

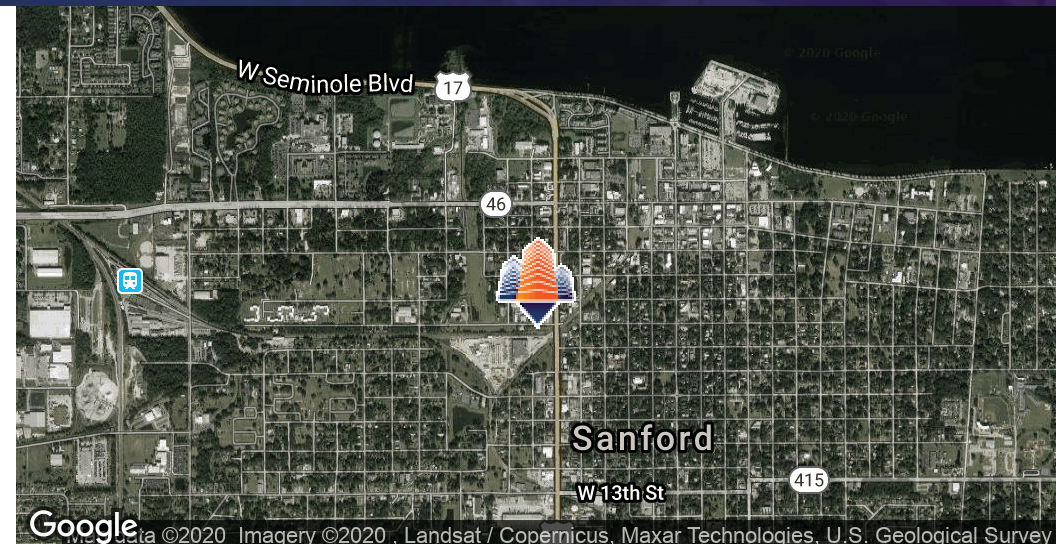
# French Ave Industrial Building & Land

600 S French Ave, Sanford, FL 32771



EQUITY  
INVESTMENT  
SERVICES

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- 15,000 SF Industrial Building & Vacant Parcel
- Two Parcels Situated on a Combined +/- 1.25 Acres
- Zoning: GC2 and RI1
- Ceiling Height: 12.5 feet
- Existing Building Built in 1963
- 715 Feet of Frontage on 6th Street
- The owner is willing to consider price-concessions for the cost of replacing the roof, bringing the fire-sprinkler system up to date (re-certification) among some other misc repairs.

### OFFERING SUMMARY

|                |           |
|----------------|-----------|
| Sale Price:    | \$750,000 |
| Building Size: | 15,000 SF |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 2,264    | 16,980   | 34,058   |
| Total Population  | 5,954    | 45,414   | 92,249   |
| Average HH Income | \$44,577 | \$49,798 | \$58,004 |

Rob Keeler

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## PROPERTY PHOTOS



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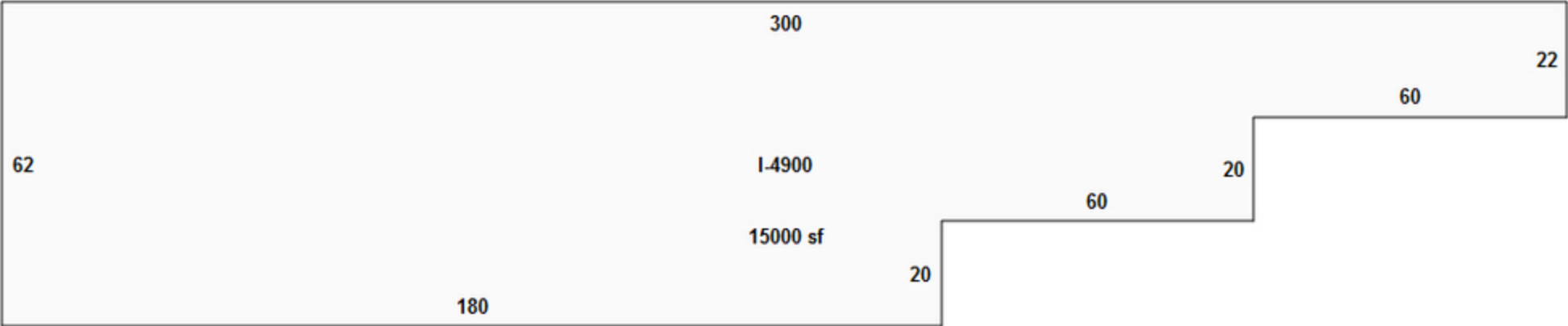
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## BUILDING FLOOR PLAN



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## S FRENCH RETAILER MAP



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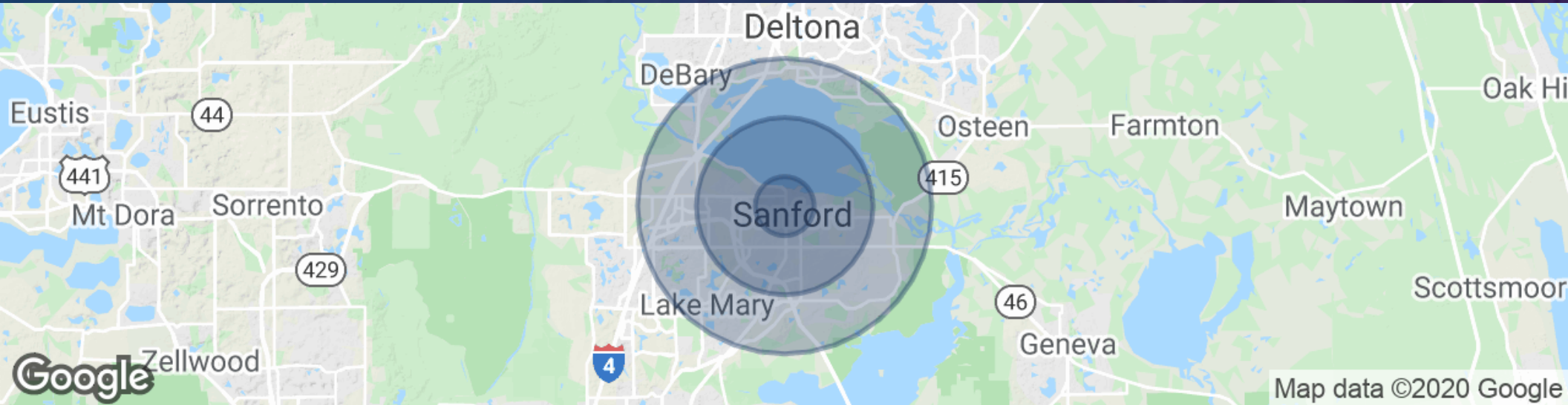
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## DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 5,954     | 45,414    | 92,249    |
| Average age          | 33.9      | 34.0      | 35.6      |
| Average age (Male)   | 35.0      | 33.3      | 34.9      |
| Average age (Female) | 34.1      | 34.9      | 36.3      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total households     | 2,264     | 16,980    | 34,058    |
| # of persons per HH  | 2.6       | 2.7       | 2.7       |
| Average HH income    | \$44,577  | \$49,798  | \$58,004  |
| Average house value  | \$215,502 | \$220,304 | \$235,134 |

\* Demographic data derived from 2010 US Census

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