

LEASE

413 W 1ST ST

413 W 1st St Sanford, FL 32771



PROPERTY DESCRIPTION

Available for lease is a free standing 2040sf office located in the heart of Sanford Florida. The office has a flexible floor plan with great visibility and an attractive monument sign on a busy road.

LOCATION DESCRIPTION

Located in Seminole County in the corridor between Volusia County and Orange County, the two largest and fastest growing counties in the area. Seminole County enjoys a strong population and growth rate supported by sound economic growth and a pro business government.

OFFERING SUMMARY

Lease Rate:	\$20.58 SF/yr (MG)
Available SF:	2,040 SF
Lot Size:	11,515 SF
Zoning:	SC3
APN:	2519305AG03070040

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,665	40,084	135,765
Total Population	5,454	100,975	338,510
Average HH Income	\$49,356	\$71,779	\$80,291

Gabriel Garrido, CCIM
386 775 8633

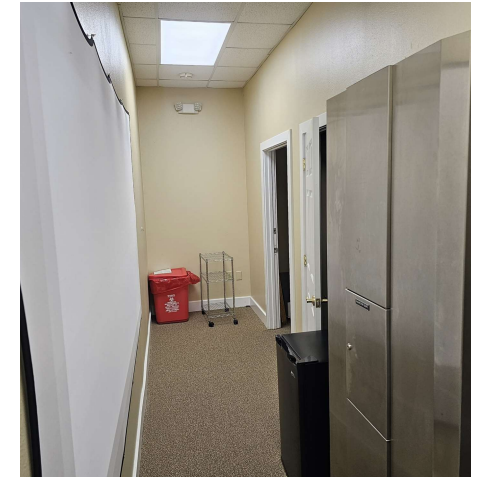


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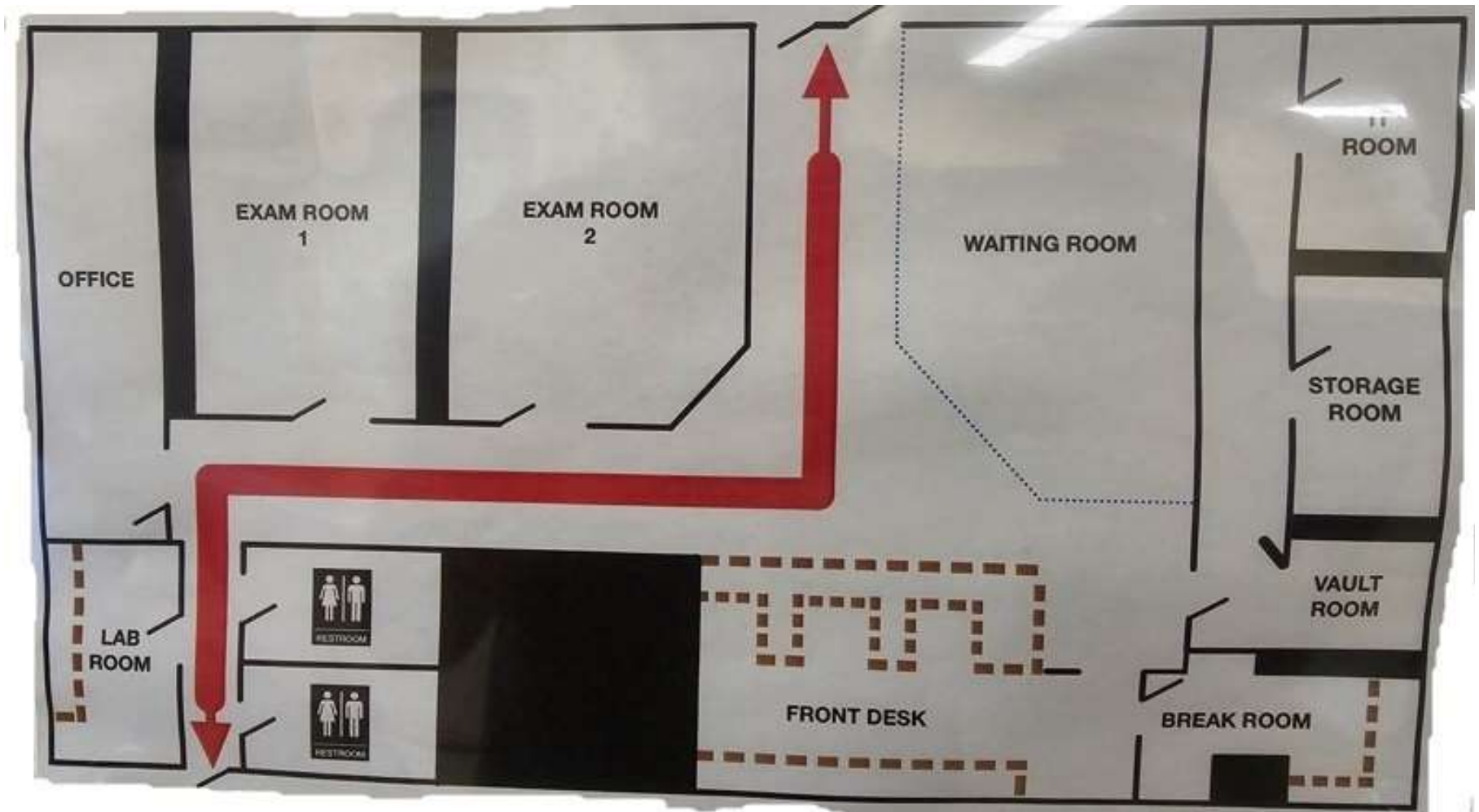


