

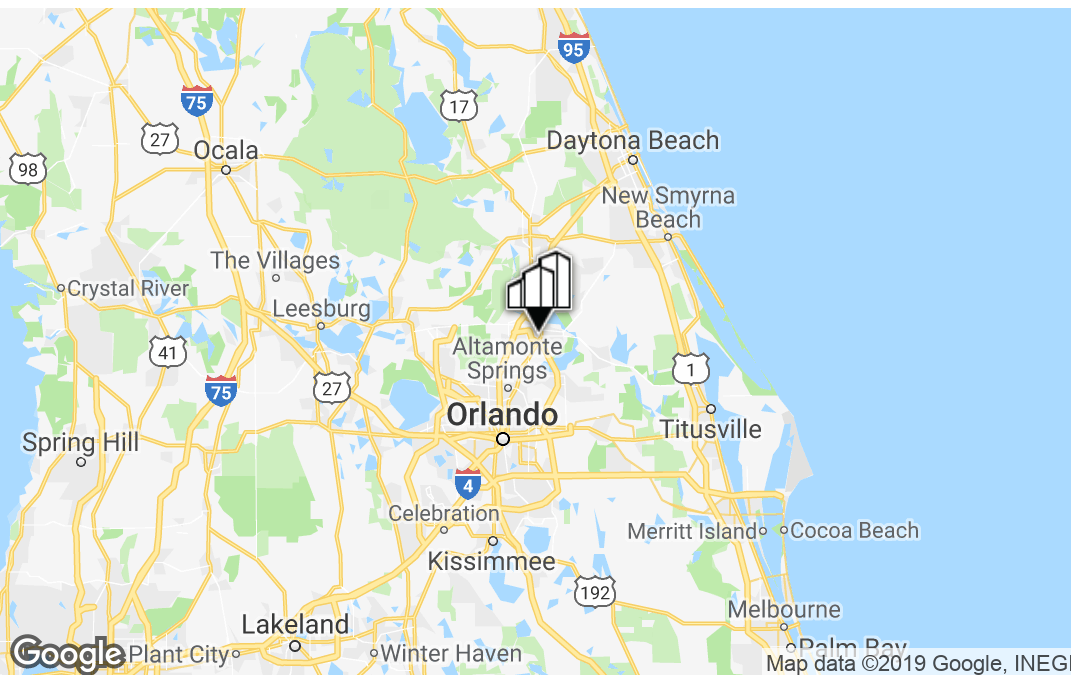
FORMER K MART CENTER FOR SALE

DEVELOPMENT OPPORTUNITY

3101 SOUTH ORLANDO DRIVE, SANFORD, FL 32773



PRIMEREALTY



For More Information:

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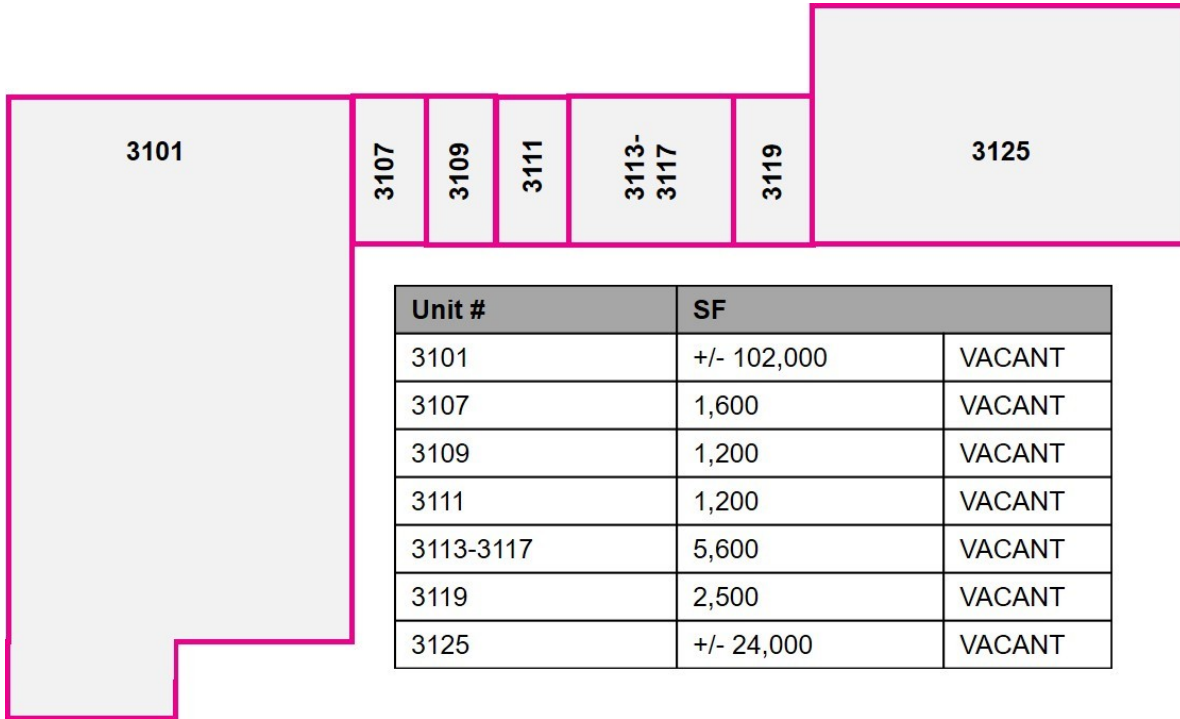
4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family | Student Housing | Hotels

