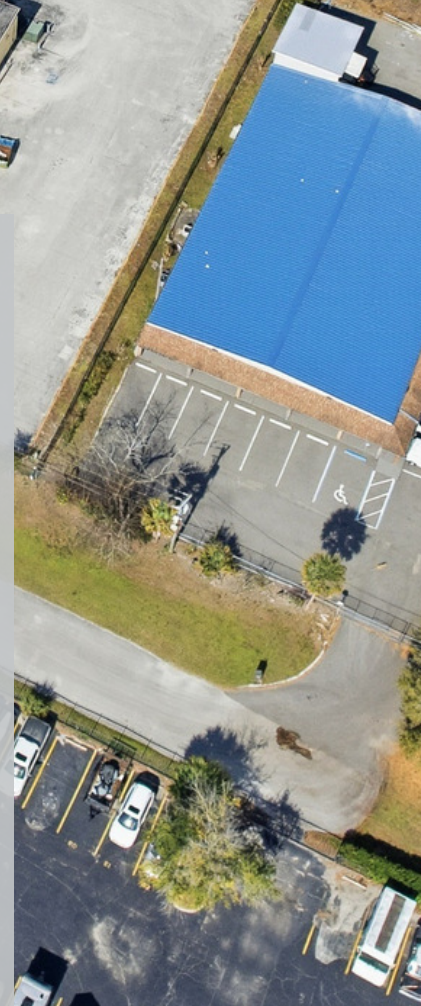
OFFERING SUMMARY

SALE PRICE:	\$1,960,000
LEASE RATE:	\$19 SF/yr (NNN)
BUILDING SIZE:	6,720 SF
AVAILABLE SF:	6,720 SF
LOT SIZE:	53,582 SF
PRICE / SF:	\$291.67



PROPERTY SUMMARY

This offering presents a rare infill real estate opportunity along the highly trafficked US Hwy 17-92 (S Orlando Dr) corridor, a proven retail artery with strong national and regional retail presence. Situated on an oversized 2.11± acre parcel with exposure to ±26,500 AADT, the site functions as a corner-oriented location with excellent visibility, access, and branding potential, attributes highly sought after by retailers and developers alike. The property includes a 6,720 SF freestanding retail building and will be delivered vacant at closing, allowing a buyer to immediately execute on a re-tenanting, expansion, or full redevelopment strategy. The generous land-to-building ratio and C-2 zoning create flexibility for a wide range of commercial concepts, including multi-tenant retail, pad users, or an owner-user flagship location, subject to approvals. This is not an income or cap-rate driven sale. Instead, the value is rooted in the irreplaceable location, traffic exposure, zoning, and long-term growth fundamentals of the Sanford / Lake Mary submarket. Visionary developers, expanding national or regional retailers, and owner-users seeking a high-profile Central Florida site will recognize the upside and strategic positioning this property offers.



PROPERTY HIGHLIGHTS

- Ample square footage
- Excellent visibility
- Prime location
- Accessibility
- Maximum exposure
- Opportunities abound
- Vacant delivery at closing — ideal for redevelopment, re-tenanting, or owner-user occupancy
- Oversized 2.11± acre parcel with an existing 6,720 SF freestanding retail building
- C-2 zoning allowing for a wide range of commercial uses (buyer to verify)
- Prime visibility along US Hwy 17-92 with ±26,500 AADT



AMPLE PARKING



WAREHOUSE SPACE



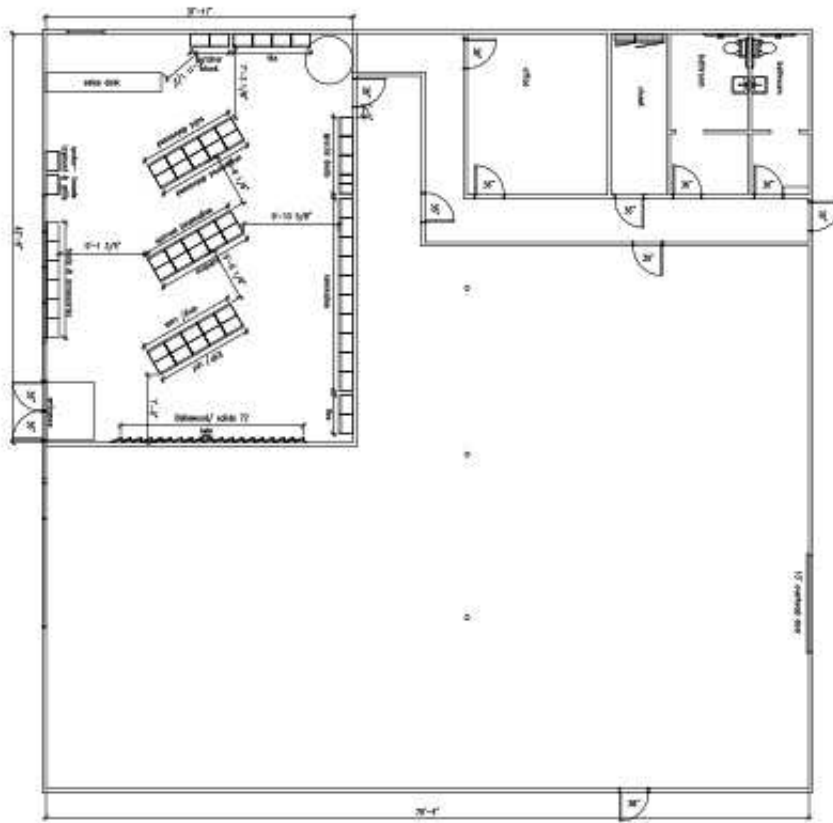
DRIVE-THRU OPTION

LUMBER LIQUIDATORS
GREAT FLOORS FOR LESS!



