

**FOR
SALE**

SANFORD COMMERCIAL CORNER SR 46

W SR 46, Sanford, FL 32771

**UNDER
CONTRACT**



AVERAGE DAILY TRAFFIC COUNTS (2022)

A 1,000 on Lake Markham Rd

B 18,000 on W SR 46

ABOUT THE PROPERTY

SIZE 5.27± acres

PRICE **Significant Price Reduction!**
NOW: \$500,000

WAS: \$1,150,000 (or \$5.00/sf)

ZONING C-1 (Retail Commercial District) in Seminole County
(retail uses: daycares, veterinary clinics, restaurants.
Medical/professional office use permitted.

FLU Commercial

UTILITIES All available (see map)

ROAD FRONTAGE 350'± on Lake Markham Rd
300'± on W SR 46

PARCEL IDs 26-19-29-300-006A-0000;
26-19-29-300-0060-0000

DESCRIPTION

Do not miss this great location! Located at the southeast corner of Lake Markham Road and West SR 46 in Sanford, Seminole County, Florida. Adjacent to the new SR 429 Expressway connecting Seminole County and Lake County to the Orange County markets. Surrounding established/upper income residential neighborhoods near city limits of Sanford and Lake Mary. The exclusive Heathrow community is immediately south of the property.

Call for a showing today!

MAURY L. CARTER & ASSOCIATES, INC.

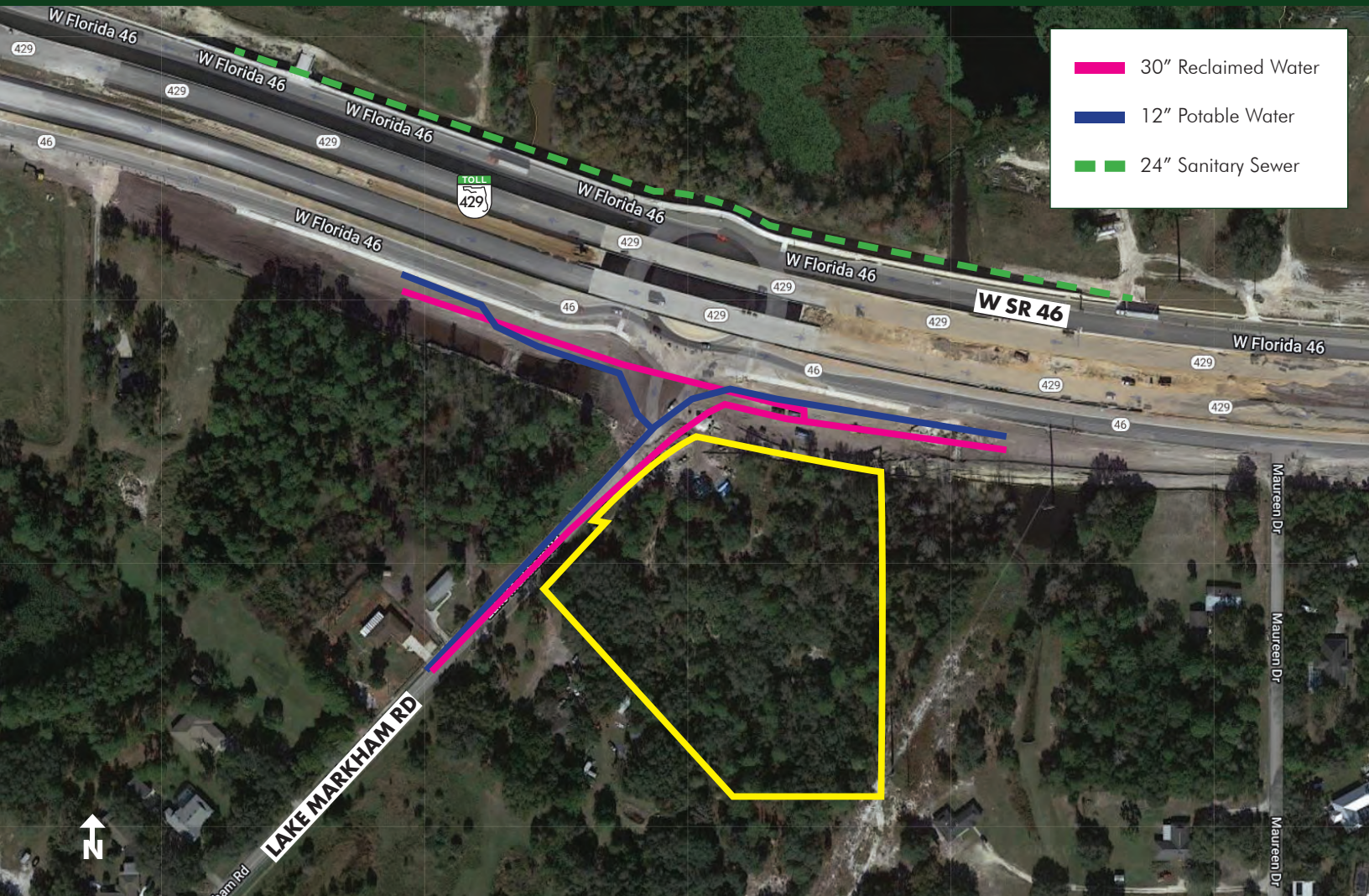
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UTILITIES MAP