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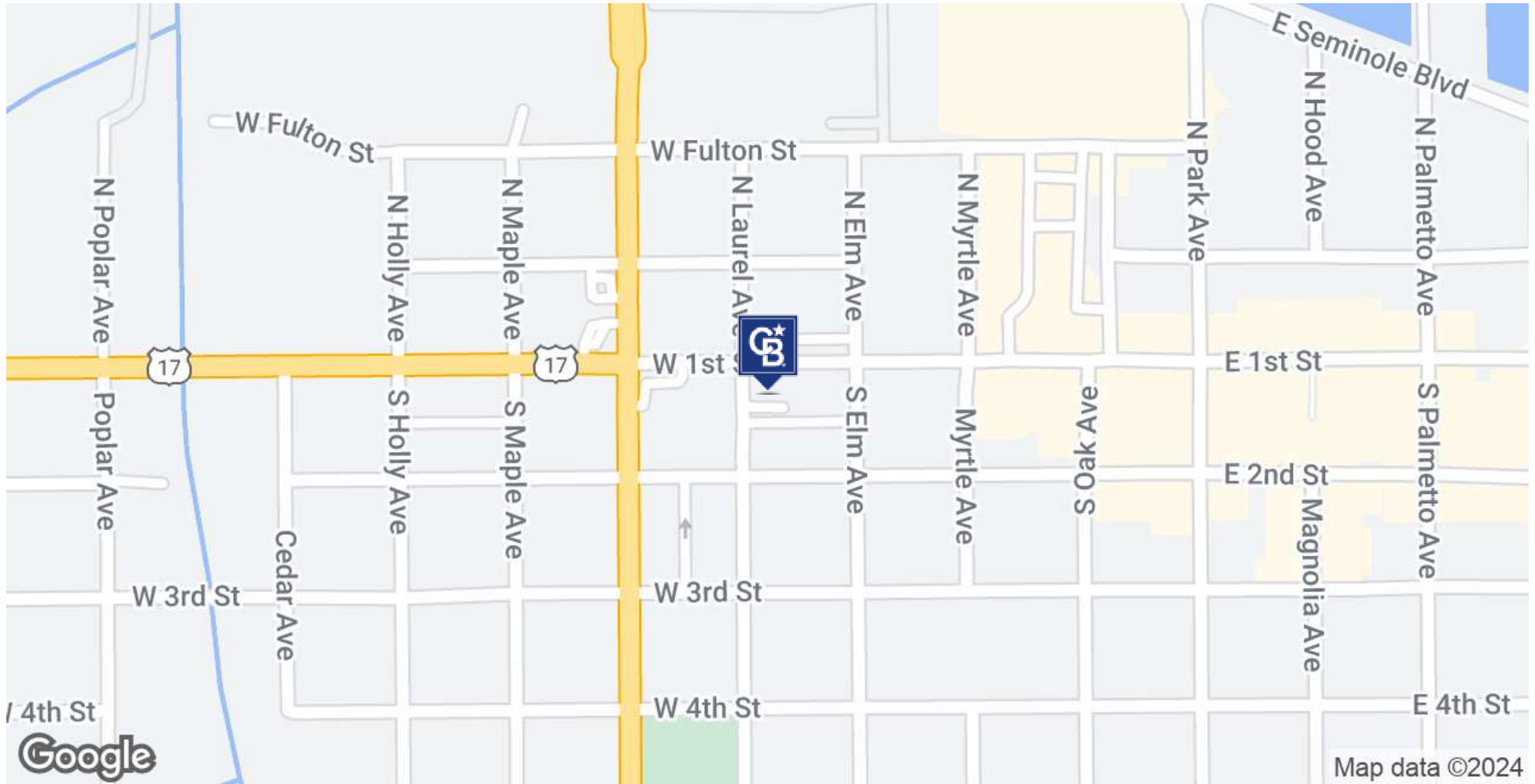