Information gathered from sources deemed to be reliable. Buyer shall not rely solely on this information and should check and verify.



3101 South Orlando Drive , Sanford, FL 32773



Unit #	SF	
3101	+/- 102,000	VACANT
3107	1,600	VACANT
3109	1,200	VACANT
3111	1,200	VACANT
3113-3117	5,600	VACANT
3119	2,500	VACANT
3125	+/- 24,000	VACANT

OFFERING SUMMARY

Sale Price:	\$5,895,000
Lot Size:	+/- 14 Acres
Year Built:	1979
Building Size:	138,206 SF
Renovated:	2008
Zoning:	GD-2 General Commercial
Price / SF:	\$42.65
Traffic Count:	Approx 41,057 VPD
Parking:	561 Spaces
Drive-In/Grade-Level Doors:	7
Dock High Loading Doors:	2

PROPERTY OVERVIEW

Prime Realty is pleased to present this 138,206 square foot shopping center for sale in Sanford, FL. This property features a big box space (+/- 102,000 SF) that would be perfect for a church, corporate office, outlet store, education institution, call center or self-storage. Located immediately south of the entrance and exit to SR 417 with a high traffic count of 41,057 vehicles per day. Sanford FL is a significant cultural and business hub for the Central Florida region. With its showcase waterfront, extensive transportation network, distinctive cultural corridor and historic downtown, Sanford is a vibrant and safe City in which people choose to live, work, raise a family, attend school, shop, play and retire.

PROPERTY HIGHLIGHTS

- New roof in 2011
- Main building spaces from 1,200 SF to +/- 102,000 SF. Big box space (+/- 102,000 SF)
- Seminole County financial incentives available
- Dedicated turn lane
- Signalized intersection
- Great Visibility and Signage

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Aerial Photos



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Retailer Map



Google

Map data ©2019 Google Imagery ©2019 , DigitalGlobe, Lake County, Landsat / Copernicus, U.S. Geological Survey

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Demographics



Sanford is a growing city with a population of 58,000, in close proximity to Interstate 4 and State Road 417, halfway between the attractions of Orlando and the beaches. Sanford sits on the south shore of Lake Monroe, providing a waterfront backdrop for walking, jogging or just enjoying the natural beauty. Sanford, one of Central Florida’s oldest incorporated cities is well-known for its brick lined streets, towering oaks, elegant store-fronts and large, nineteenth-century Victorian homes.

Demographics	1 Mile	3 Miles	5 Miles
2017 Population	9,127	57,286	117,074
Projected 2022 Population	9,521	59,861	123,964
2017 – 2022 Population Growth Rate	0.85%	0.88%	1.15%
Median Age	33.5	35.9	36.5
Average Household Size	2.45	2.70	2.59
Average Household Income	\$49,300	\$61,863	\$69,376
Median Household Income	\$38,975	\$46,224	\$52,219
2017 Population by Race/Ethnicity	1 Mile	3 Miles	5 Miles
White Alone	65.2%	61.9%	67.4%
Black Alone	19.7%	26.7%	21.1%
American Indian Alone	0.7%	0.5%	0.5%
Asian Alone	2.1%	2.8%	3.5%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	8.9%	5.0%	4.3%
Hispanic Origin	33.8%	21.9%	22.0%

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