



FOR LEASE

Historic Redevelopment
Restaurant & Entertainment
Opportunity



210 & 214 Oak Ave Sanford, FL 32771
In Sanford's Popular Historic District





DETAILS

Lease Rate: Call For Details
Building Size: ±12,680 SF
Available: ±8,680 SF + ±4,000 SF
Zoning: SC3
Parcel ID: 25-19-30-5AG-0405-0040, 25-19-30-5AG-0405-0010
Type: Restaurant/Retail
Parking: TBD
Signage: Building

HIGHLIGHTS

- Unique Historical atmosphere
- Prime location in downtown Sanford
- Ample interior space allows for varied concepts
- Outdoor seating and Rooftop area Dedicated Site Parking

HISTORIC REDEVELOPMENT RESTAURANT OPPORTUNITY IN THRIVING DOWNTOWN SANFORD

Step into a piece of Sanford's rich history. 210 & 214 S Oak Avenue offers a unique opportunity to establish your restaurant within a location that resonates with the city's past. We're not just offering a space; we're offering a story. Situated in the center of Downtown Sanford, which is experiencing a dynamic revitalization, becoming a culinary and entertainment destination throughout Central Florida. This is a rare chance to shape a historic space into a modern landmark.



PRIMARY



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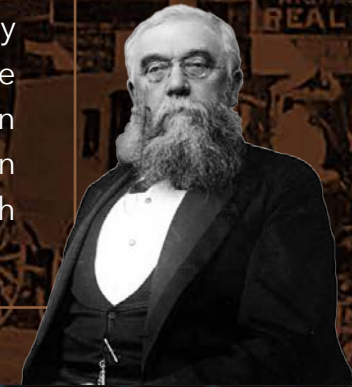


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About Sanford

LONG RICH HISTORY

In 1870, Henry Shelton Sanford planned a new city “the Gate City of South Florida,” which he believed would become the transportation hub for all of southern Florida. 1880, Henry S. Sanford formed a land company in London to encourage investments in the new city. That same year construction began on the South Florida Railroad with a terminus in Sanford. By 1884, Sanford was a prosperous town with wharves, a railroad station and a large hotel.



A THRIVING CENTRAL FLORIDA DESTINATION

Sanford 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. 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.



Sanford's Vibrant Waterfront

K

The Park at Topaz Riviera
Apartment Homes

Fulton Park
New 32 Unit Townhome
Development

Gateway
at Riverwalk

Seminole County
Courthouse

City of Sanford
City Hall

Sanford Bike Trail

Veteran's
Memorial Park



Downtown Sanford - Something For Everyone



Points of Interest



17 Restaurants

18 Bars & Gastropubs

6 Craft Breweries & Distilleries

6 Cafes & Coffee Houses

Restaurants

- Hollerbach's German Restaurant
- The District Eatery Tap & Barrel
- The Tennessee Truffle
- The Old Jailhouse Kitchen & Spirits
- El Zocalo Mexican Restaurant

- Shantell's
- St Johns River Steak & Seafood
- The Original Christo's
- The Breezeway Restaurant & Bar
- Zorbas Greek Food
- Colonial Room Restaurant
- Negril Spice - Jamaican American Cuisine

- Fuel BBQ
- Best Fish and Chicken Wings
- Sanford Pizza Company

Bars & GastroPubs

- Celery City Craft Beer Garden
- West End Trading Company
- The Alley
- Throwbacks Sanford
- Buster's Bistro
- The Sullivan-A Public House
- Ellen's Wine Room
- Luisa's Cellar
- 1st Street Lounge

Craft Breweries & Distilleries

- Tuffy's Bottle Shop/Suffering Bastard
- Sanford Brewing Company
- Wop's Hops Brewing Company & Kitchen
- Inner Compass Brewing Company
- Deviant Wolfe Brewing

The Project | A City Block of Rare Opportunity



Future Development for multifamily, outdoor green space, dog or food truck parks, etc.

