

Downtown Sanford Office/Retail

2200 S French Ave, Sanford, FL 32771

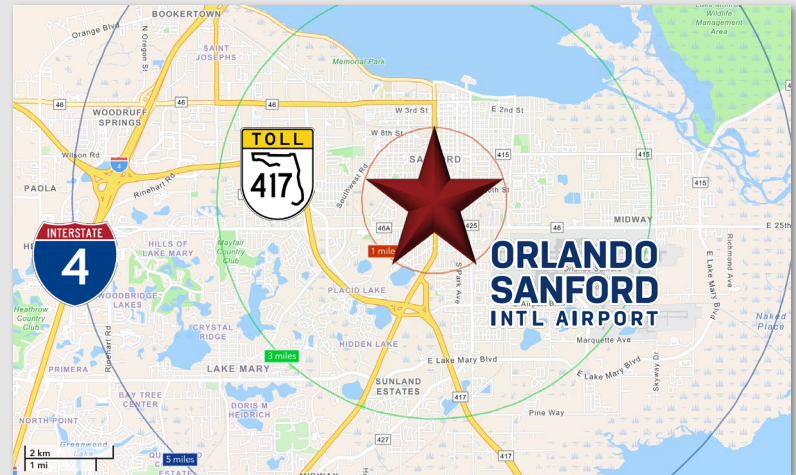
Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



\$21psf/yr Mod. Gross

LOCATION HIGHLIGHTS

Situated on the corner of W 22nd St and S French Ave, with a traffic count of 26,500 CPD. Just south of Historic Downtown Sanford and less than 3 miles from the Orlando Sanford International Airport. Conveniently located less than 5 minutes from SR-417 and under 10 minutes from the SR-429/I-4 interchange, offering easy access across Central Florida.



LISTING HIGHLIGHTS

- **1,320 SF** retail space in **excellent condition**
- Layout includes a waiting area, 2 offices, large break room with kitchen, and a restroom equipped with a shower
- 13 Shared parking spaces with additional overflow parking also available
- **Utilities included**

2026 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	11,188	62,788	112,825
Median HH Income	\$64,133	\$72,859	\$83,254
Average HH Income	\$90,727	\$91,369	\$105,609

