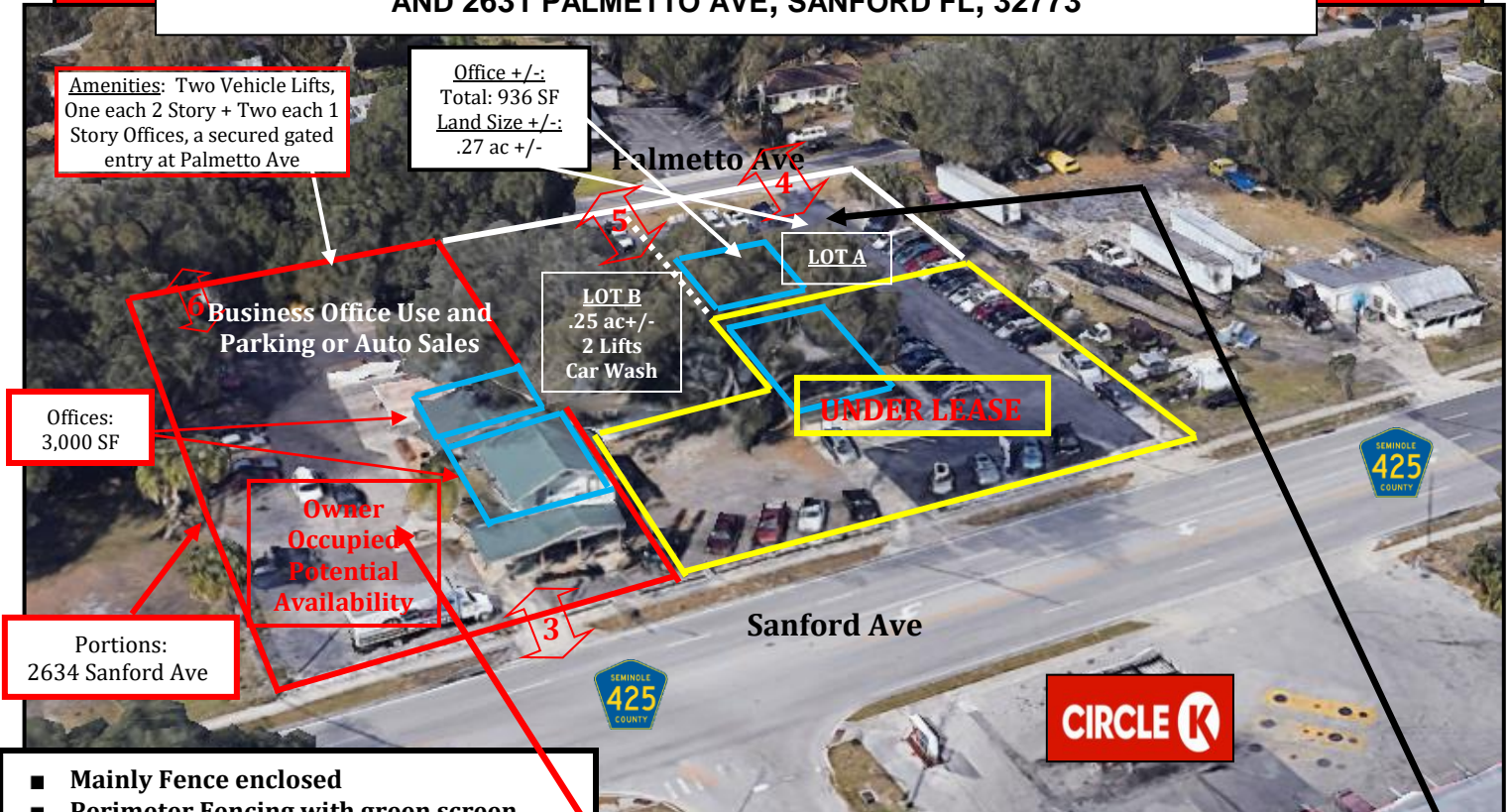


FOR LEASE



AUTO SALES OR BUSINESS OFFICE WITH PARKING

PORTIONS OF 2634 SANFORD AVE, SANFORD, FL 32773
AND 2631 PALMETTO AVE, SANFORD FL, 32773



PROPERTY HIGHLIGHTS

Portions 2634 Sanford Ave

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

2631 Palmetto Ave

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



1-3 curb cut ingress/egress points along Sanford Ave
6 curb cut ingress/egress point along Palmetto Ave