Rooftop Area

210 Oak Ave
The Distillery/Entertainment/Retail Opportunity

214 Oak Ave
The Restaurant Opportunity

Ample Parking



The Property Spaces



214
Oak Ave

The Historic Restaurant Space
2-Story 8,680 SF under roof
1st floor- 7,450 SF
2nd Floor - 1,140 SF loft area

**2nd Floor
Balcony Area**
1,840 SF Lounge/
Gathering

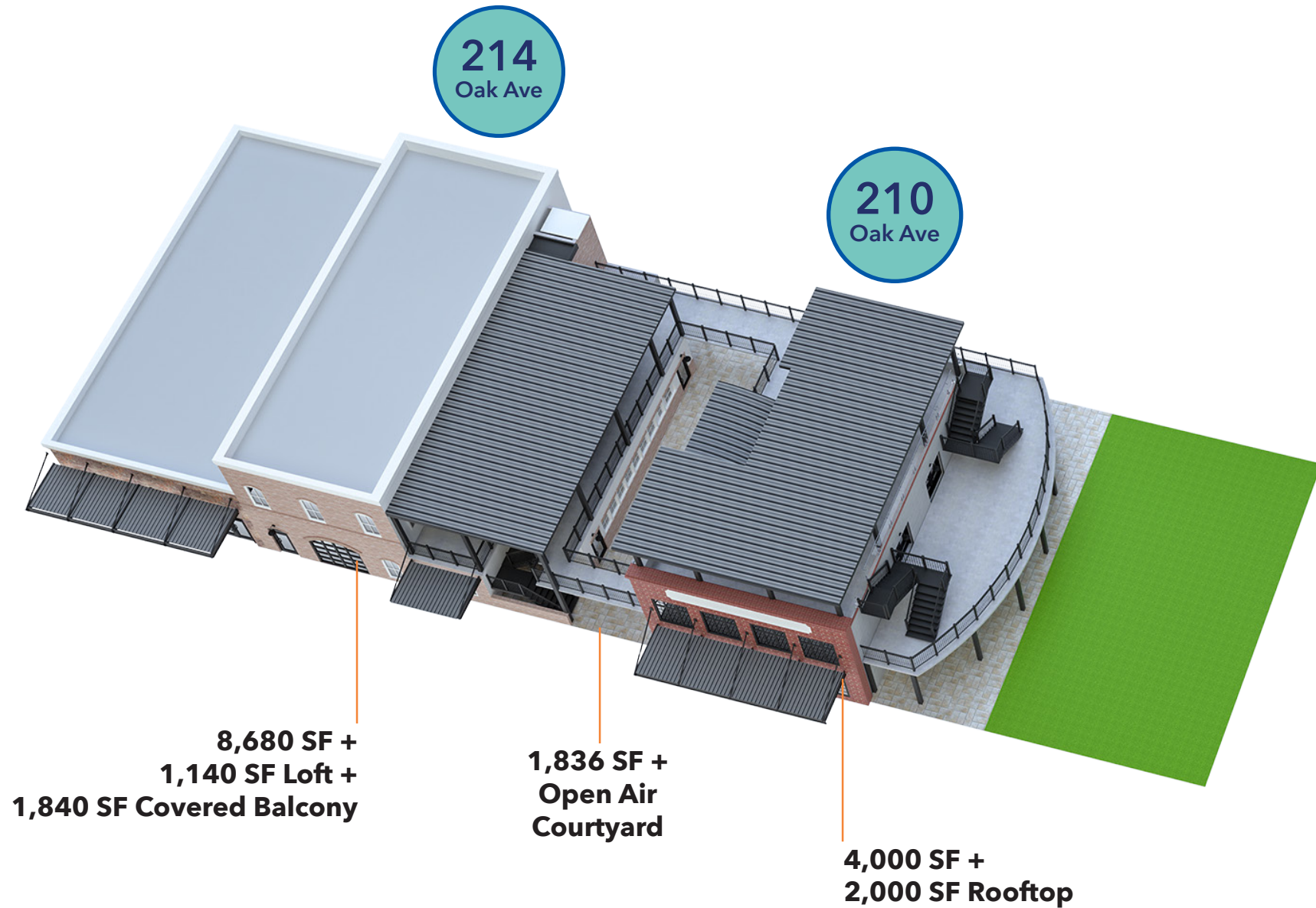
210
Oak Ave

The Mixed-Use Space
