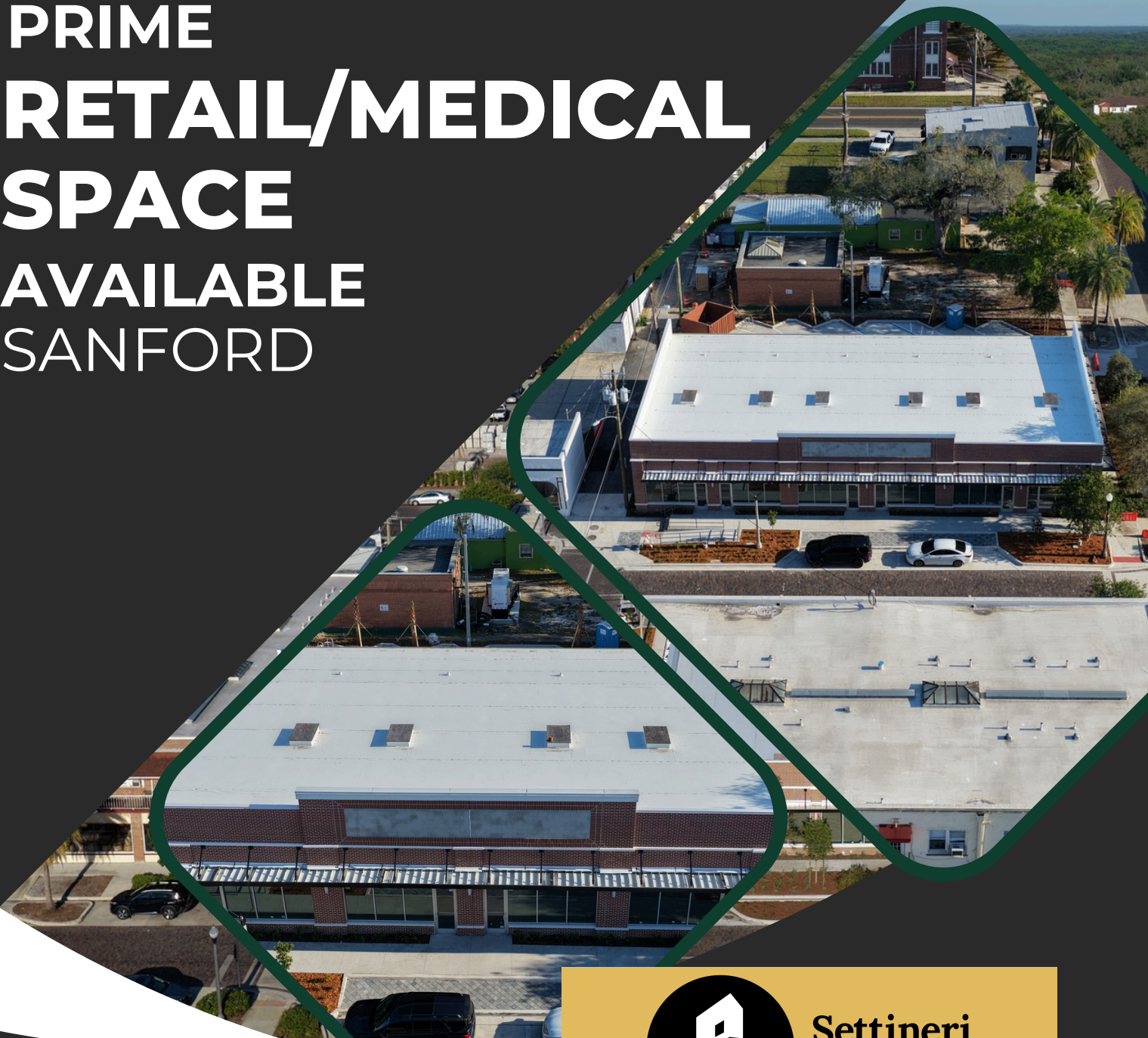


**PRIME
RETAIL/MEDICAL
SPACE
AVAILABLE
SANFORD**



**Settineri
Group**

Visit Our Website for More Information
www.settinerigroup.com

Chris Settineri MArch
973-407-0008

Camila Castro, MBA
407-577-0277

\$25/SF | NNN | \$9/SF CAM

201 Oak Avenue Sanford, Florida



Total Building:

7,410 sf

Suite Size (minimum divisible):

±1,240 sf



Suites Available:

6

Year Built:

2026



**Settineri
Group**

Property Specifications



Lease Type:
NNN (\$9 CAM)



Occupancy:
Delivered Vacant in Gray
Shell+

Power:
208 V/3-phase



Zoning:
SC3 - Retail | Office | Medical







Property Highlights

The property delivers approximately 7,410 SF of brand-new, Class A shell space across six independently configured suites, purpose-built for retail, medical, and professional office tenants. Each suite arrives with dedicated rooftop HVAC, 208V/3-phase electrical, individual plumbing stubs, and sub-metered utilities, supporting complex build-outs from day one.

