

For Sale

3300 W State Road 46
SANFORD, FL 32771



ECONOMIC DATA

Sale Price: \$1,475,000

LISTING DATA

Available: 4.24 Acres of Prime Commercial Property
Zoning: PD Westside Industry Commerce
Comments: Wide range of potential uses allowed including Retail, Medical, Office, Industrial and Multi-family.

PROPERTY HIGHLIGHTS

- 1.75 miles to Interstate 4
- 1.9 miles to SR-417
- 2.5 miles to Historic Downtown Sanford
- Left In, Left Out median break on SR-46
- 275' frontage on SR-46
- City water and sewer on site
- Traffic Count: 30,000+ AADT Two-Way



1017 E. SOUTH STREET
ORLANDO, FL 32801

For more information contact:

Brad Ball
bball@lee-associates.com
D: 321.281.8515

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LeeCFL.com

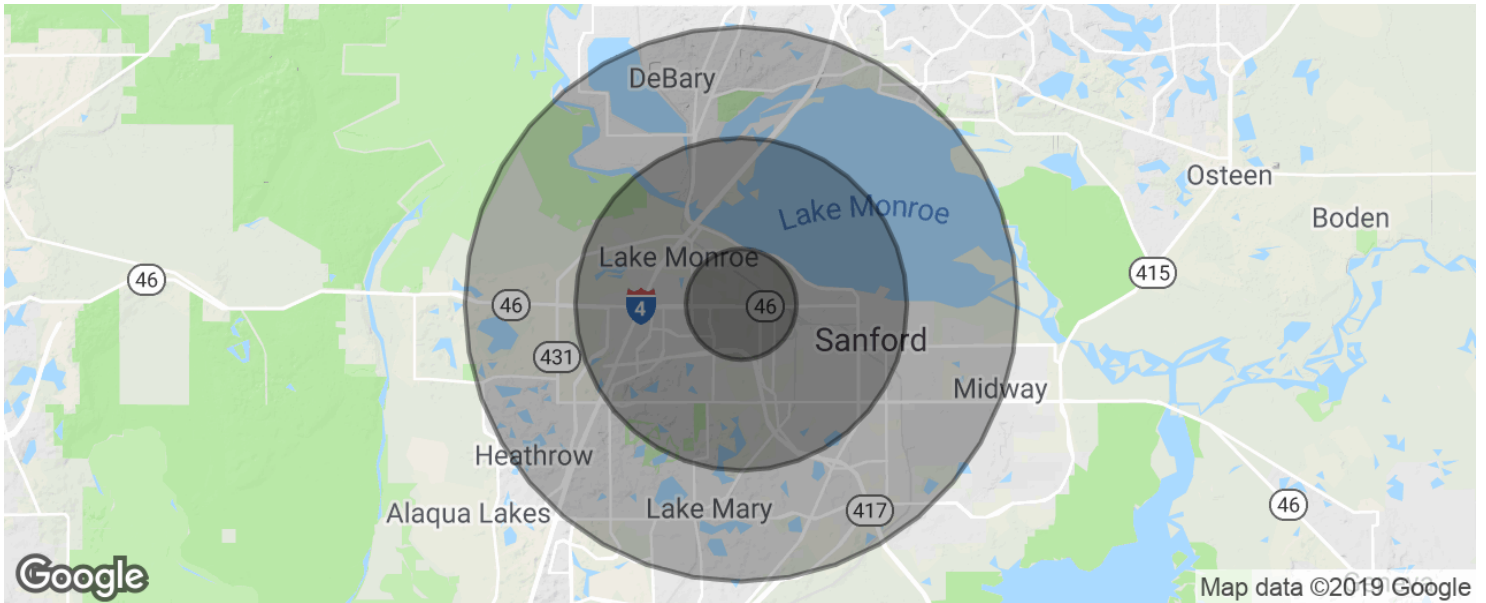


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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,343	42,638	105,581
Median age	30.8	33.3	36.3
Median age (Male)	31.9	33.7	35.6
Median age (Female)	29.4	33.1	37.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,645	15,693	39,154
# of persons per HH	2.6	2.7	2.7
Average HH income	\$56,521	\$57,249	\$67,273
Average house value	\$216,511	\$247,734	\$275,113

* Demographic data derived from 2010 US Census

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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