2-Story 4,000 SF under roof
with 2,000 SF Rooftop Area

Rooftop Gathering Area - 2,000 SF

**Ground Floor
Courtyard Area**
1,836 SF

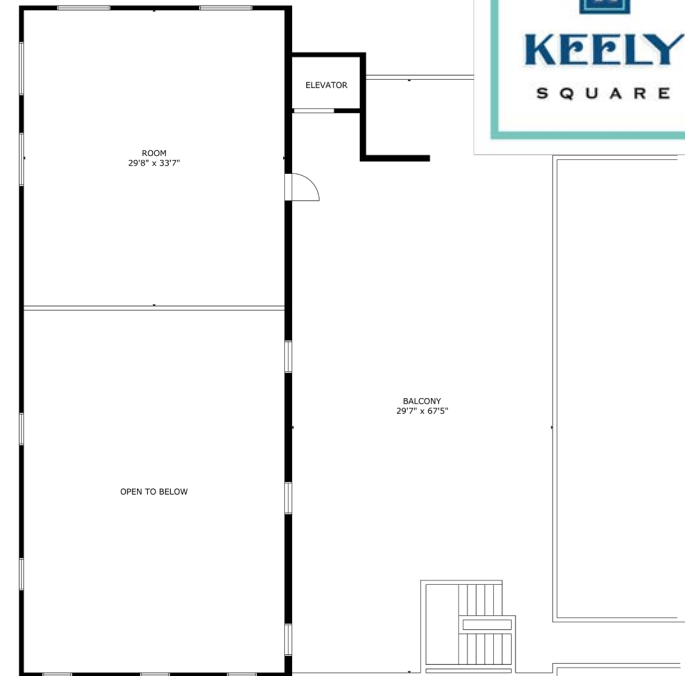
214 Oak Ave + 210 Oak Ave Combined Building Layout



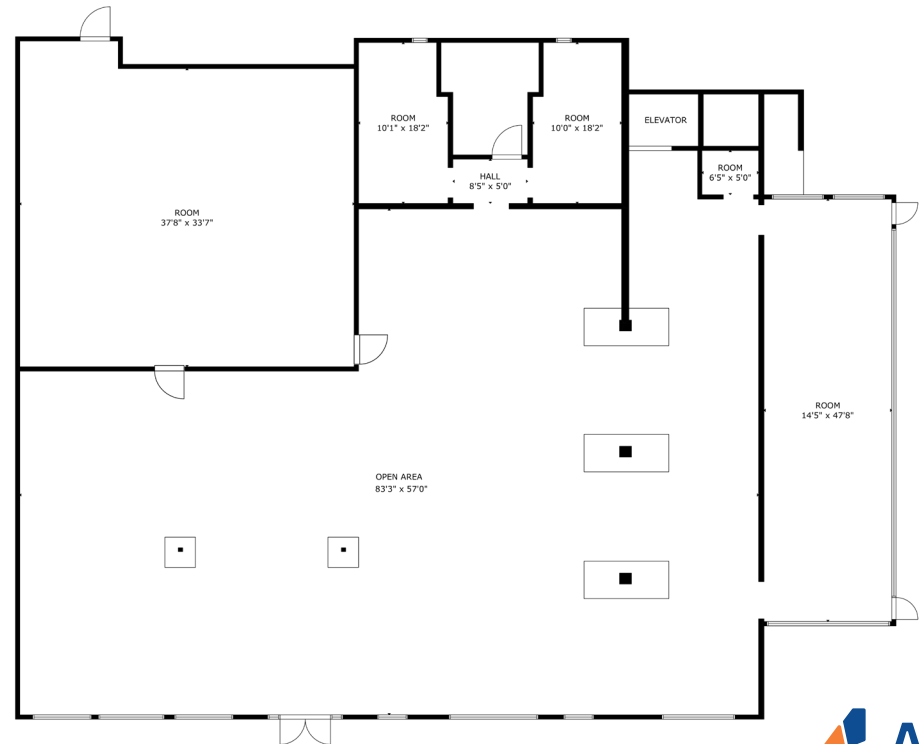
214 S Oak Ave Space Layout



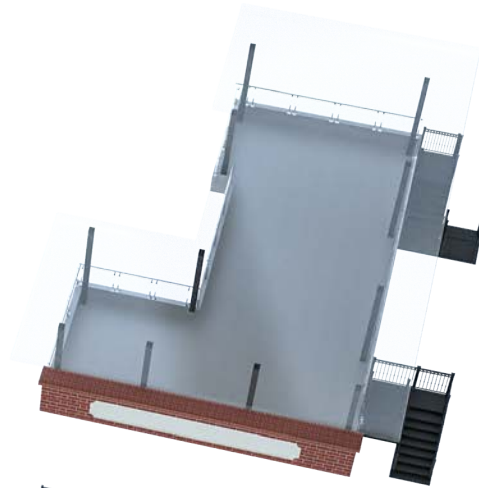
**1,140 SF Loft +
1,840 Covered
Balcony
with Elevator Access**