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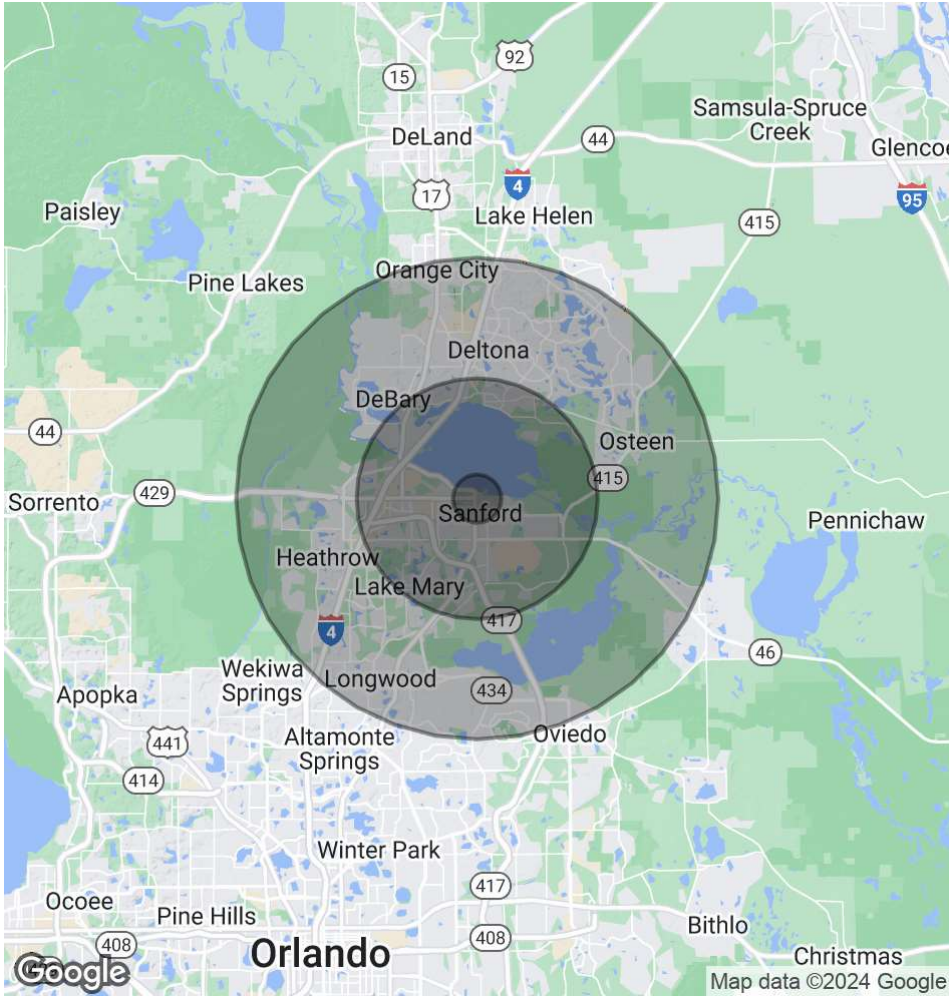
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,454	100,975	338,510
Average Age	43.7	38.1	41.1
Average Age (Male)	41.2	36.4	39.6
Average Age (Female)	45.7	39.9	42.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,665	40,084	135,765
# of Persons per HH	2	2.5	2.5
Average HH Income	\$49,356	\$71,779	\$80,291
Average House Value	\$189,368	\$200,295	\$237,914

* Demographic data derived from 2020 ACS - US Census



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