

# FOR SALE OR GROUND LEASE



## COMMERCIAL LAND

**750 W LAKE MARY BLVD, SANFORD FL 32773**



### **\*Not Exact Outlines\***

Red outline depicts the general area available for sale / ground lease

A survey + formal lot split will need to occur to get exact mutually agreeable property boundary lines

**TRAFFIC COUNT: 24,218 VPD**

## **PROPERTY HIGHLIGHTS**

**0.45 AC +/- Lot Split    Zoning: RC-1    FLU: NC**

**Subdividing from gas station at property**

**Frontage Lake Mary Blvd:    106 Linear Feet +/-**

**Close to:    Hwy 17-92, FL SR 417, I-4, Orlando  
Sanford International Airport**

**Purchase Price: \$595,000**

**Ground Lease: \$47,995 NNN annually**

**Molly Garrett**

BOSS Commercial Real Estate  
Licensed Commercial Real Estate Agent

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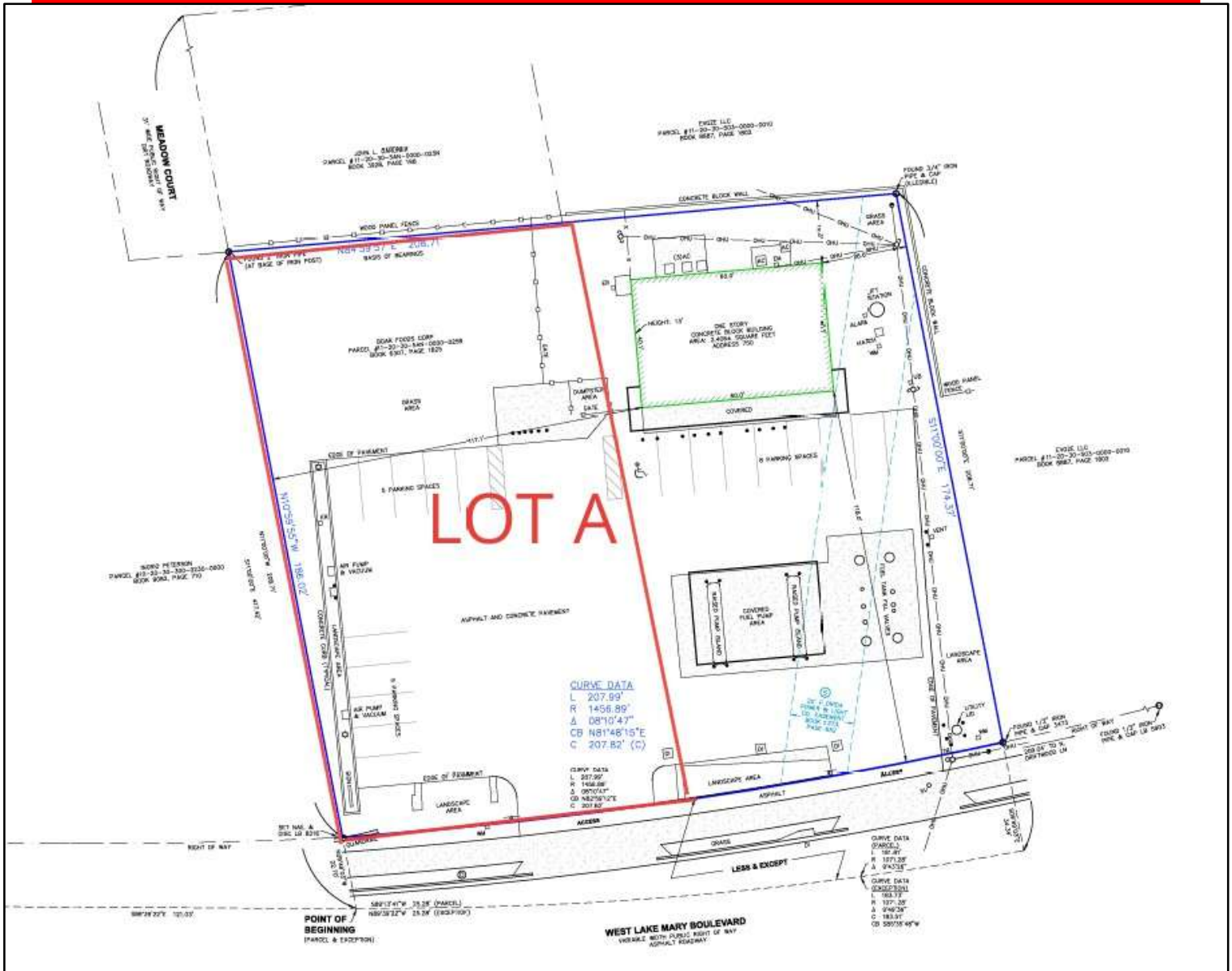


