

FOR SALE

2921 ORLANDO AVE

SANFORD, FL 32771

UNITS # 138, 240, AND 250



SANFORD PLAZA



\$250,000 2,000 SF



\$600,000 11,078 SF



\$149,000 1,634 SF

EXISTING PROPERTY HIGHLIGHTS

CONTACT

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Results Real Estate Partners, LLC
Licensed Real Estate Brokers
108 Commerce Street, Suite 200
Lake Mary, Florida 32746

407.647.0200 main
407.647.0205 fax

www.ResultsREPartners.com

- **Plaza HWY 17-92 Frontage:** 505 ft - nearly 170 yards
- **Zoned:** Office/Retail
- **100% Occupied Units:** # 138, #240, and #250
- **Financials available upon request** NOI: \$92,155
- **Purchase Price, all 3 units:** \$999,000 Cap Rate: 9.22%

TRAFFIC COUNTS

S Orlando Ave (17-92) 35,500

POPULATION & INCOME

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	9,143	54,771	99,478
Households:	3,704	20,076	37,740
Avg Household Income:	\$46,614	\$54,232	\$61,951

This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. No representation is made as to the accuracy of any information furnished.

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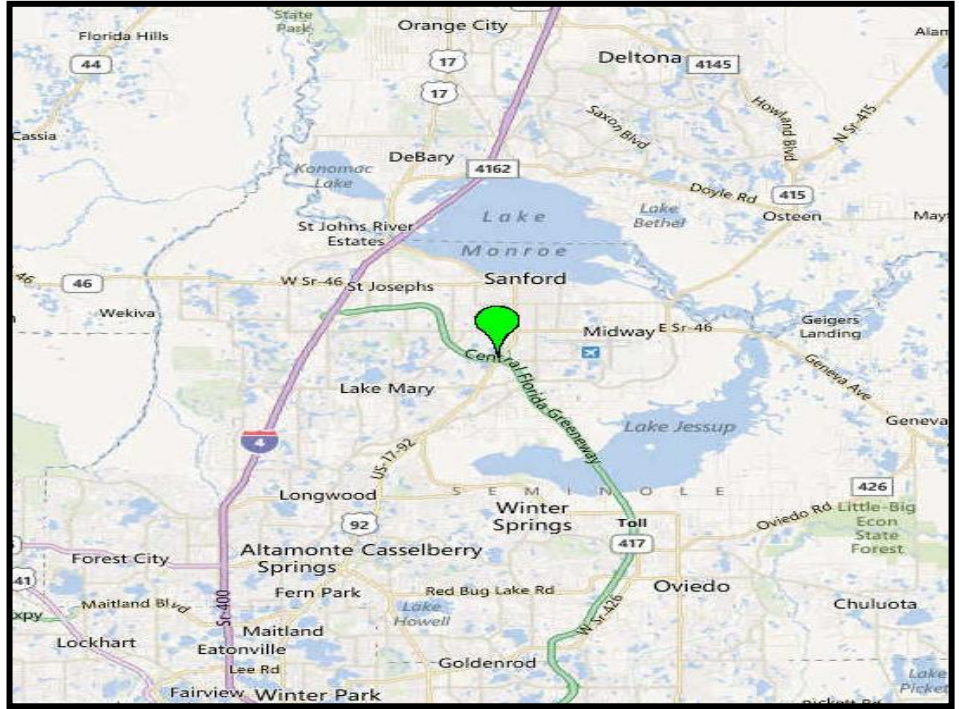
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MAP AND AERIAL VIEWS



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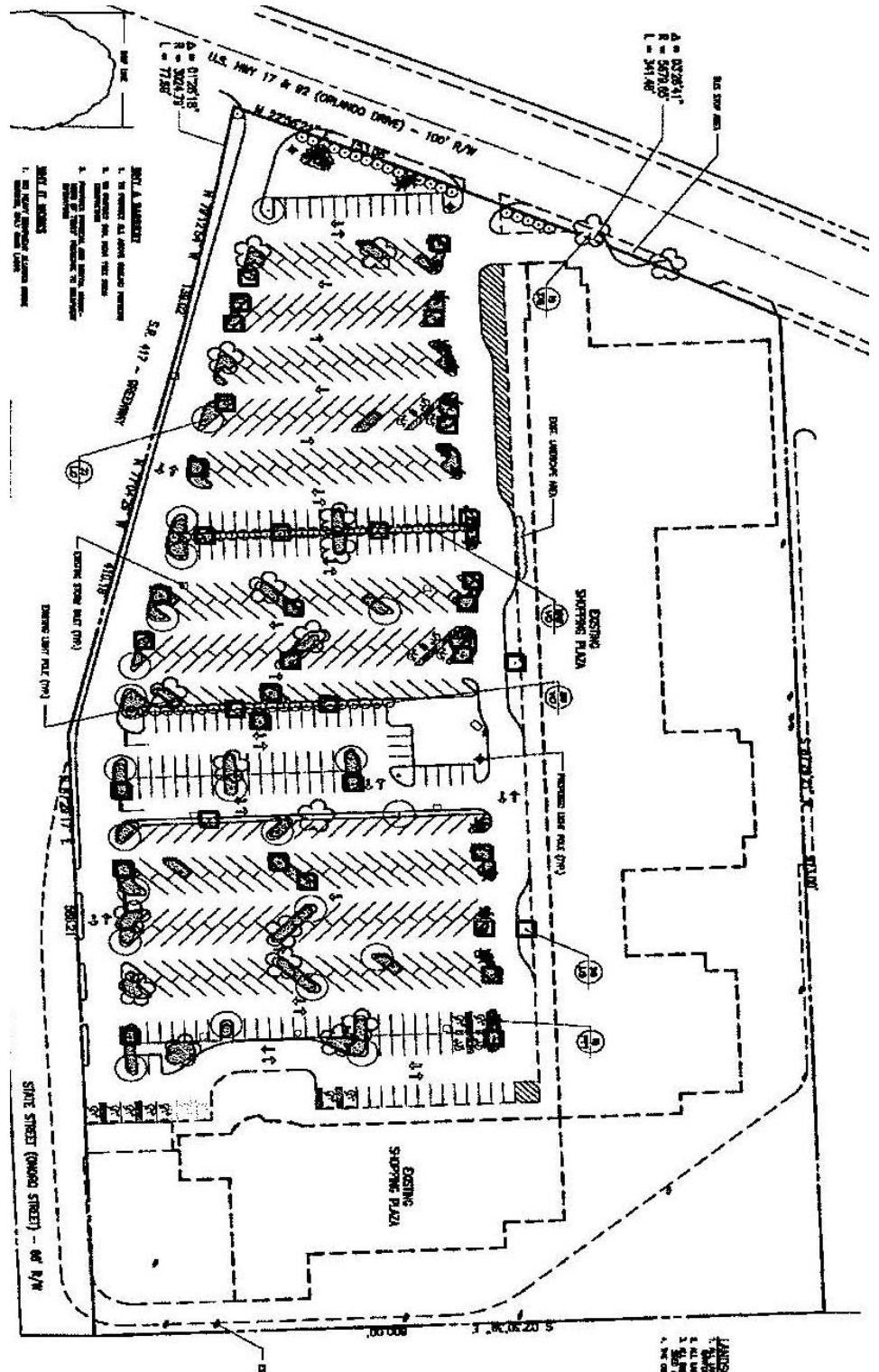
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SITE PLAN