CONTACT FOR MORE INFORMATION

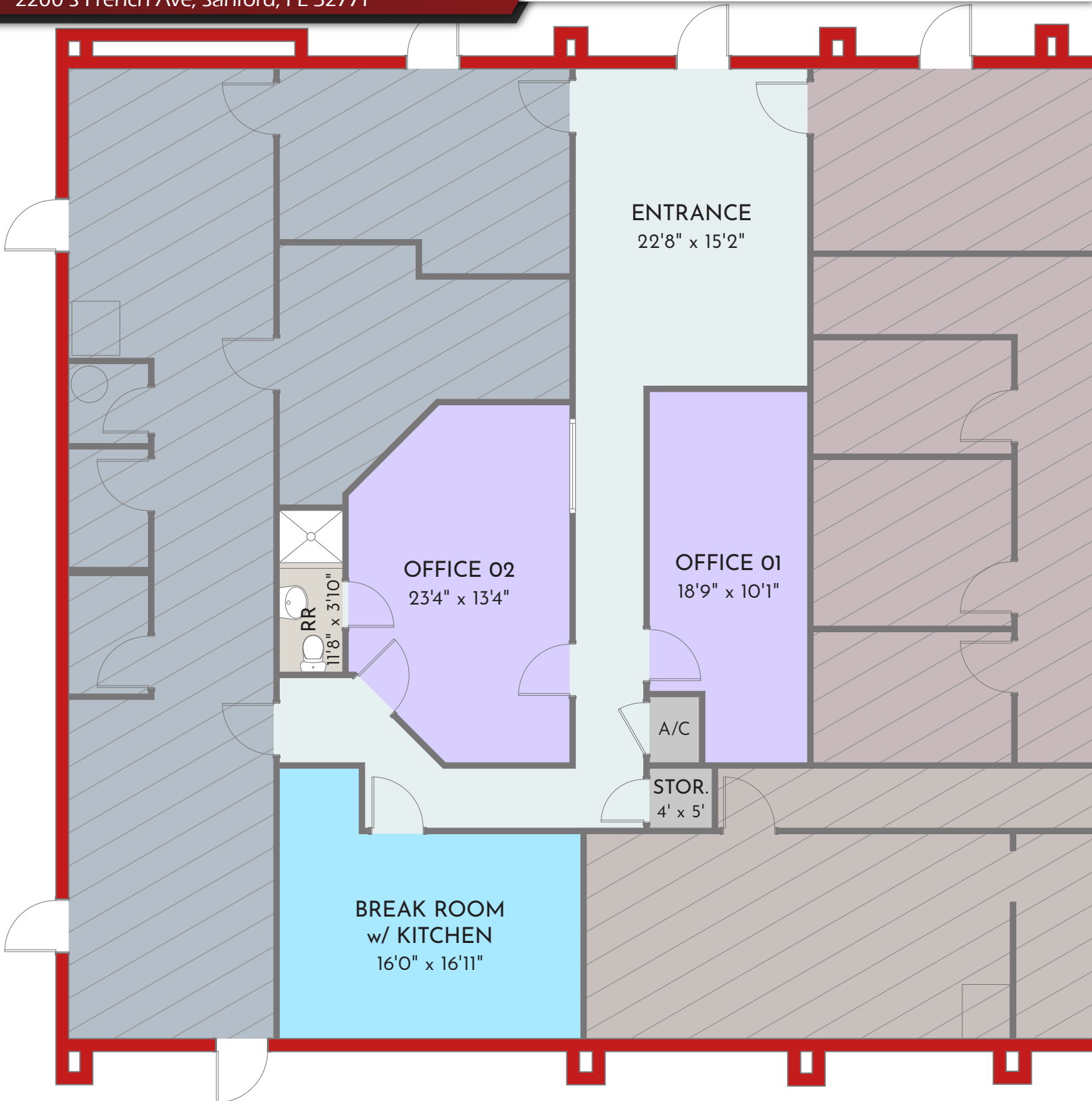
Marie Shorey, CCIM

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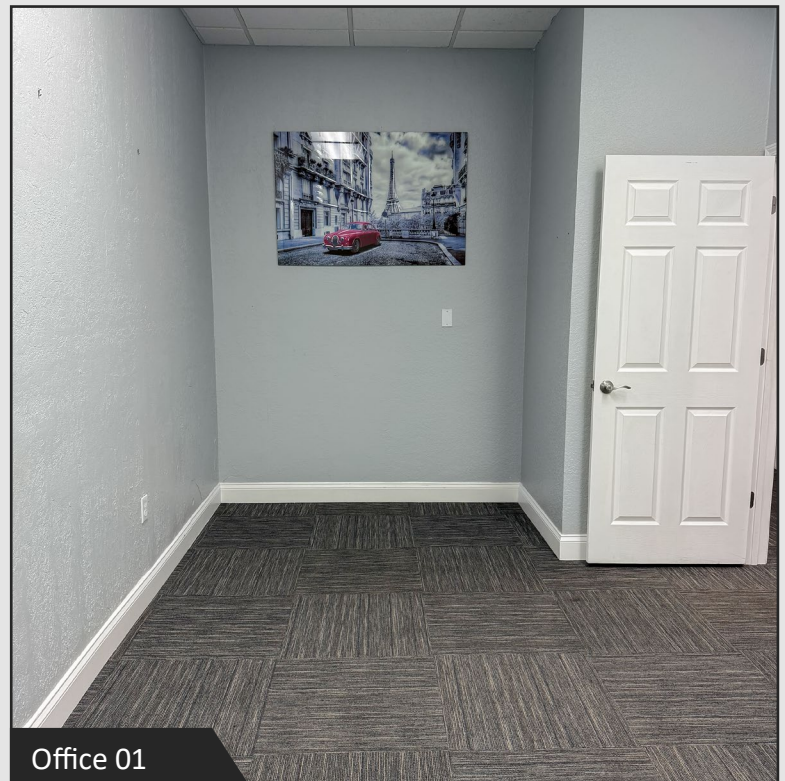
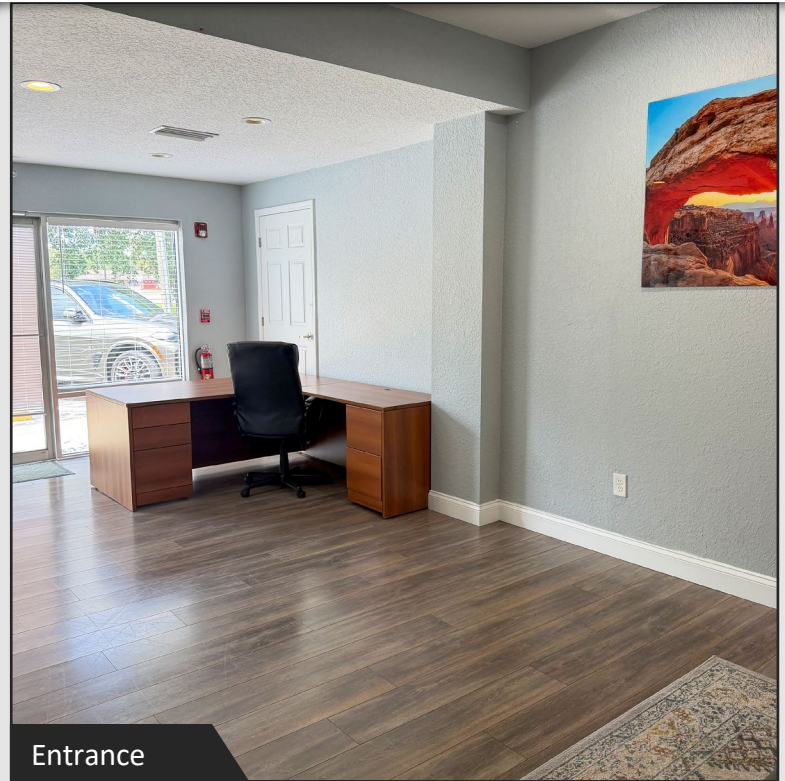