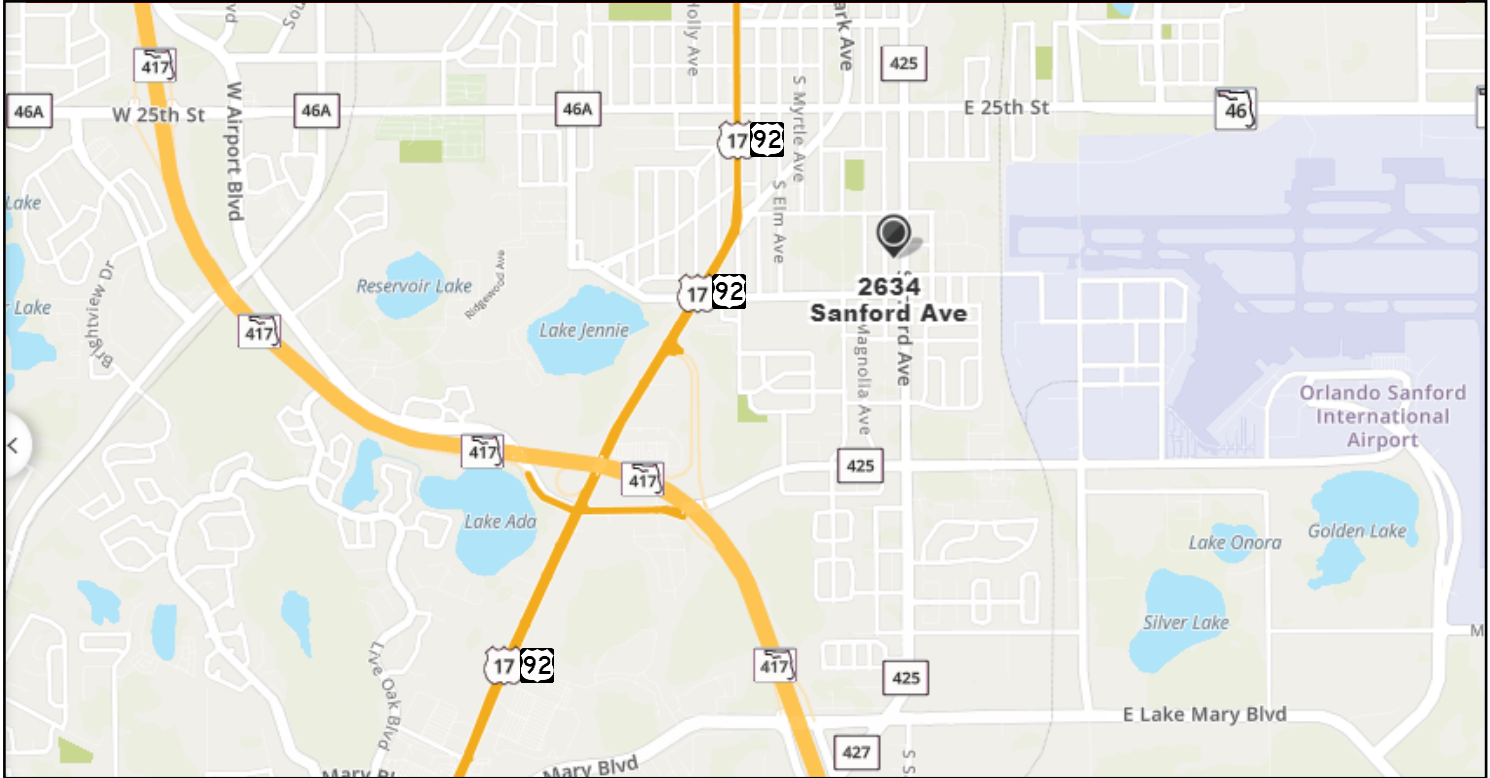
Scott Garrett

BOSS Commercial Real Estate
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MAP LOCATION OVERVIEW