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## CONCEPT SURVEY OUTLINE



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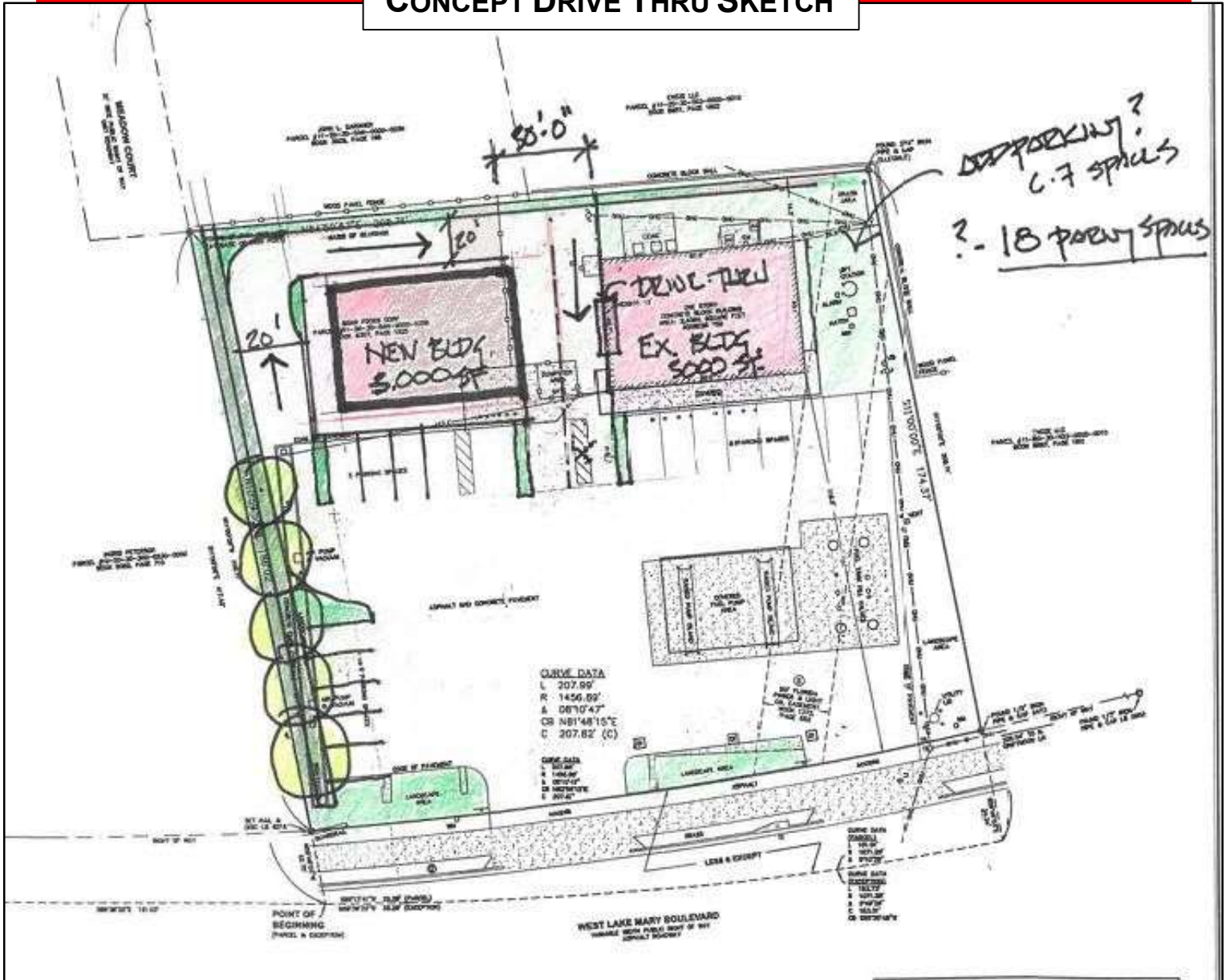


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## CONCEPT DRIVE THRU SKETCH



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**BOSS**  
COMMERCIAL REAL ESTATE

<b>Demographics:</b>	<b>1-mile</b>	<b>3-mile</b>	<b>5-mile</b>
<b>Population:</b>	<b>8,808</b>	<b>64,070</b>	<b>162,829</b>
<b>Households:</b>	<b>3,044</b>	<b>23,791</b>	<b>63,035</b>
<b>Avg HH Income:</b>	<b>\$76,031</b>	<b>\$86,531</b>	<b>\$88,672</b>

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