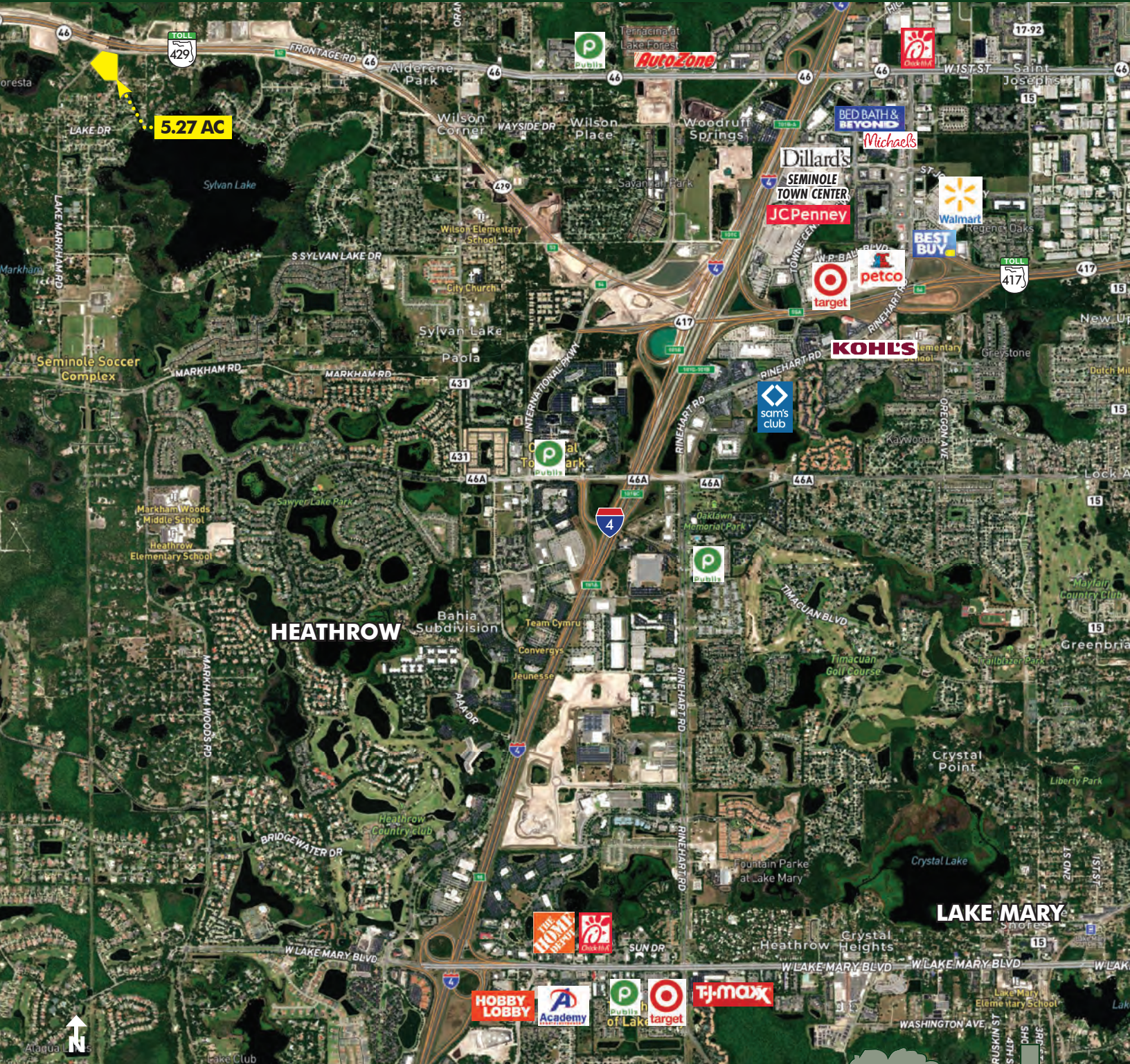
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REGIONAL MAP

