

For Lease

# Future Retail Building for Lease

Up to 12,000 SF | \$18.00 - \$25.00 / SF



## 4300 North Ronald Reagan Blvd.

Sanford, Florida 32773

### Property Highlights

- 3,000- 4,000 SF restaurant end cap
- 1,000 SF retail bays (multiple bays available)
- Just east of intersection of US Highway 17-92 and Ronald Reagan Blvd
- 1/2 Mile to Seminole State College Campus
- 1 Mile to Seminole County Courthouse Complex
- 1 Mile to new Reagan Center Development, "the Largest Development in Seminole County!"
- Site Plan Available

### OFFERING SUMMARY

<b>Available SF</b>	1,000 - 12,000 SF
<b>Lease Rate</b>	\$18.00 - \$25.00 / SF (NNN)
<b>Lot Size</b>	2.71 Acres



**Lease Rate: \$18.00 - \$25.00 / SF NNN**

For more information

**Jeffrey Bloom, CCIM**

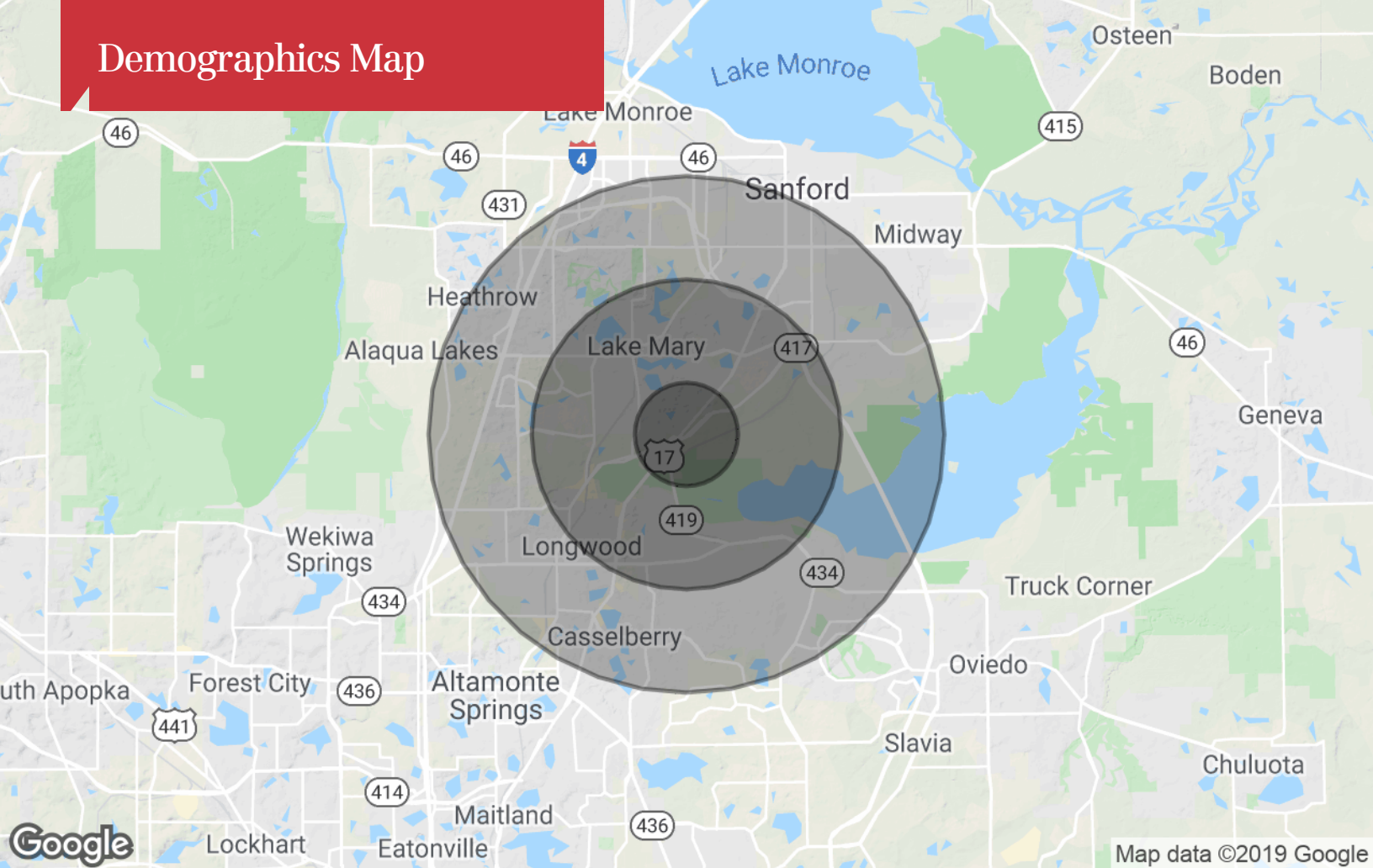
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# Site Plan



# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,603	54,507	147,424
MEDIAN AGE	36.3	35.3	36.6
MEDIAN AGE (MALE)	33.2	33.9	35.6
MEDIAN AGE (FEMALE)	39.5	36.9	37.7

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,480	19,031	52,522
# OF PERSONS PER HH	3.1	2.9	2.8
AVERAGE HH INCOME	\$71,868	\$69,160	\$69,972
AVERAGE HOUSE VALUE	\$262,922	\$261,627	\$289,628

## Race

	1 Mile	3 Miles	5 Miles
% WHITE	80.7%	82.4%	80.1%
% BLACK	11.7%	9.8%	12.3%
% ASIAN	2.9%	3.5%	3.7%
% HAWAIIAN	0.3%	0.2%	0.1%
% INDIAN	0.5%	0.2%	0.2%
% OTHER	4.2%	4.1%	3.6%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	17.8%	20.2%	17.5%

\* Demographic data derived from 2010 US Census