

For Sublease

Flex Space in Sanford

4,000 SF | \$14 / SF



Monroe Commerce Park

703 Progress Way, Sanford, Florida 32771

Property Highlights

- 4,000± SF flex space for sublease
- Sublease term: 11 months (09/01/26 – 07/31/2027)
- Approximately 1/3 air-conditioned office and 2/3 warehouse
- Two 10' x 14' grade-level roll up doors with 21± feet clear height
- Located in the Monroe Commerce Park at the intersection of Monroe Road and Church Street
- Zoning: PD - allows a wide variety of uses
- Easy access to I-4 - only ¼ mile south of US Hwy 17-92 interchange
- Excellent visibility with frontage on both US Hwy 17-92 (Monroe Road) and Church Street
- Great location less than a mile from 2 separate I-4 interchanges - convenient to entire Orlando metro area



Lease Rate: \$14 / SF NNN

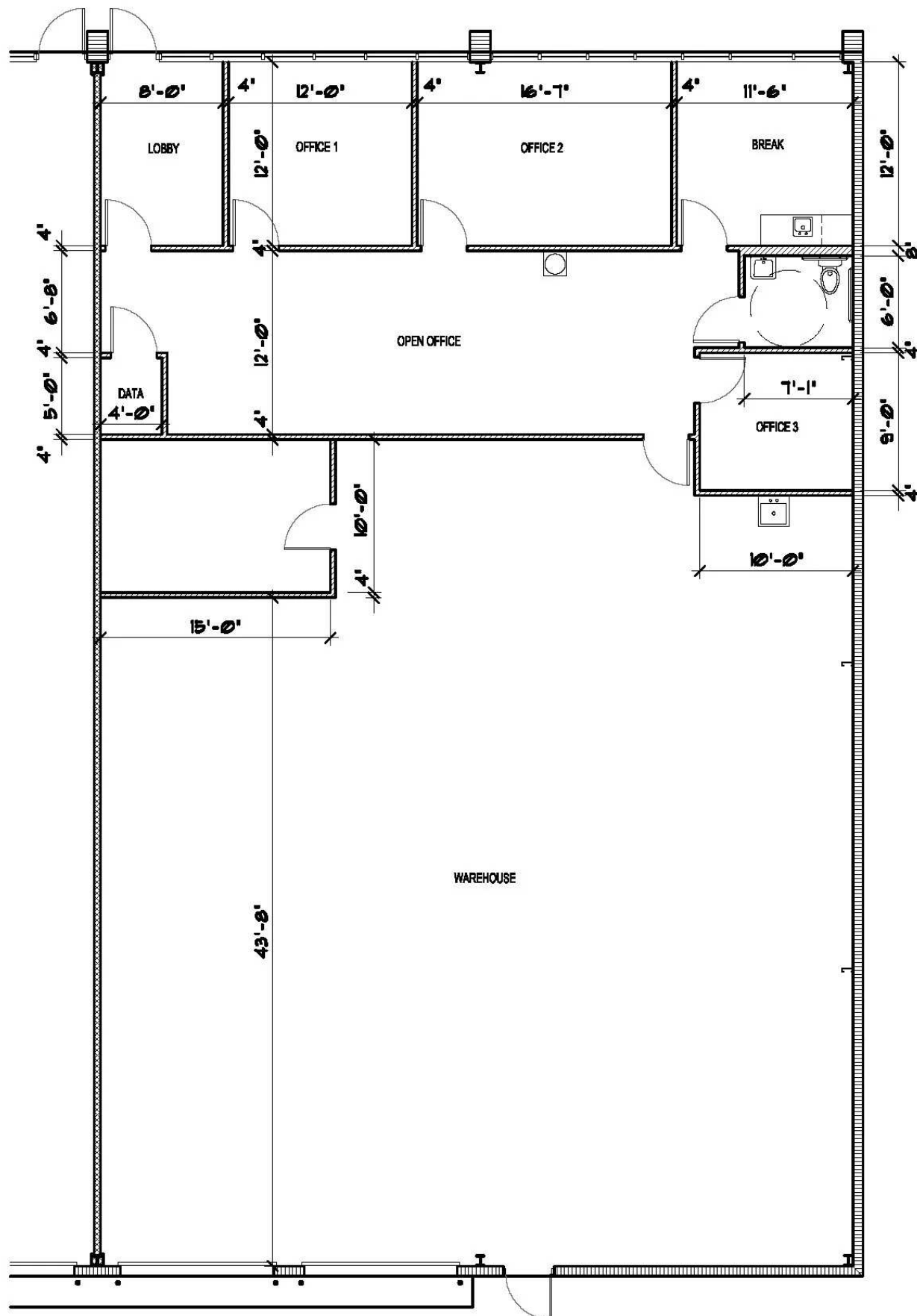
For more information

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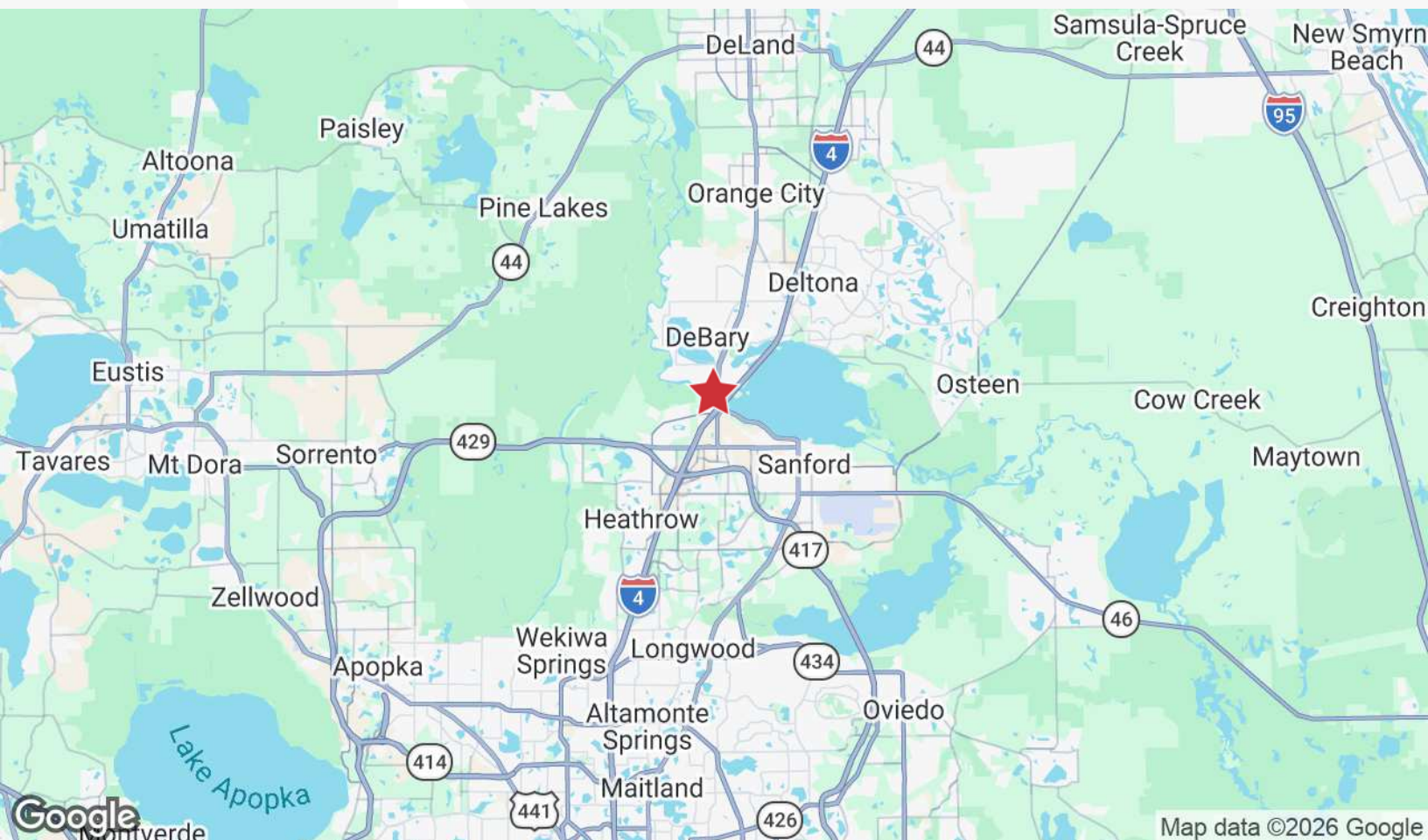
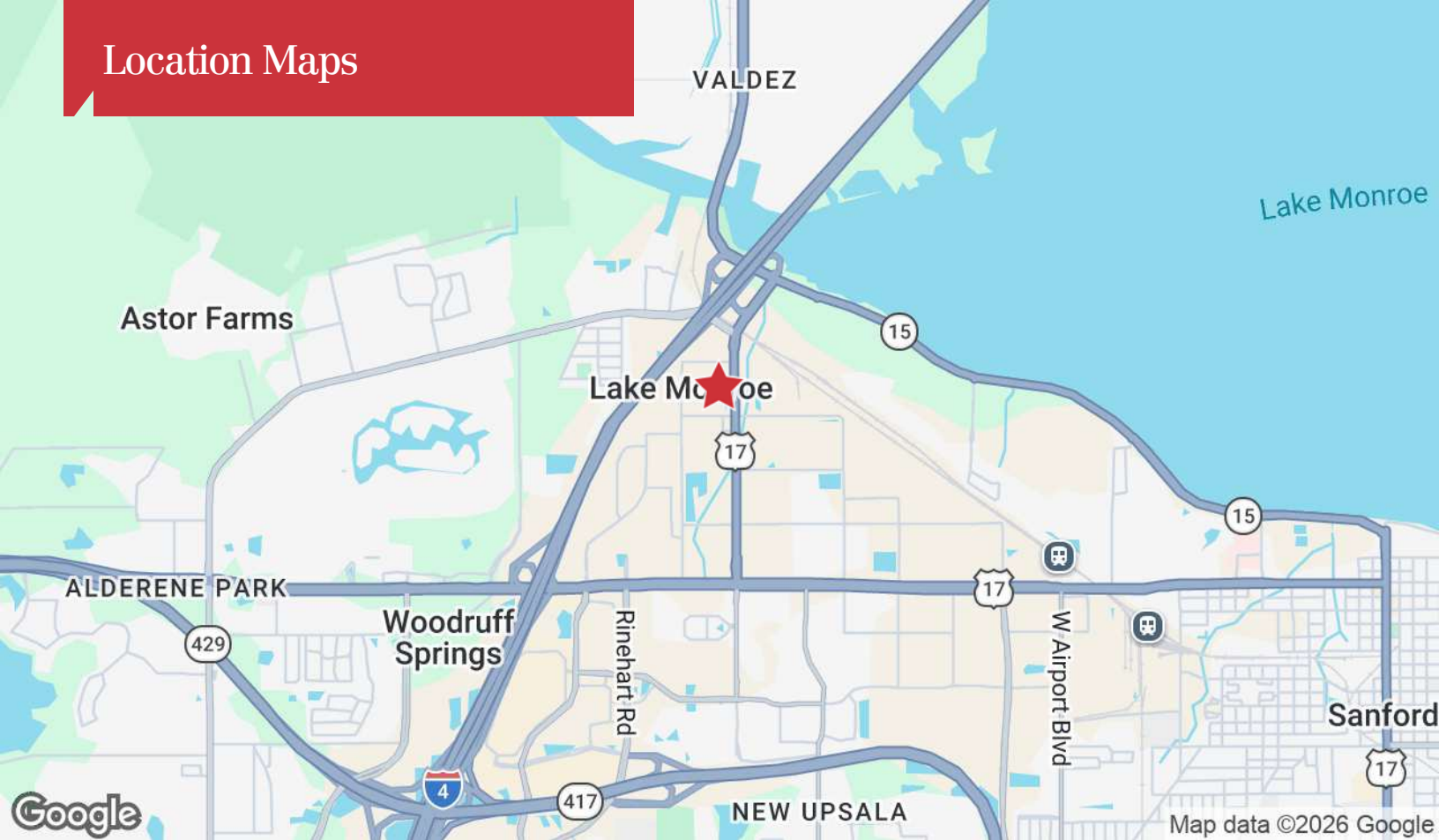
Floor Plan



