

FOR LEASE/FOR SALE

SANFORD PLAZA

2921 S ORLANDO DR. STE 130, SANFORD, FLORIDA

SELLER WILL CONSIDER A SALE OF THE PROPERTY AND CAN OFFER OWNER FINANCING WITH
ONLY A 20% DOWN PAYMENT (CALL FOR TERMS)



GREAT MOVE IN INCENTIVES | STARTING AT \$5/SF/YEAR (NNN)



COSTEL VANATORU, Lic. Real Estate Broker
Vanwald&Associates LLC • 407-403-5775 • costel@vanwald.com

The information contained in this flyer is deemed to be reliable but not guaranteed. All facts should be independently verified.



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3,568 SF +/-

THE SANFORD PLAZA

Vanwald & Associates is pleased to present the opportunity to lease space at The Sanford Plaza, located at 2921 Orlando AVE, STE 130, Sanford, Florida.

The space is currently built out for a day care, with a separate space for a kitchen, and existing restrooms and hand washing sinks throughout. The owner can build to suit the space for the right tenant.

OWNER CAN BUILD TO SUIT TENANT ✓

LOW PROMOTIONAL RATES ✓

MOVE IN SPECIALS* ✓

SUITED FOR A MULTITUDE OF USES ✓

The suite can be compatible with many commercial uses, including RETAIL, OFFICE, SHOWROOM, DAY CARE, RESTAURANT, etc.

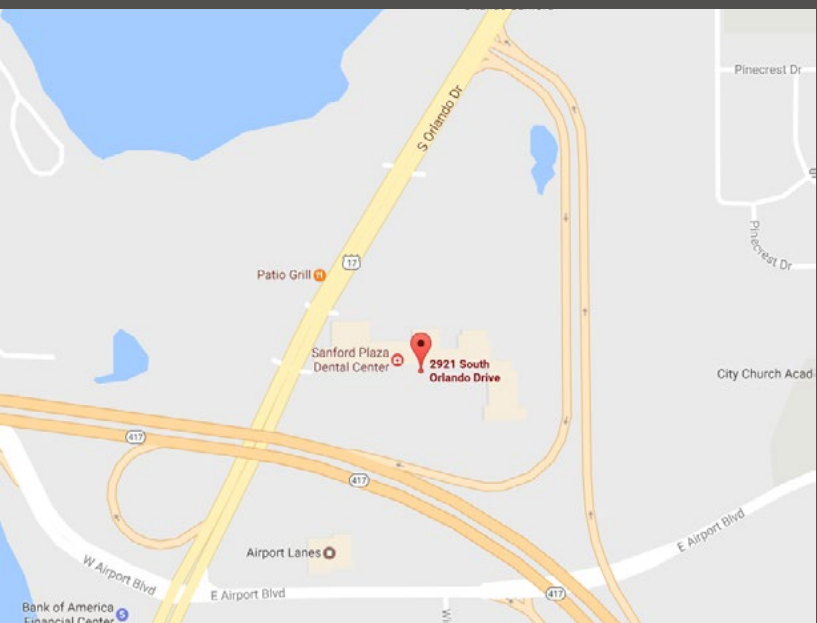
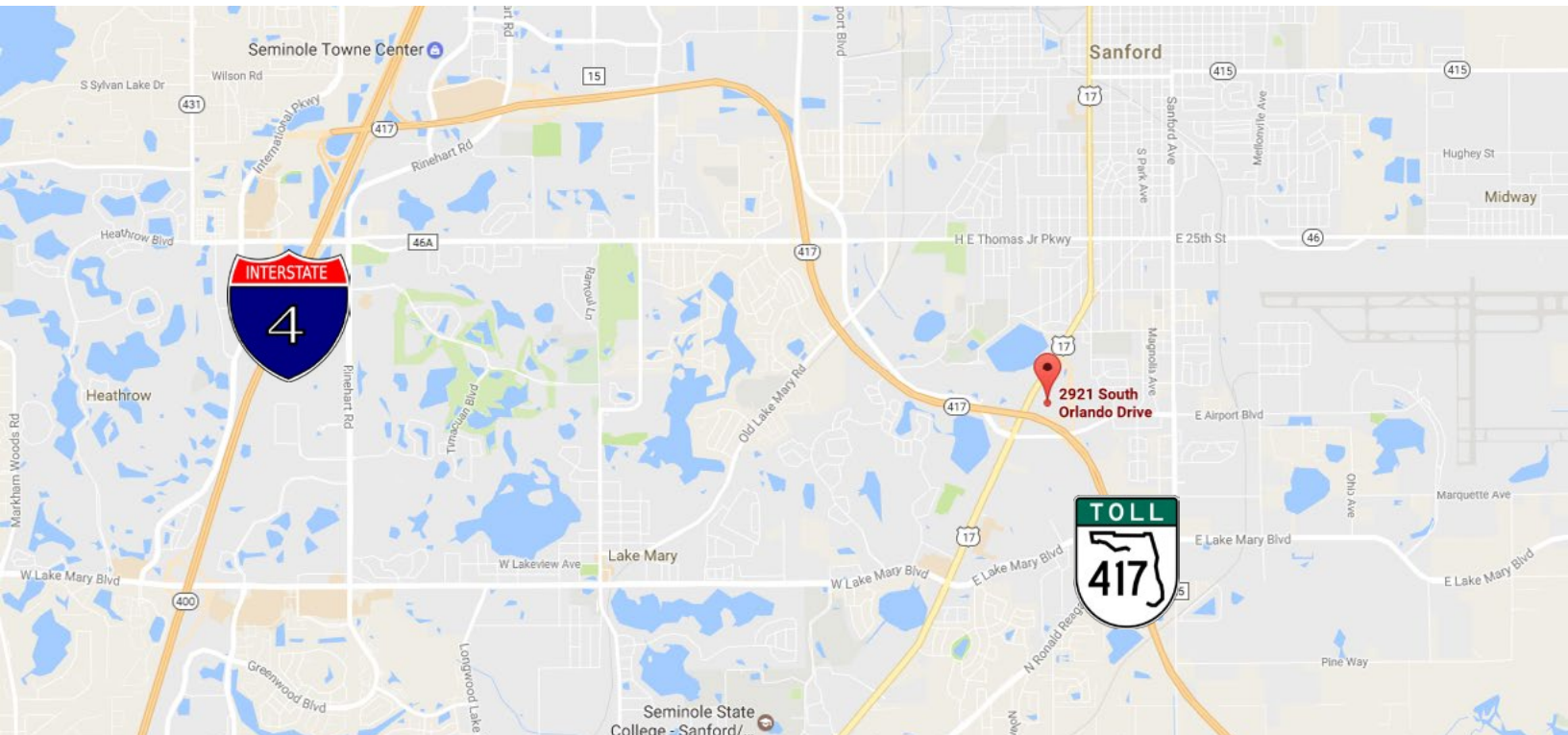
*Please call today for more information.

