

For Sale

Commercial Development Site

5.98 Acres | \$1,693,200

Beardall Ave

Landings at Riverbend by DR Horton

Galileo School



SR 46 / East 25th Street

3750 East SR 46

Sanford, Florida 32771

Property Highlights

- 5.98± acre commercial site in ideal location at the corner of SR 46 and Beardall Avenue
- Just west of Lake Mary Blvd; directly across from Orlando Sanford International Airport – “The Gateway to Seminole County”
- Preliminary site plan allows for 4 outparcels; plans available
- 840 feet of frontage on SR 46; 350 feet of frontage on Beardall Avenue; access from both roads
- Immediately in front of KB Homes Riverbend development
- West of the under construction Publix-anchored Kings Crossing Shopping Center with WaWa and adjacent apartments
- Great location for retail center, quick service restaurant, dollar store or drug store
- Walking distance to Galileo School for Gifted Learning; 1.3 miles from Millenium Middle and Midway Elementary
- Over 4,000 new homes under development in the immediate area
- Zoning: C-3 (City of Sanford)



Sale Price: \$1,693,200

Well Priced:
\$6.50/SF | \$283,143/Acre

For more information

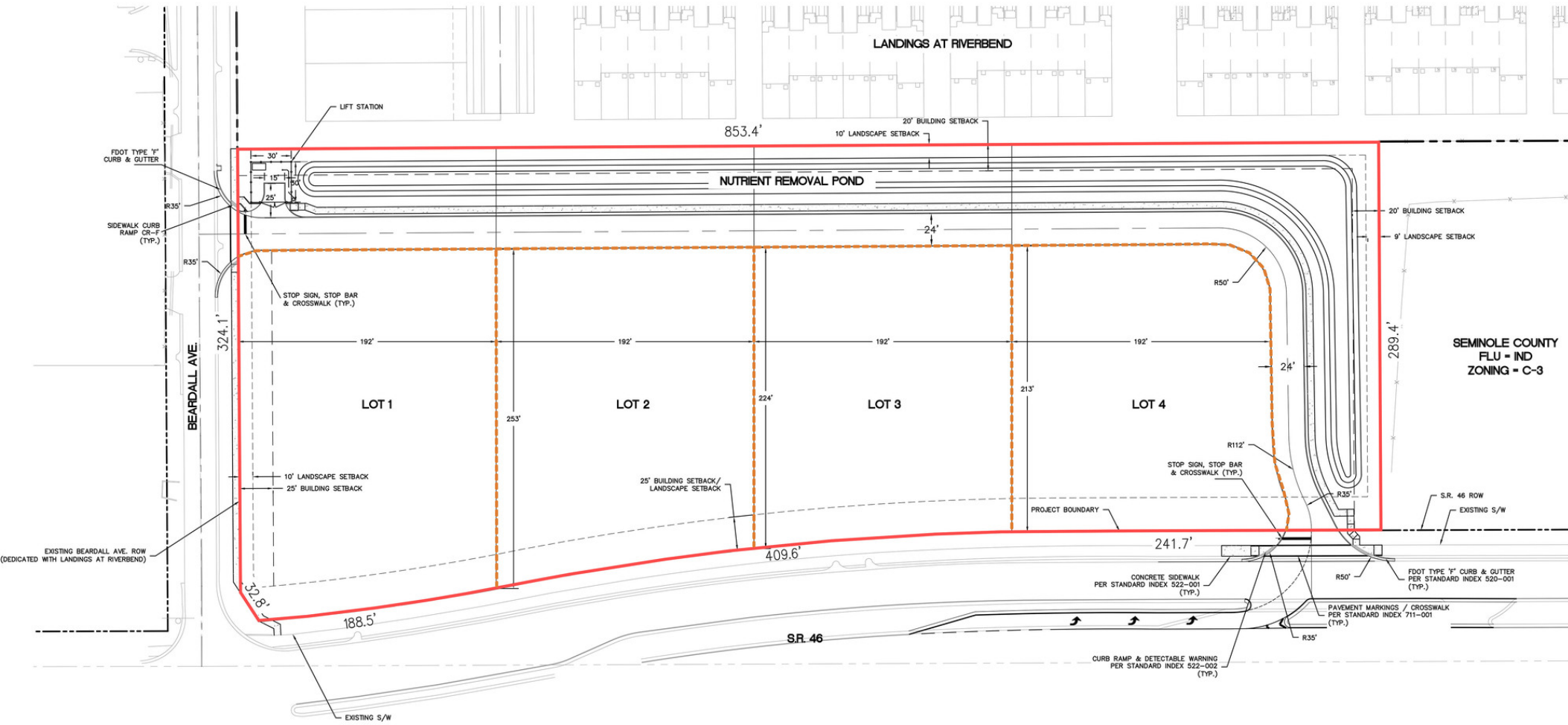
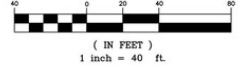
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Site Plan