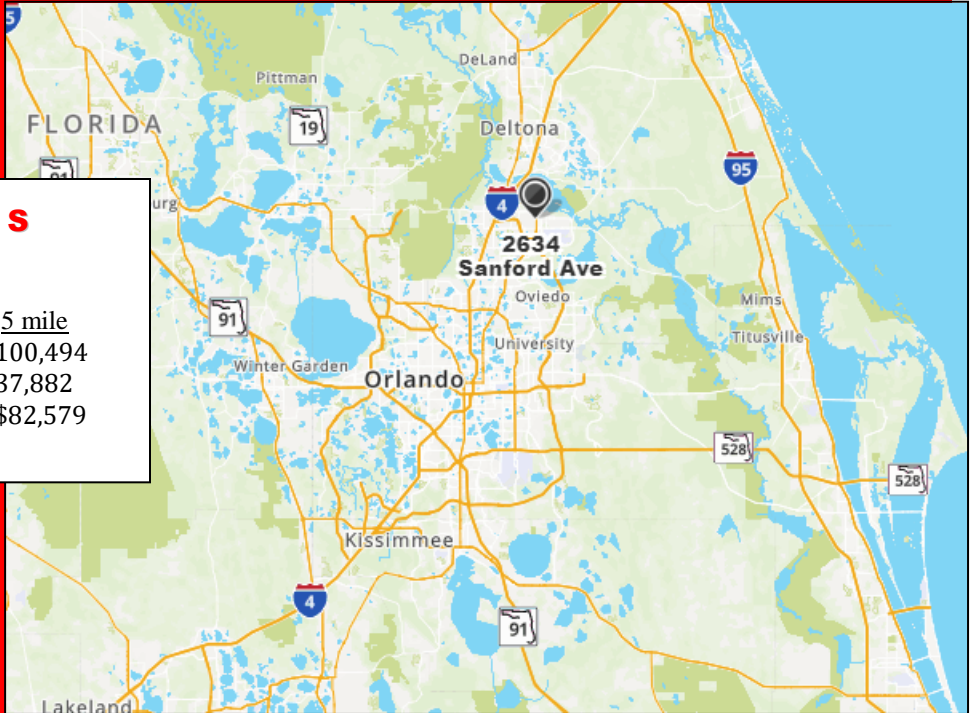


CONTACT

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TRAFFIC COUNTS

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



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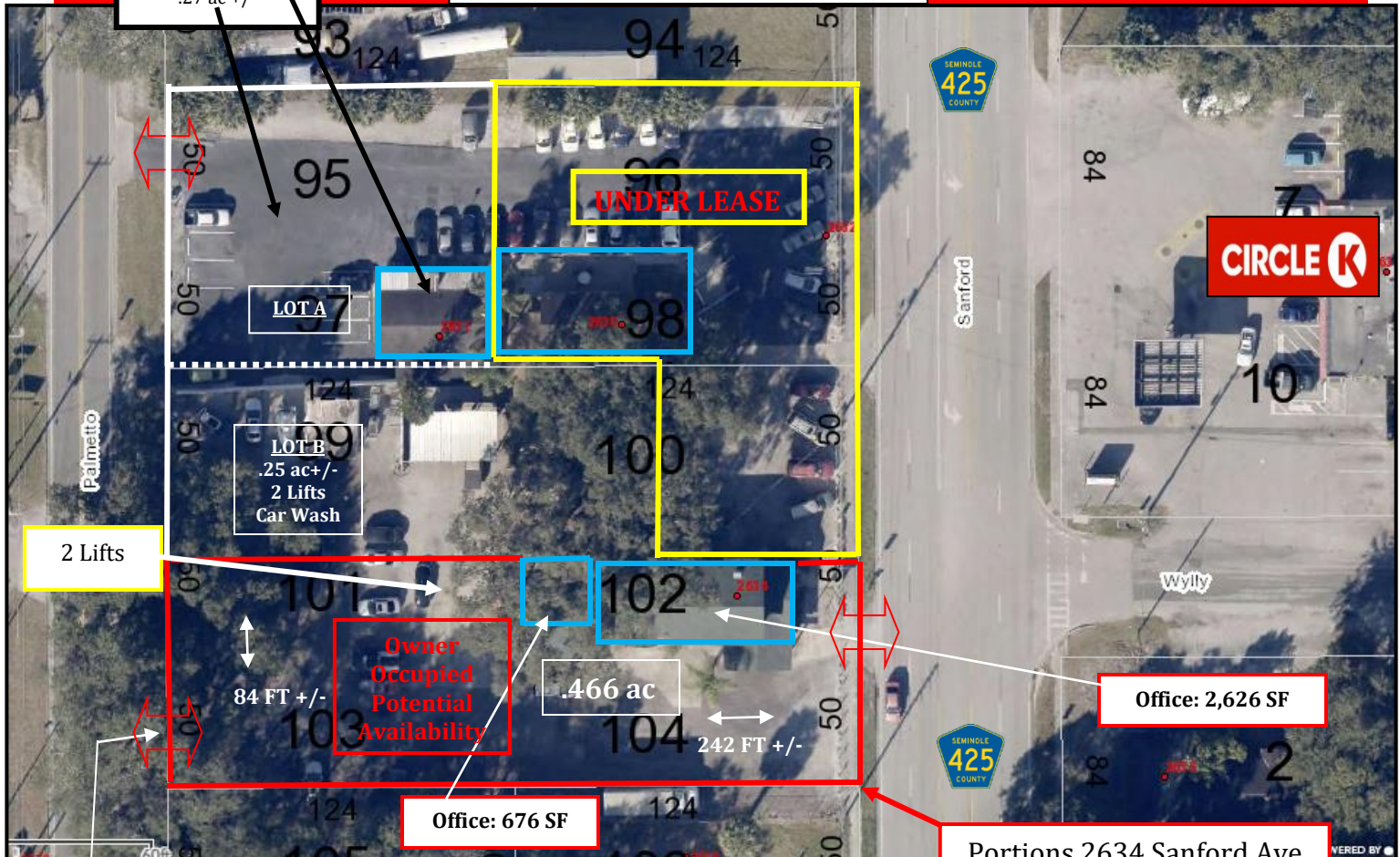
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FOR LEASE