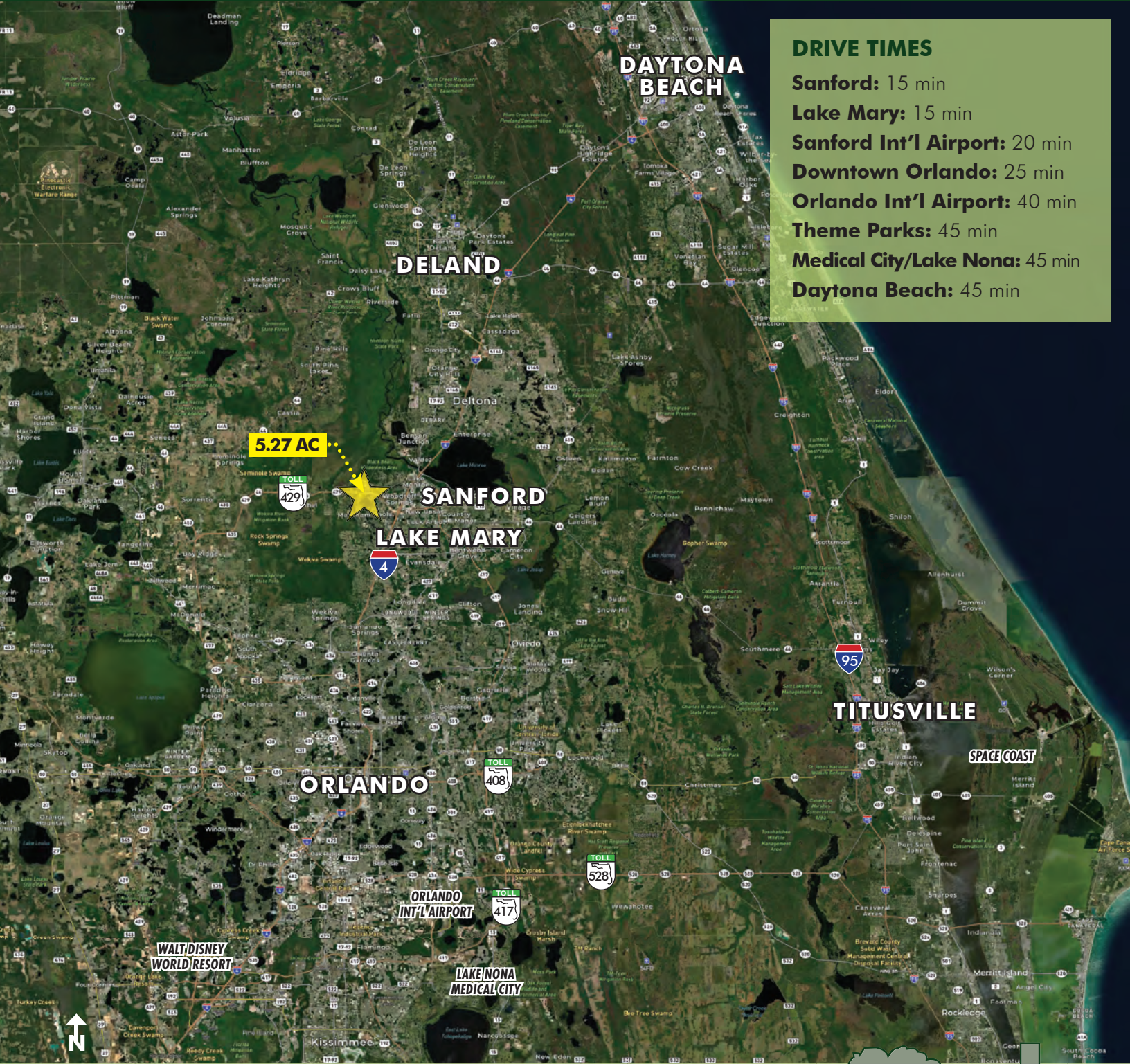
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DRIVE TIMES