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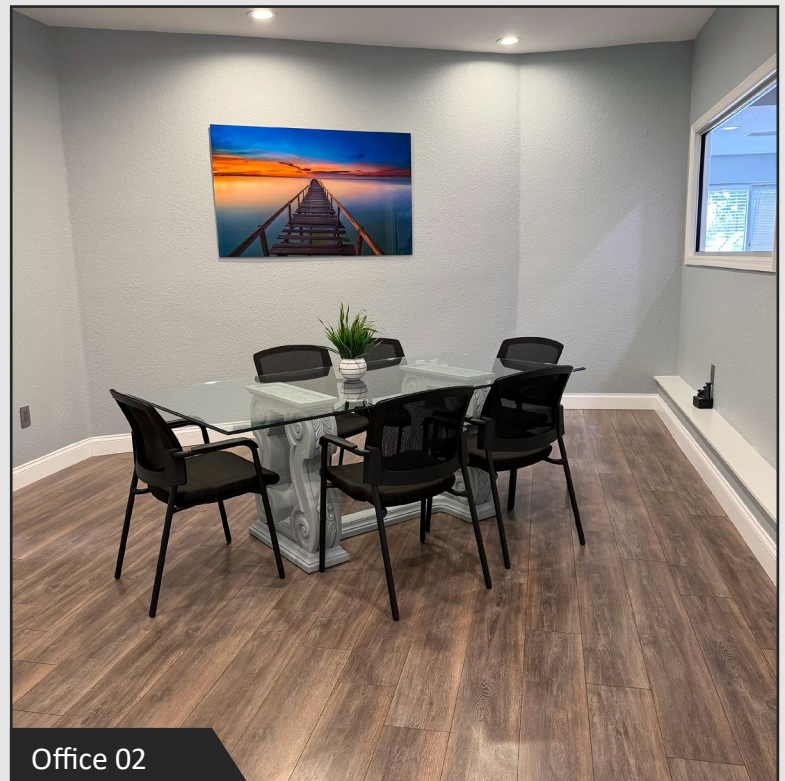
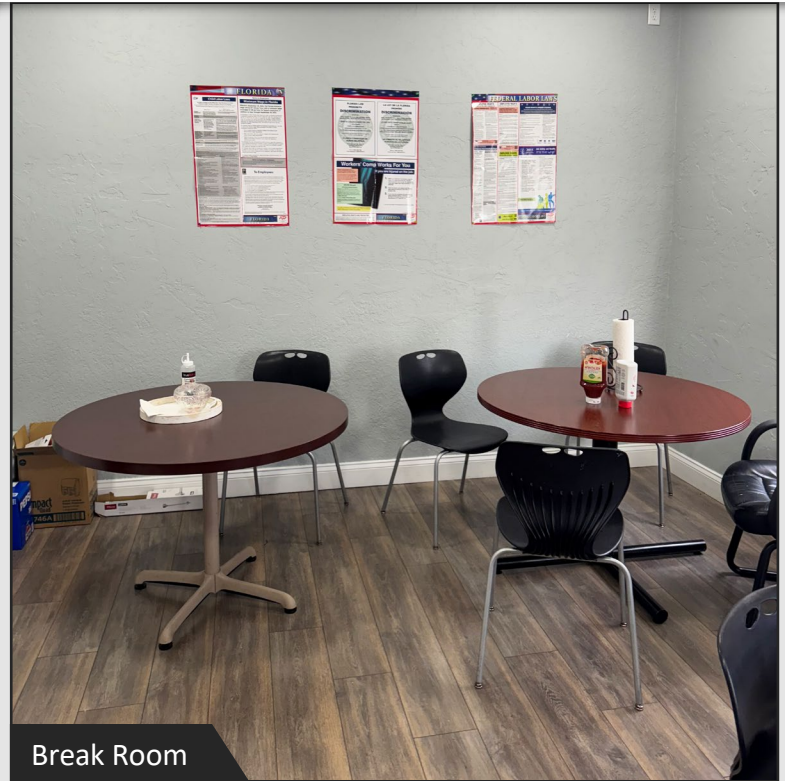
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