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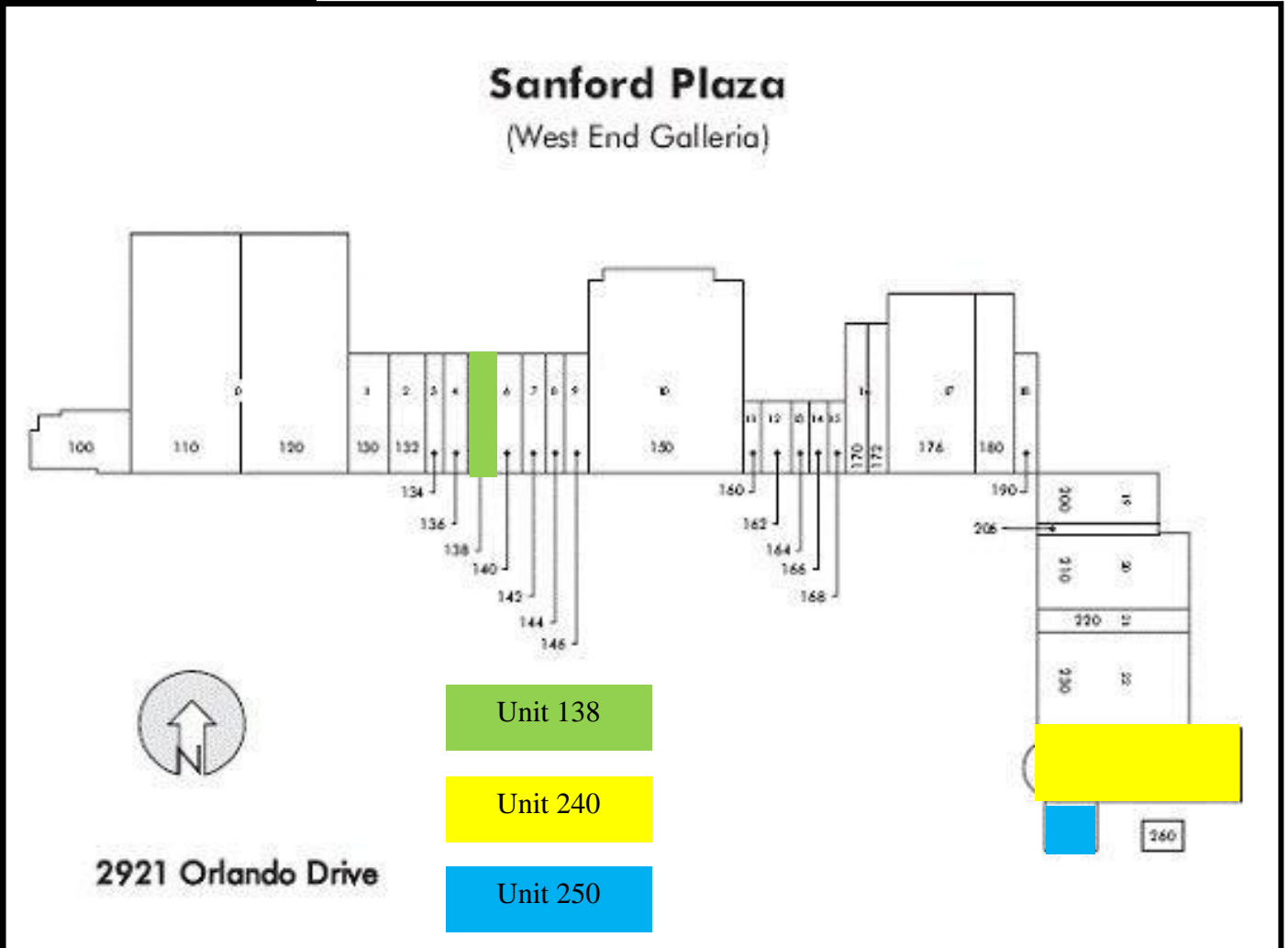
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UNIT LOCATIONS



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