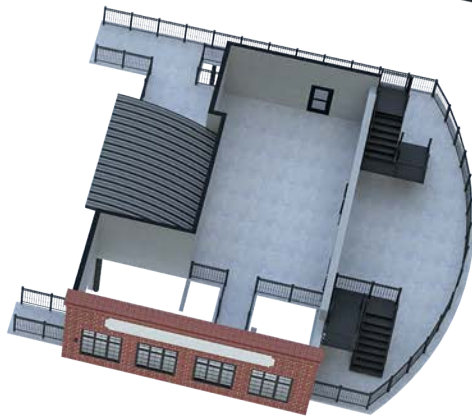
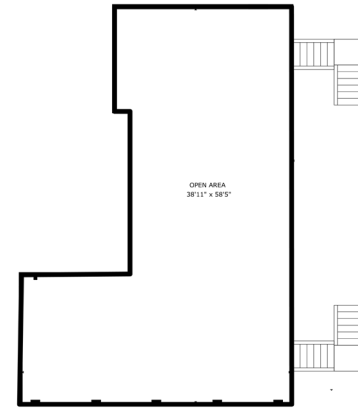
**7,450 SF Main
with Elevator**



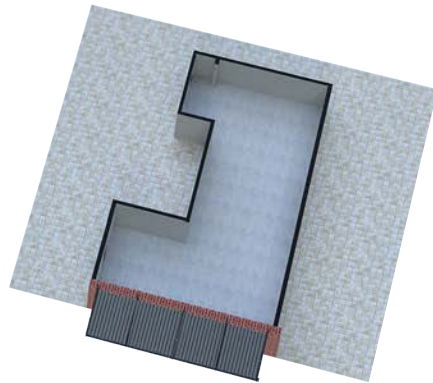
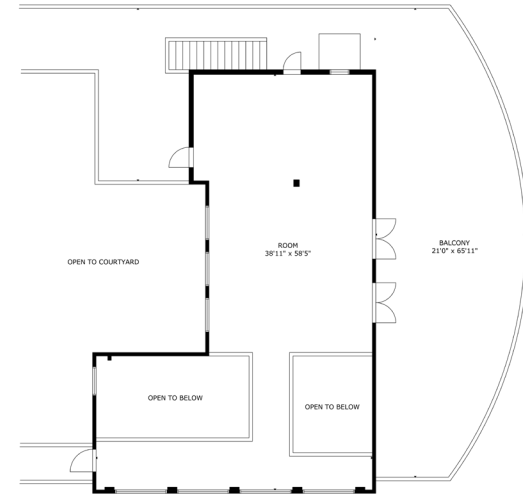
210 S Oak Ave. Space Layout



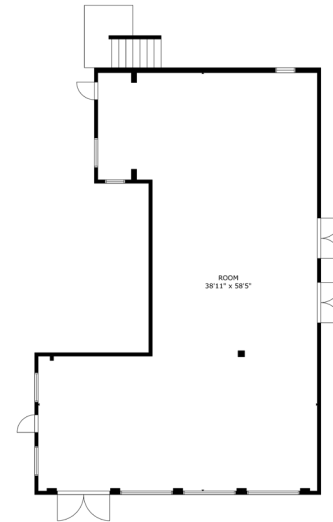
**2,000 SF
Rooftop**



**2,000 SF 2-Floor
with Balcony and
Rooftop Access**



**2,000 SF Main +
with Courtyard Access**





Coastal Seafood Co. at Keely Square



SANFORD GARAGE

The Celebrated Buick, Chalmers-Detroit and Hudson Cars



Best Repair Shop
in the South

Promptness and
Reliability

When you take a Car out from KEELY'S after He's Overhauled it, it's Right.
See "Paul" about that New Machine. Everything in the Auto Line at Reasonable Prices.