PROPERTY SNAPSHOT

Property	SANFORD PLAZA
Address	2921 S Orlando DR, STE 130, Sanford, FL
County	Seminole County
Type	Retail/Office
Floors	One
Suited for	Retail, Day Care, Restaurant, Office, Showroom
Zoning	Commercial
SIZE	UP TO 3,568 SF +/-
Daily Traffic	38,000 VPD as per the FDOT



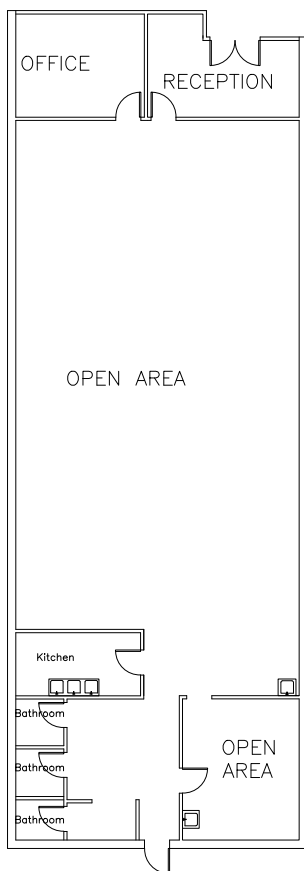
LOCATION OVERVIEW



Sanford, one of Central Florida's oldest incorporated cities, is home to bricklined streets, towering oaks, elegant store-fronts and large, nineteenth-century Victorian homes. The downtown, which once featured feed stores and dry good sellers, now showcases antique shops, restaurants and art galleries. Picturesque First Street, the center of downtown Sanford, is a vibrant, enticing destination. Events, such as the Saturday morning Farmers Market and jazz concerts in Magnolia Square; theatrical productions at the newly renovated Wayne Densch Performing Arts Center; and the monthly Alive After 5 street parties attract visitors from all over Central Florida.

The booming retail activity just west of downtown includes one of the largest malls in Central Florida, The Seminole Towne Center, as well as numerous retail enclaves surrounding it. One of the area's largest congregation of auto and motorcycle dealers is located in this vicinity, as well.





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Suited for	Retail, Day Care, Restaurant, Office, Showroom
Daily Traffic	38,000 VPD as per FDOT
Zoning	Commercial
Land Use	Retail
Size	Up to 3,568 SF
Retail Frontage	36 ft +/-
Lease Type	NNN
Asking Rent	Starting at \$5/SF/YR
Incentives	Can build to suit

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