FLOOR PLANS

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1266	Sanford	File Name	REV:	DATE:	LUMBER LIQUIDATOR\$
	2885 S. Orlando Drive	1266.dwg	Stand Opening (or)	April 2012	
	Sanford, FL 32773	Scale	Legend: reset (or)	November 2011	3000 John Deere Road
ZONE south REGION 12		Sheet #			Toano, VA 23168

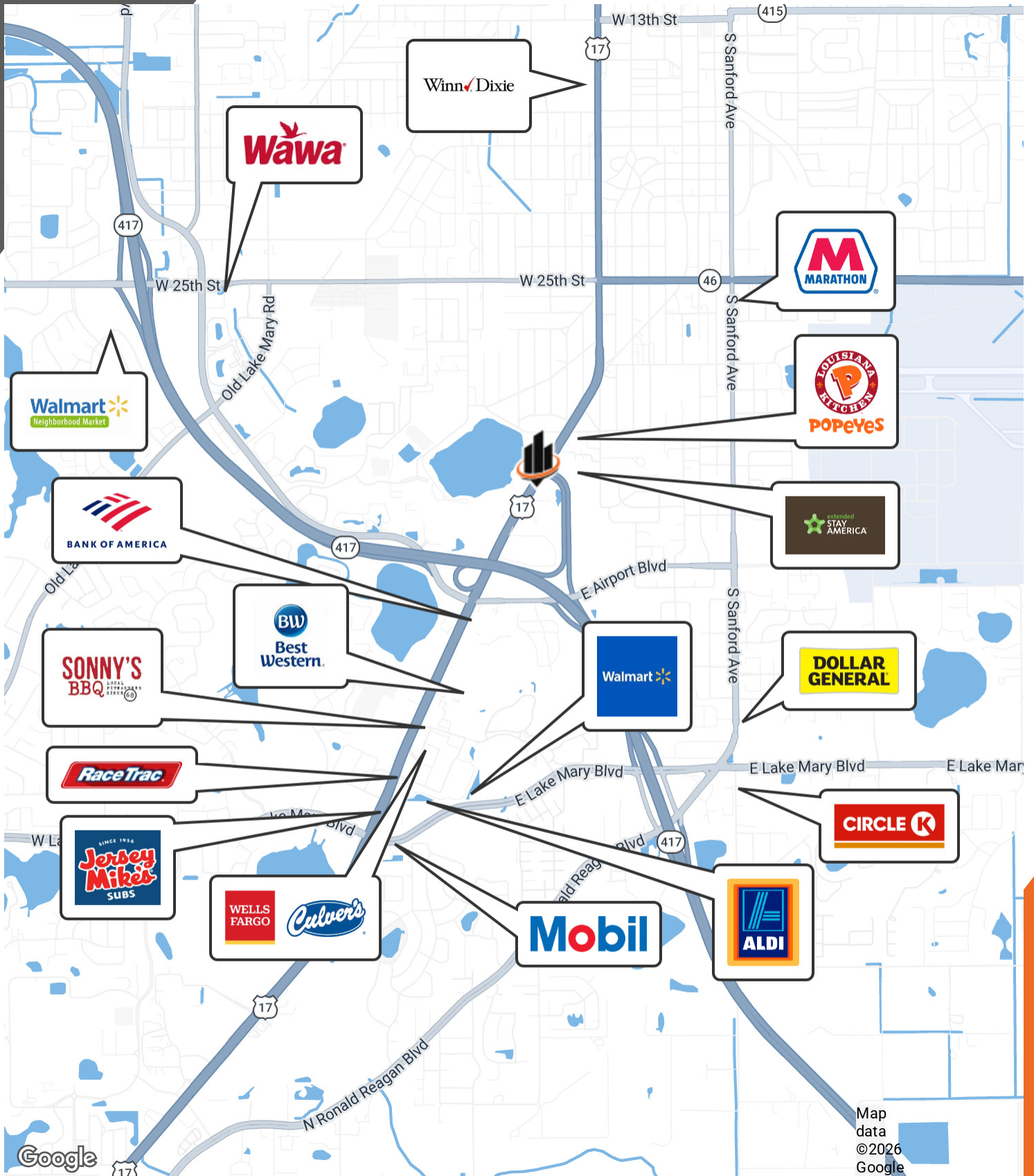




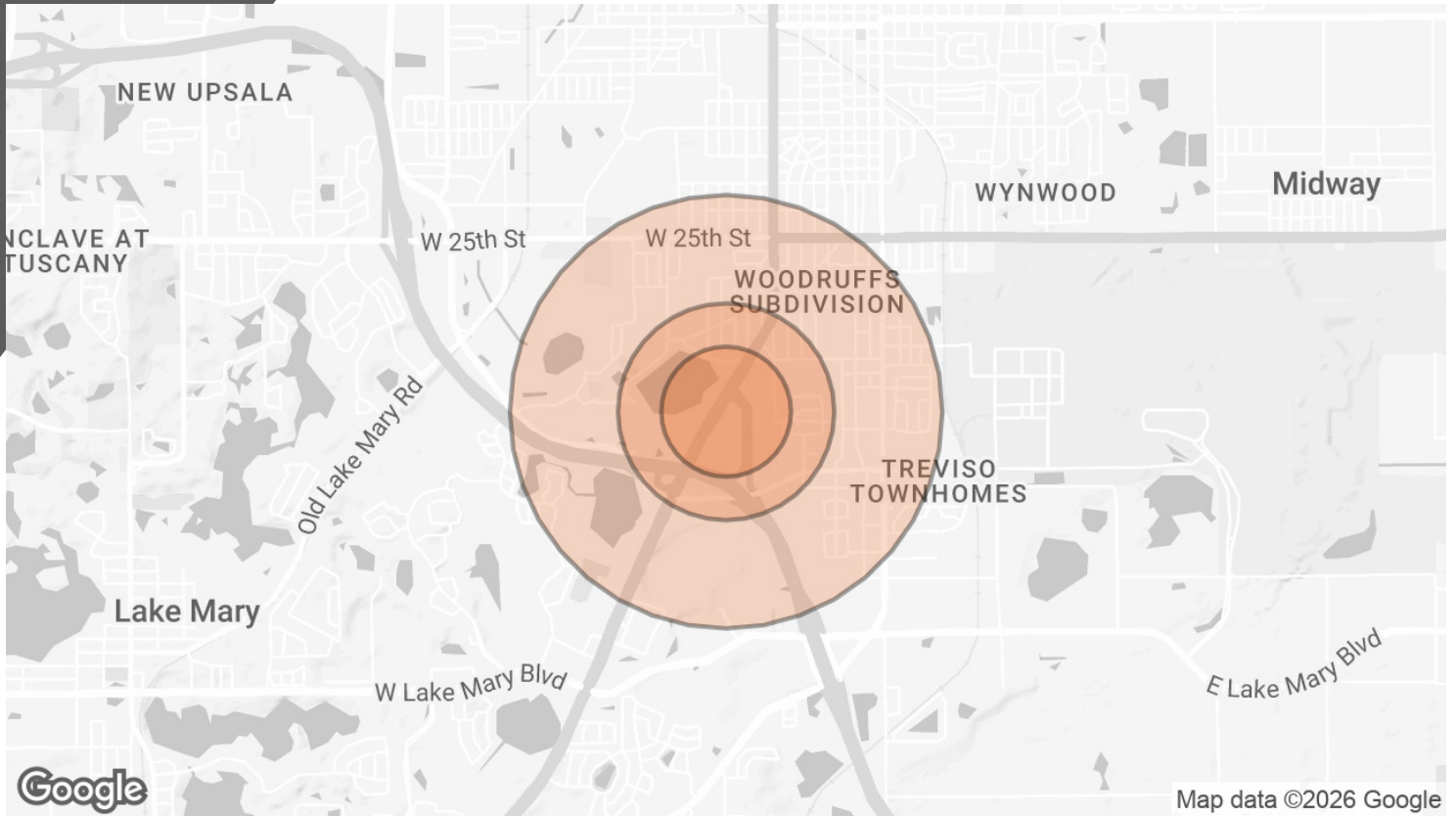
LOCATION DESCRIPTION

2885 S. Orlando Dr is positioned along the highly traveled US Hwy 17-92 (S Orlando Dr) corridor in Sanford, Florida, benefiting from $\pm 26,500$ AADT, providing excellent visibility and consistent daily traffic exposure. The property sits within a well-established commercial corridor serving Sanford, Lake Mary, and the greater Seminole County trade area, with convenient access to major employment nodes, residential density, and Orlando Sanford International Airport (SFB). With $2.11\pm$ acres of C-2 zoned land and an existing 6,720 SF freestanding retail building, the site offers a compelling opportunity for re-tenanting, expansion, or redevelopment into a multi-tenant retail configuration, subject to approvals.

REGIONAL MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	176	1,436	12,026
AVERAGE AGE	39	37	37
AVERAGE AGE (MALE)	37	36	35
AVERAGE AGE (FEMALE)	41	39	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	81	552	4,585
# OF PERSONS PER HH	2.2	2.6	2.6
AVERAGE HH INCOME	\$54,892	\$62,653	\$70,029
AVERAGE HOUSE VALUE	\$196,700	\$224,899	\$251,157

2020 American Community Survey (ACS)

Disclaimer

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Collective Strength, Accelerated Growth

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