PAUL M. KEELY, Proprietor



Coastal Seafood Co. at Keely Square





Iron Oak Distillery at Keely Square Concept





Iron Oak Distillery at Keely Square Concept





Lofts at Keely Square Townhome Concept





The Food Trucks at Keely Square Concept

- LEGEND**
- 1 Food Truck Parking Spot
 - 2 Outdoor Lawn Space
 - 3 Restrooms
 - 4 Beer Cooler
 - 5 Prep/Storage
 - 6 Bar
 - 7 Outdoor Covered Seating



PERSPECTIVE: 2



PERSPECTIVE: 3



PERSPECTIVE: 4



PERSPECTIVE: 5



PERSPECTIVE: 1



PERSPECTIVE: 6



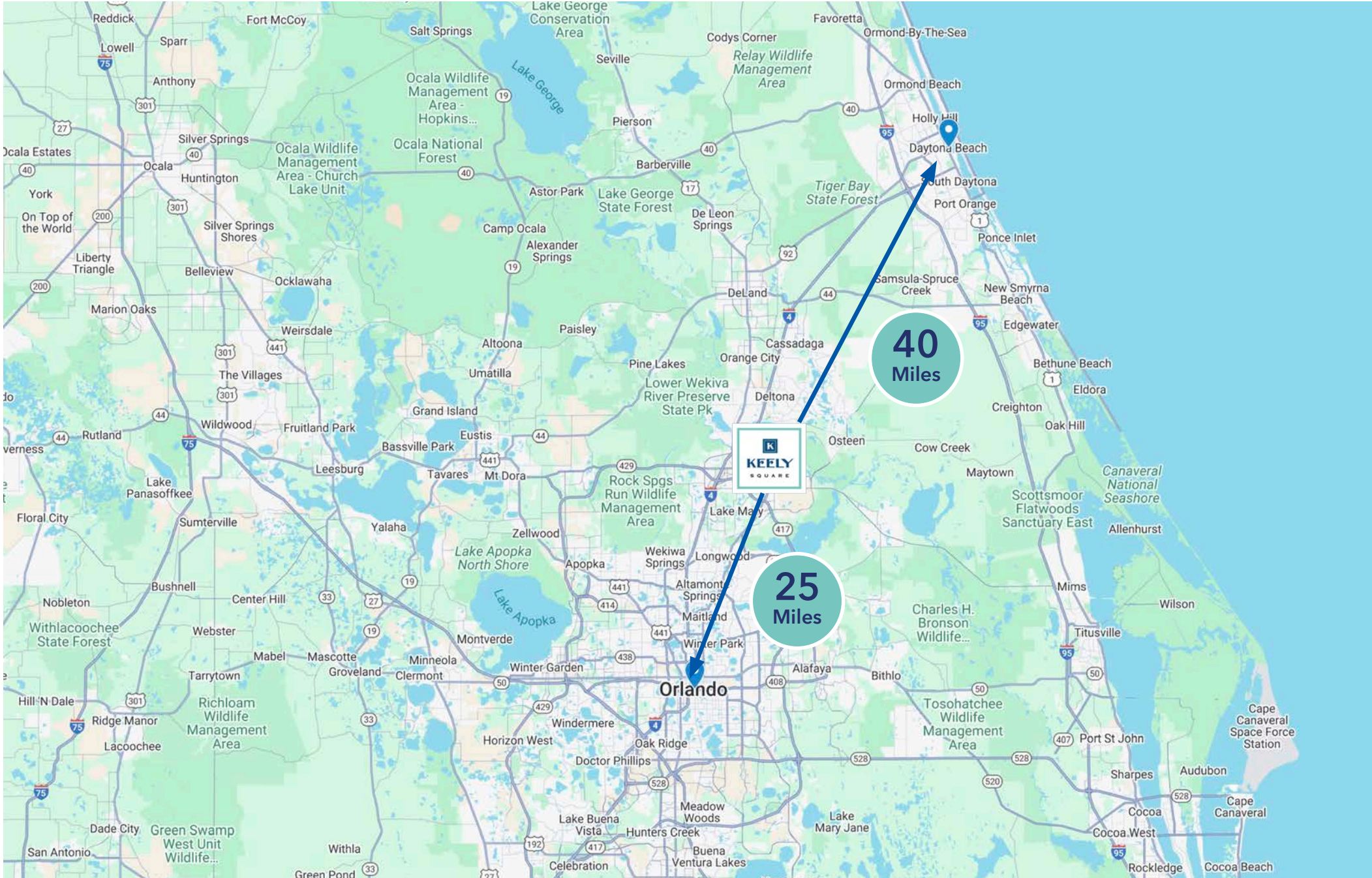
PERSPECTIVE: 7

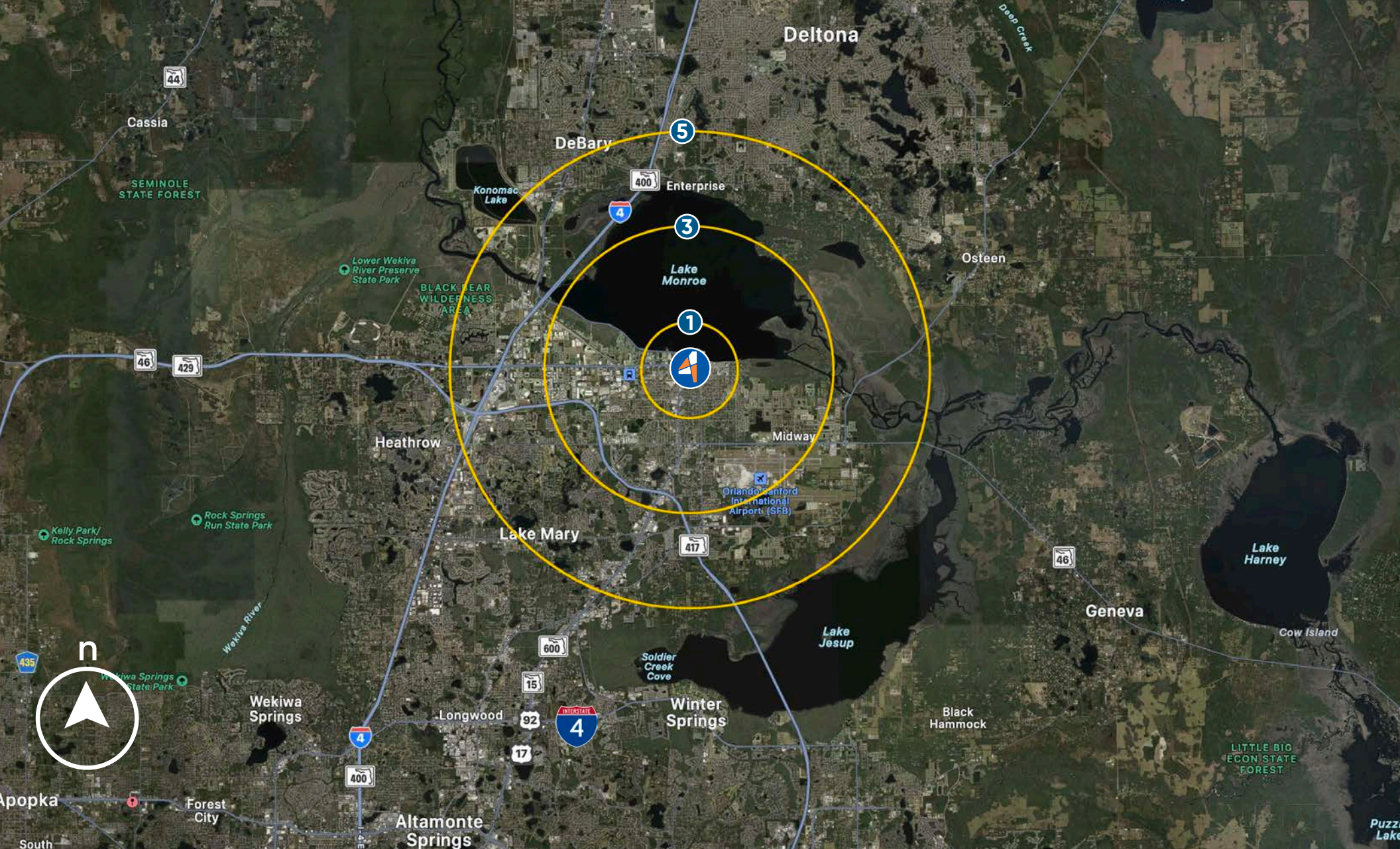


Splash Pad/Dog Park at Keely Square Concept



Convenient To Orlando & Beach Destinations





LOCATION & DEMOGRAPHICS

Radius	Population	HH Income	Businesses	Employees
1-Mile	5,765	\$62,246	878	6,972
3-Mile	41,715	\$67,899	2,388	19,049
5-Mile	105,570	\$79,917	5,094	43,457



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