AERIAL OVERVIEW ALL MEASUREMENTS +/-

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



2 Lifts

UNDER LEASE

LOT A

LOT B
.25 ac +/-
2 Lifts
Car Wash

84 FT +/-

Owner
Occupied
Potential
Availability

.466 ac

242 FT +/-

Office: 676 SF

Office: 2,626 SF

Portions 2634 Sanford Ave

Gated, Secured,
Curb Cut Access
Palmetto Ave



REAR GATED ENTRY
Palmetto Ave

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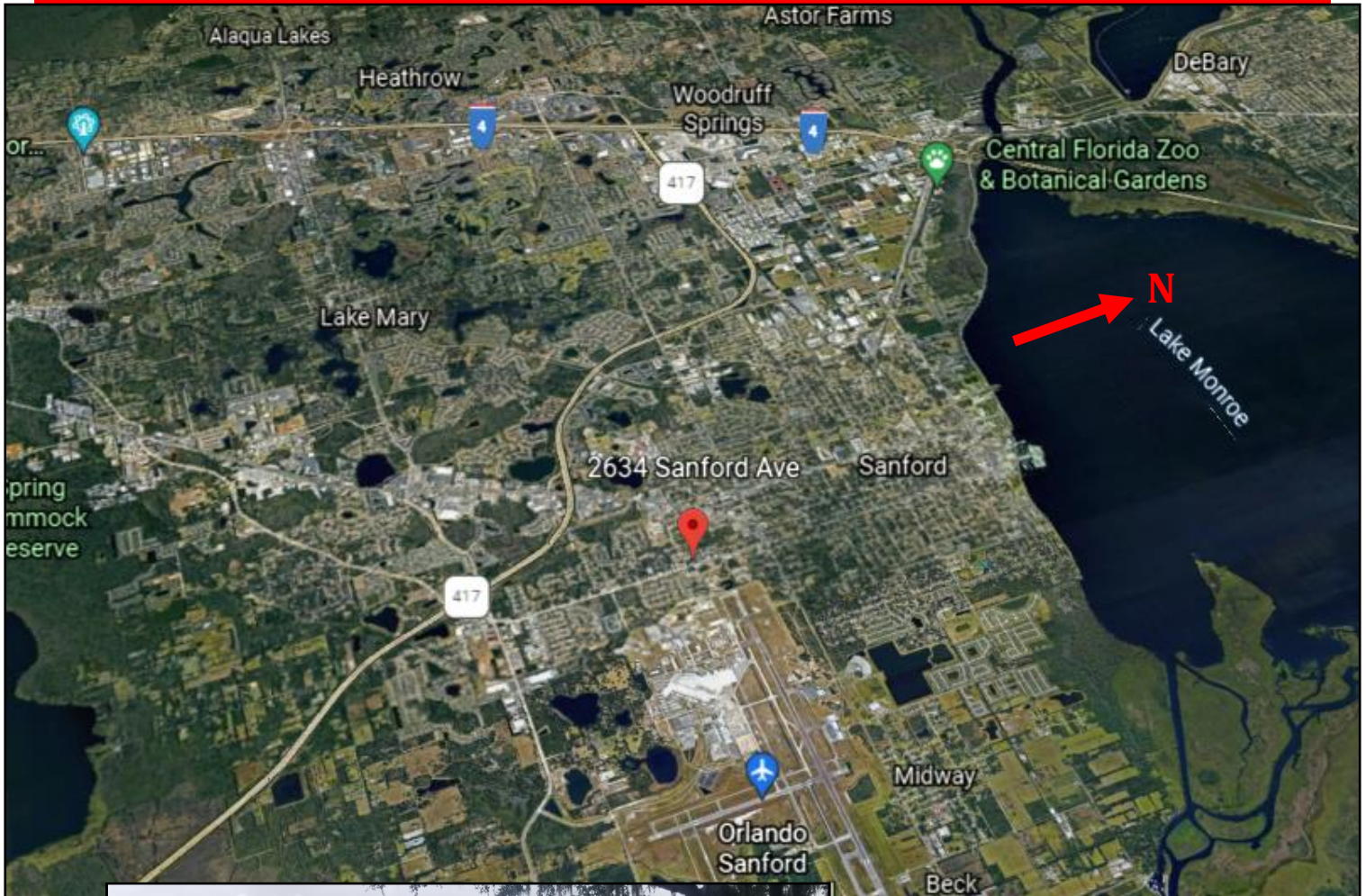
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AERIAL OVERVIEW METRO AREA



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