Sanford: 15 min

Lake Mary: 15 min

Sanford Int'l Airport: 20 min

Downtown Orlando: 25 min

Orlando Int'l Airport: 40 min

Theme Parks: 45 min

Medical City/Lake Nona: 45 min

Daytona Beach: 45 min

LOCATION MAP

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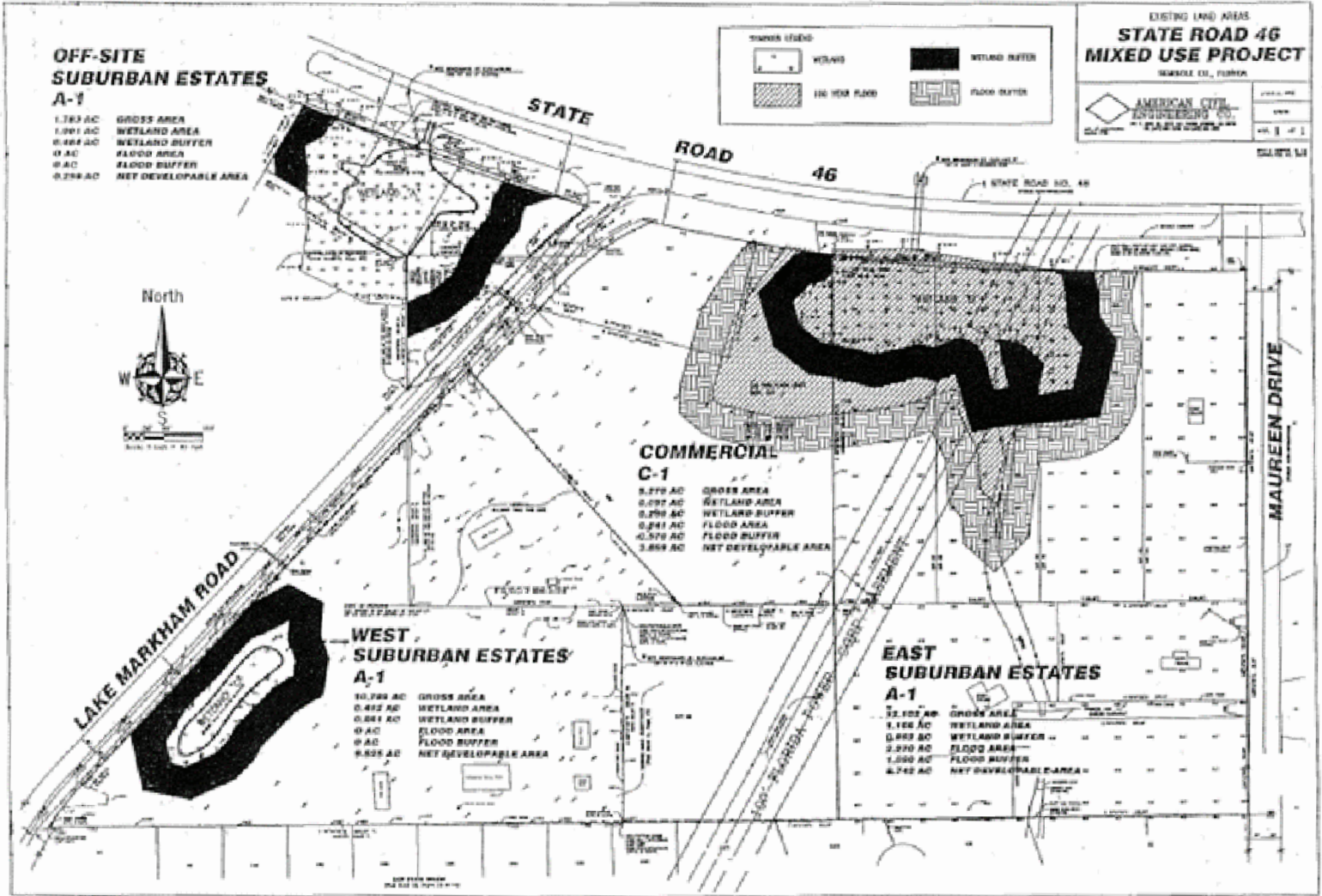
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SURVEY

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