GRAPHIC SCALE



Aerial



Celery Avenue

Lake Mary Blvd

Beardall Avenue

Lake Mary Blvd

SR 46 / East 25th Street



Midway Elementary

Millenium Middle

Industrial Park

Landings at Riverbend by DR Horton

SITE



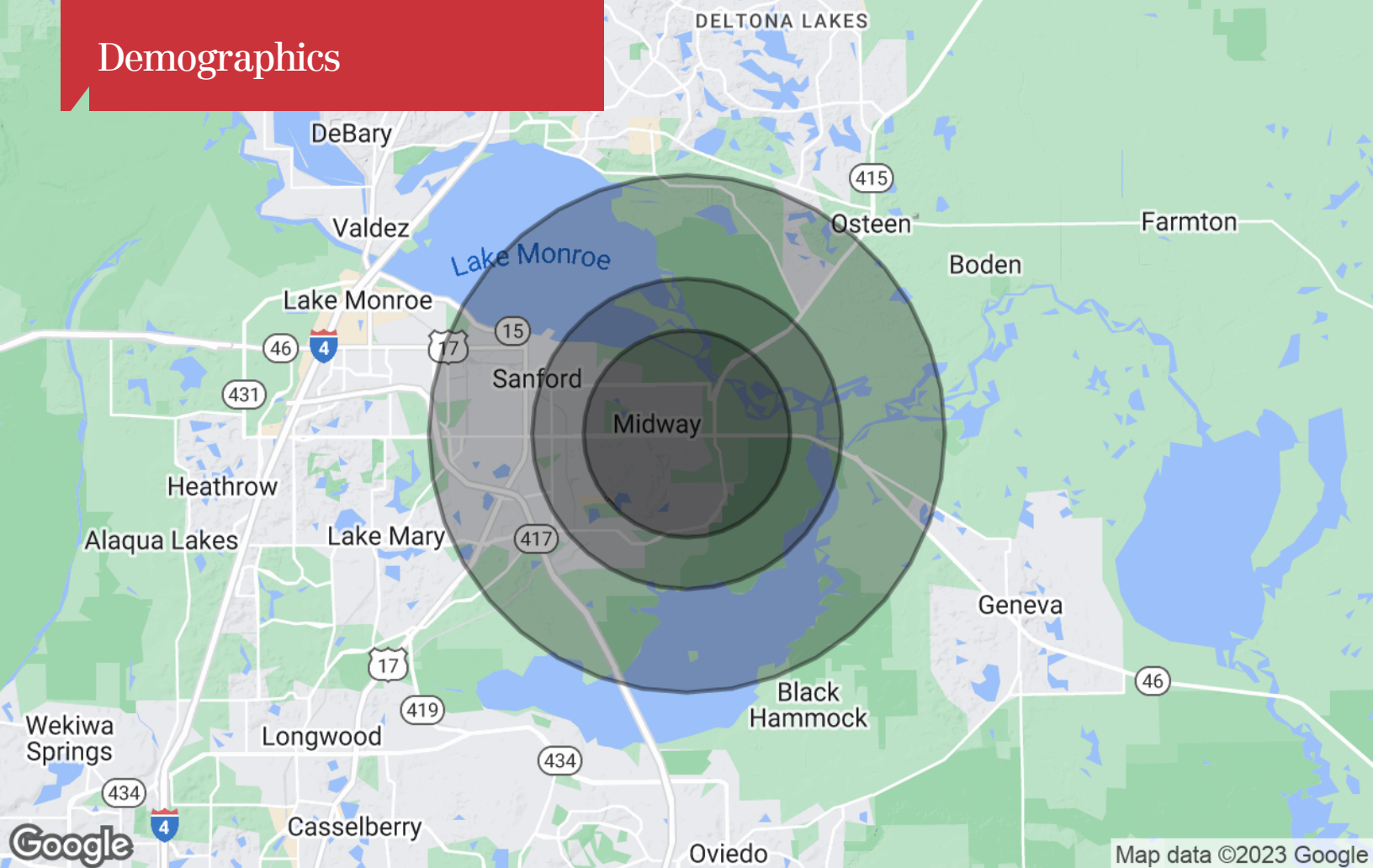
RaceTrac

CIRCLE K

7 ELEVEN

Under Construction
King's Crossing
Development
Publix Wawa
236 Apartments

Demographics



Population

| | 2 Miles | 3 Miles | 5 Miles |
|---------------------|---------|---------|---------|
| TOTAL POPULATION | 7,429 | 19,214 | 53,857 |
| MEDIAN AGE | 36.8 | 37.7 | 37.7 |
| MEDIAN AGE (MALE) | 37.2 | 37.0 | 36.1 |
| MEDIAN AGE (FEMALE) | 37.1 | 38.5 | 38.9 |

Households & Income

| | 2 Miles | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 2,646 | 7,348 | 21,986 |
| # OF PERSONS PER HH | 2.8 | 2.6 | 2.4 |
| AVERAGE HH INCOME | \$67,170 | \$69,743 | \$60,904 |
| AVERAGE HOUSE VALUE | \$195,042 | \$176,628 | \$169,497 |

* Demographic data derived from 2020 ACS - US Census