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HENRY'S DEPOT

**212 W. 1ST STREET
SANFORD, FL**



Rick Vaughan

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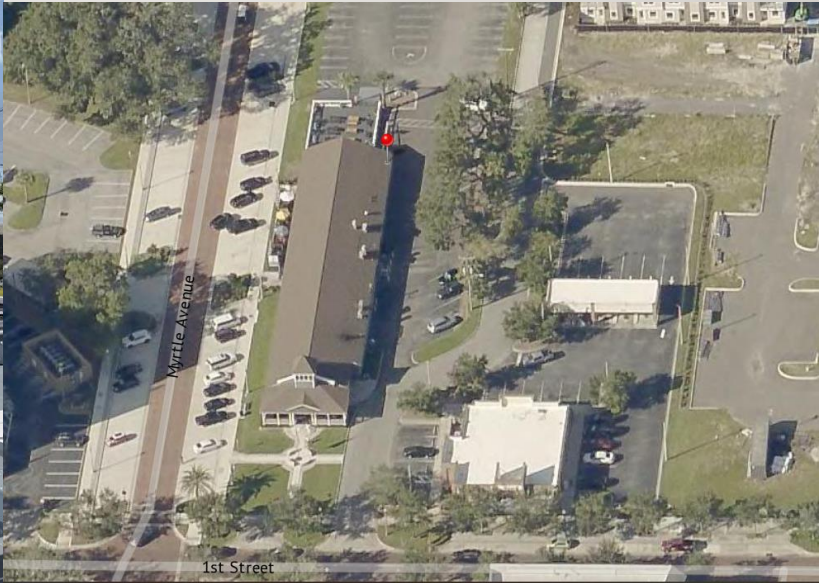
EXECUTIVE SUMMARY



8000 square feet of a remodeled train station is the home of restaurants and events in the heart of Historic Downtown Sanford, FL. The vision of the owner was to keep the building as close to a monumental historic site as possible. With its pristine cement floors and wooden decks, this location is right on 1st Street with the back patio facing Lake Monroe and the Riverwalk. Hosting events on a regular basis keeps this food venue full of life and activity. Eight restaurants are housed inside in addition to a cocktail bar. This venue has been upgraded with new electric and plumbing in addition to a new roof in December of 2022. New landscaping and sidewalks were installed in October of 2021 along with over 150 parking spots on Myrtle Ave., added by the City of Sanford in 2022. Sanford is a growing community and is a place where people want to work, live and play. Henry's Depot is just minutes from I-4 and 417. The City of Sanford has a free trolley to transport tourists and visitors to Downtown Sanford from the Sun Rail station less than 2 miles away.

ONE-OF-A-KIND PROPERTY IN HISTORIC DOWNTOWN SANFORD, FL

OFFERED AT \$4,000,000



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FEATURING FULLY LEASED FOOD HALL WITH 3 AREAS FOR OUTSIDE SEATING

TENANTS INCLUDE:



Cocktail Bar



Coffee Shop &
Real Fruit Smoothies



Bar-B-Que



Yugiri Ramen
Project

Traditional
Hawaiian
BBQ & Pacific
Islander Cuisine



Good Eats
Pizza

Italian Inspired
Sandwiches



Seafood
Counter



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