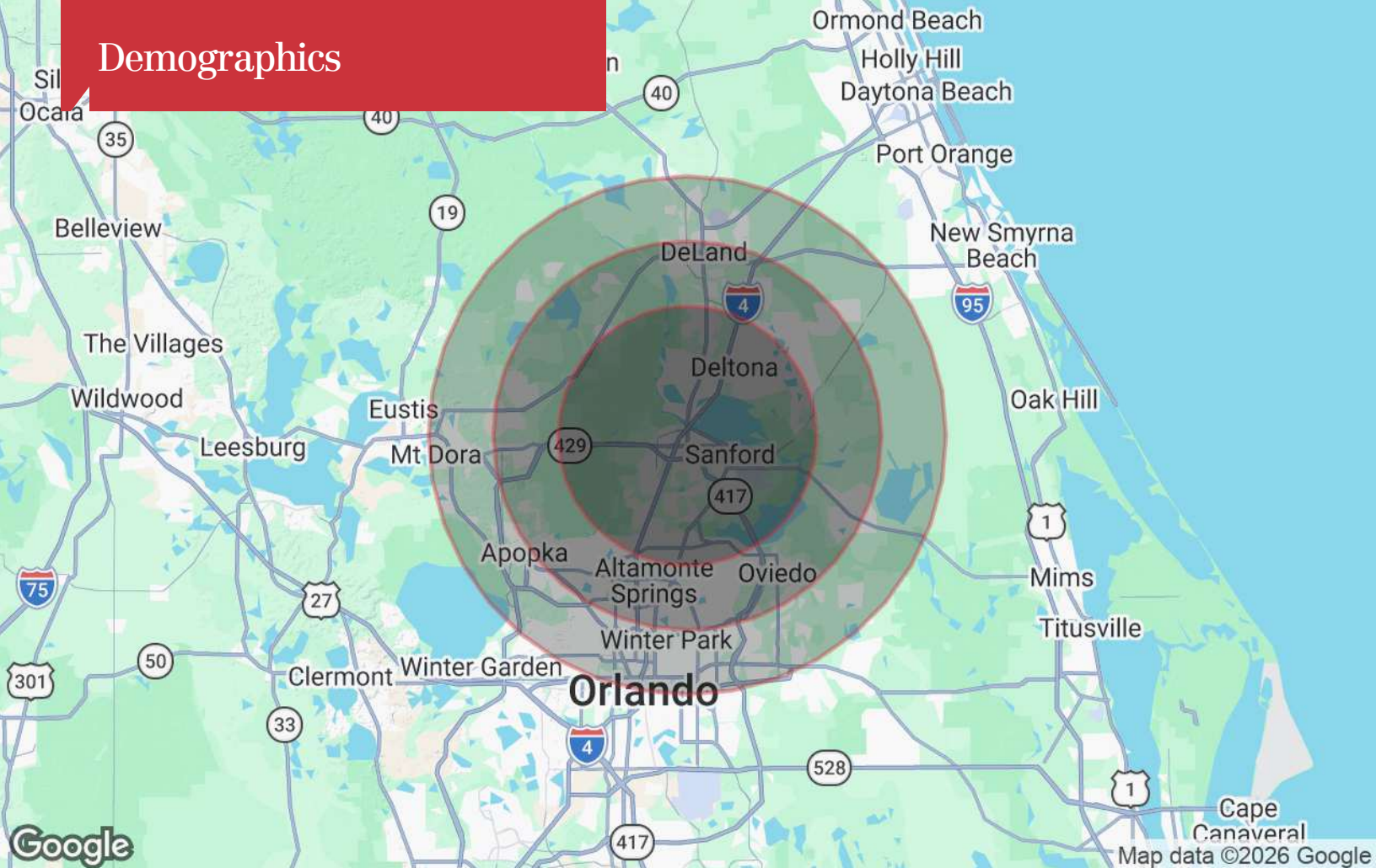
Property Photos



Location Maps



Demographics



Population

	10 Miles	15 Miles	20 Miles
TOTAL POPULATION	327,761	753,198	1,287,990
MEDIAN AGE	41.8	41.0	39.3
MEDIAN AGE (MALE)	40.8	39.9	38.3
MEDIAN AGE (FEMALE)	42.9	41.9	40.4

Households & Income

	10 Miles	15 Miles	20 Miles
TOTAL HOUSEHOLDS	127,457	290,028	483,368
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$105,179	\$105,181	\$104,731
AVERAGE HOUSE VALUE	\$353,950	\$363,150	\$370,041

* Demographic data derived from 2020 ACS - US Census