Situated on a corner parcel at 2nd Avenue and S Oak Avenue, the building sits at the center of one of Seminole County's fastest-growing urban corridors. Sanford has grown nearly 10% since 2020, with Seminole County approaching 492,000 residents. A trade area supported by 103,770 daytime workers, 99,727 residents within a 15-minute drive, and a median household income of \$74,256 make this a compelling address for tenants looking to grow with the market.



Points of Interest



Major Highways

I-4

~3 miles | 7 minutes

SR 417

~5 miles | 10 minutes

SR 429

~9 miles | 18 minutes

Traffic Counts

W First St

22,500 AADT

French Ave

21,000 AADT

Sanford Ave

19,300 AADT

Trade Area

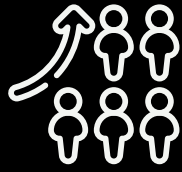


Dining & Breweries



Demographics & Labor Profile

Population (5/10/15 mins):

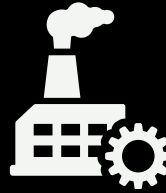


	2025	2030
5 mins:	9,005	9,288
10 mins:	45,586	48,257
15 mins:	99,634	105,664



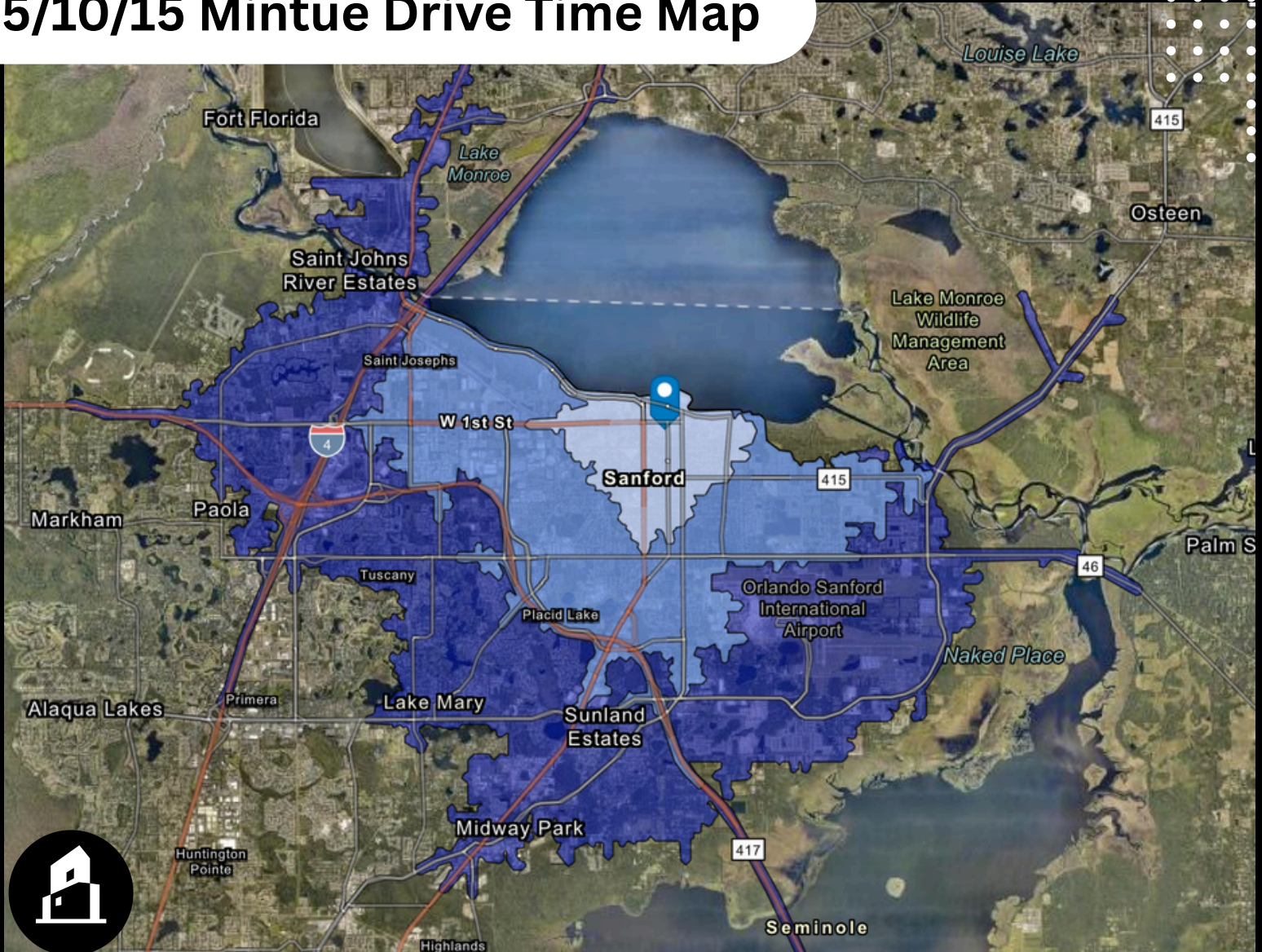
Median Household Income:

5 mins:	\$54,005
10 mins:	\$62,445
15 mins:	\$74,256



Major Employing Industries:
Healthcare & Social Assistance
Retail Trade
Construction

5/10/15 Mintue Drive Time Map

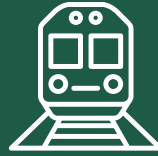


Location Overview

1/3/5 Mile Radius Map



Sanford Riverwalk
2 min | ~0.5 mi



SunRail Sanford Station
5 min | ~1.8 mi

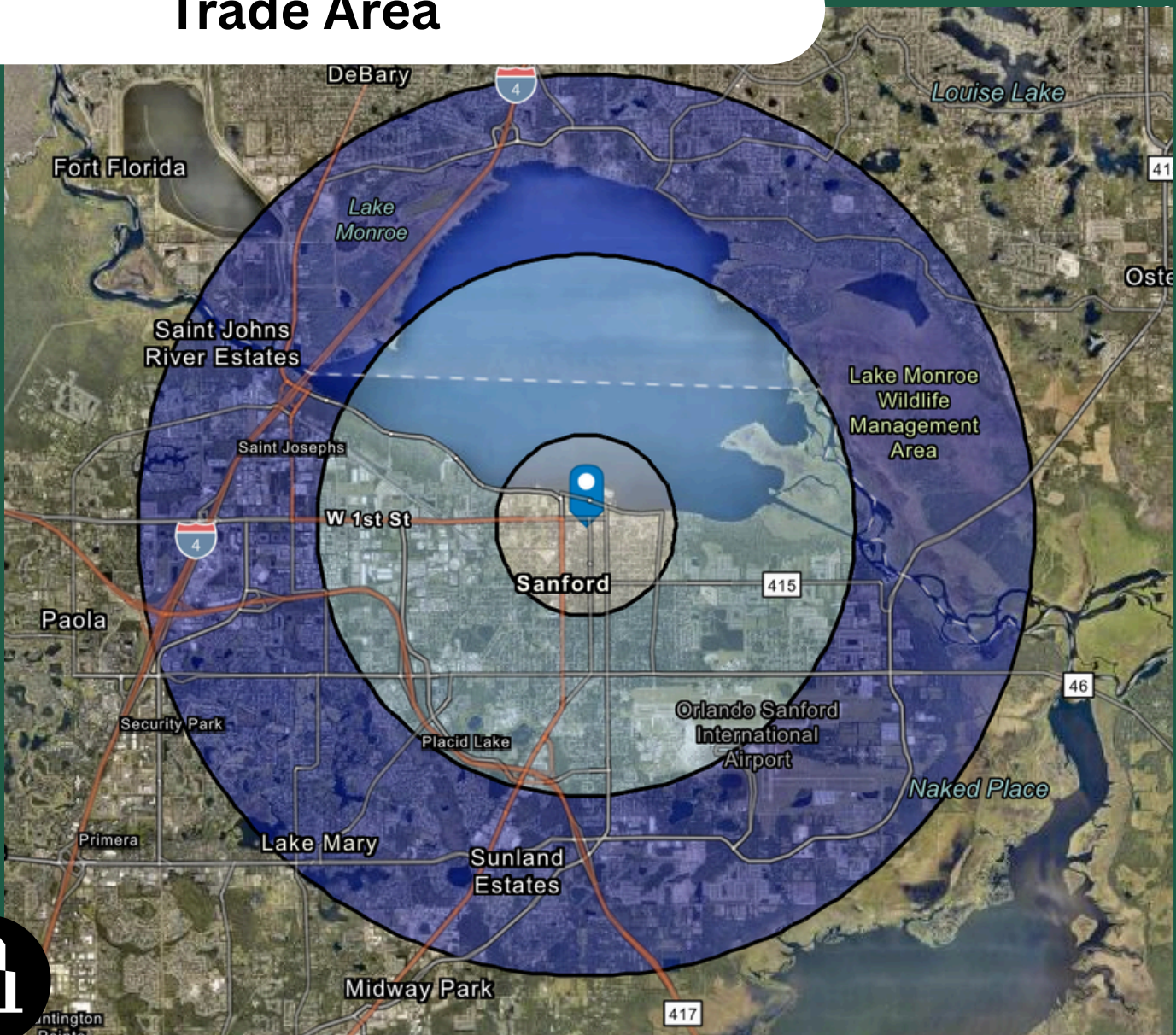


**HCA Monroe
Hospital**
4 min | ~1 mi



Sanford International Airport (SFB)
10 minutes | ~3.5 mi
Orlando International Airport (MCO)
40 minutes | ~33 mi

Trade Area



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