

For Sale

# Industrial Site Adjacent to Airport

40.54 Acres | \$150,000/Acre | \$3.44/SF



## 2780 Cameron Avenue

Sanford, Florida 32773

### Property Highlights

- 40.54± acre site only 1/2 mile from Lake Mary Blvd
- 0.7 miles from SR 46; easy access to SR 417 (GreeneWay), US Hwy 17-92 & I-4
- Zoning: M-1 (Unincorporated Seminole County)
- Great site for manufacturing, warehouse or commercial project
- E-commerce opportunity for new warehouse and delivery operation
- Adjacent to Orlando-Sanford International Airport - JV opportunity
- Over 5,000 new homes nearby; Seminole County has experienced strong population growth
- Close to amenities - retail and restaurants along SR 46 & US Hwy 17-92; 4 miles to Downtown Sanford



**Sale Price: \$6,000,000**

For more information

**Paul P. Partyka, CCIM, MiCP, CIPS**

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Aerial

East 25th Street



King's Crossing Shopping Center

East Lake Mary Blvd  
Cameron Avenue

**SITE**

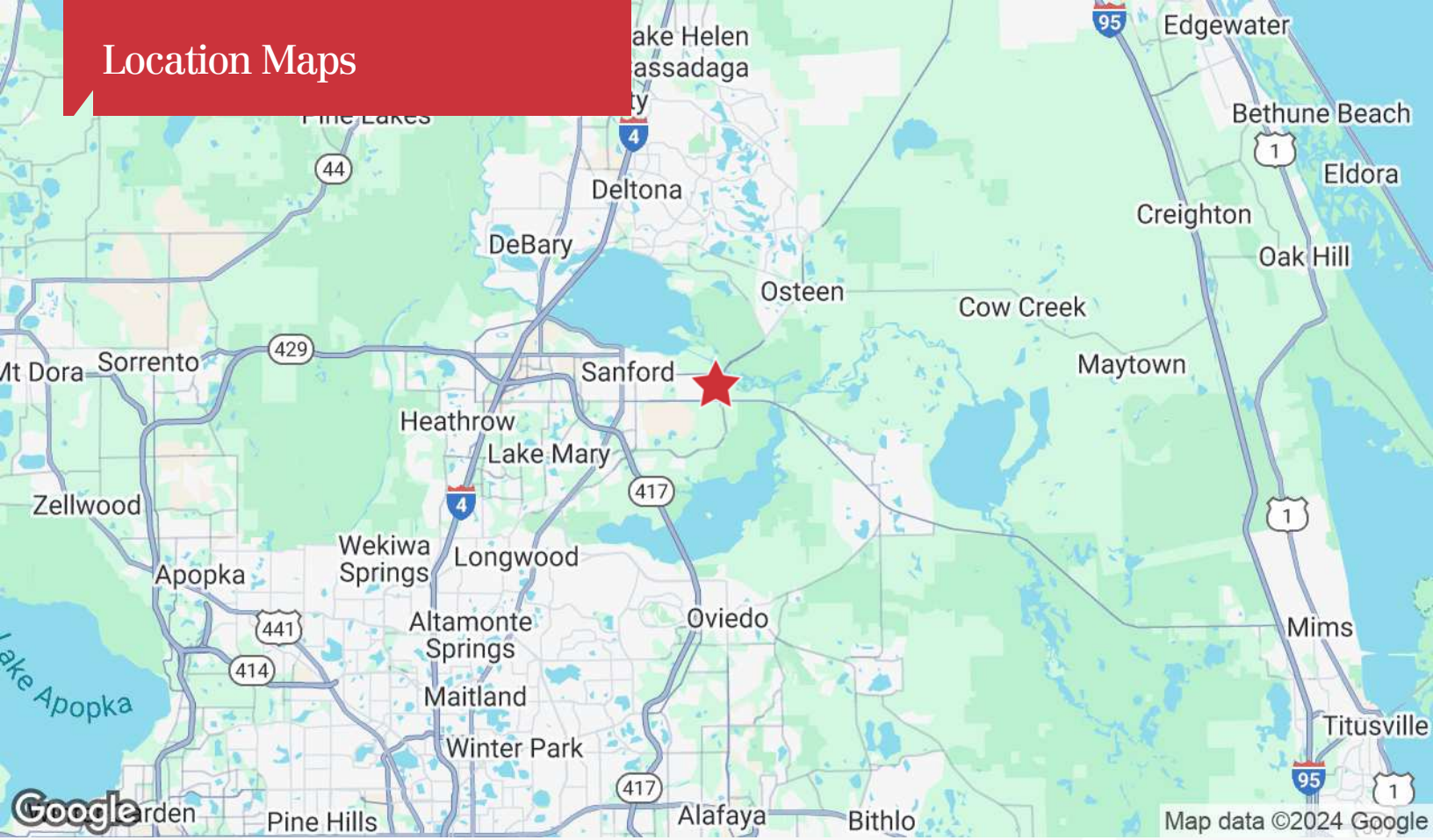


OrlandoSanford  
INTERNATIONAL AIRPORT

East Lake Mary Blvd

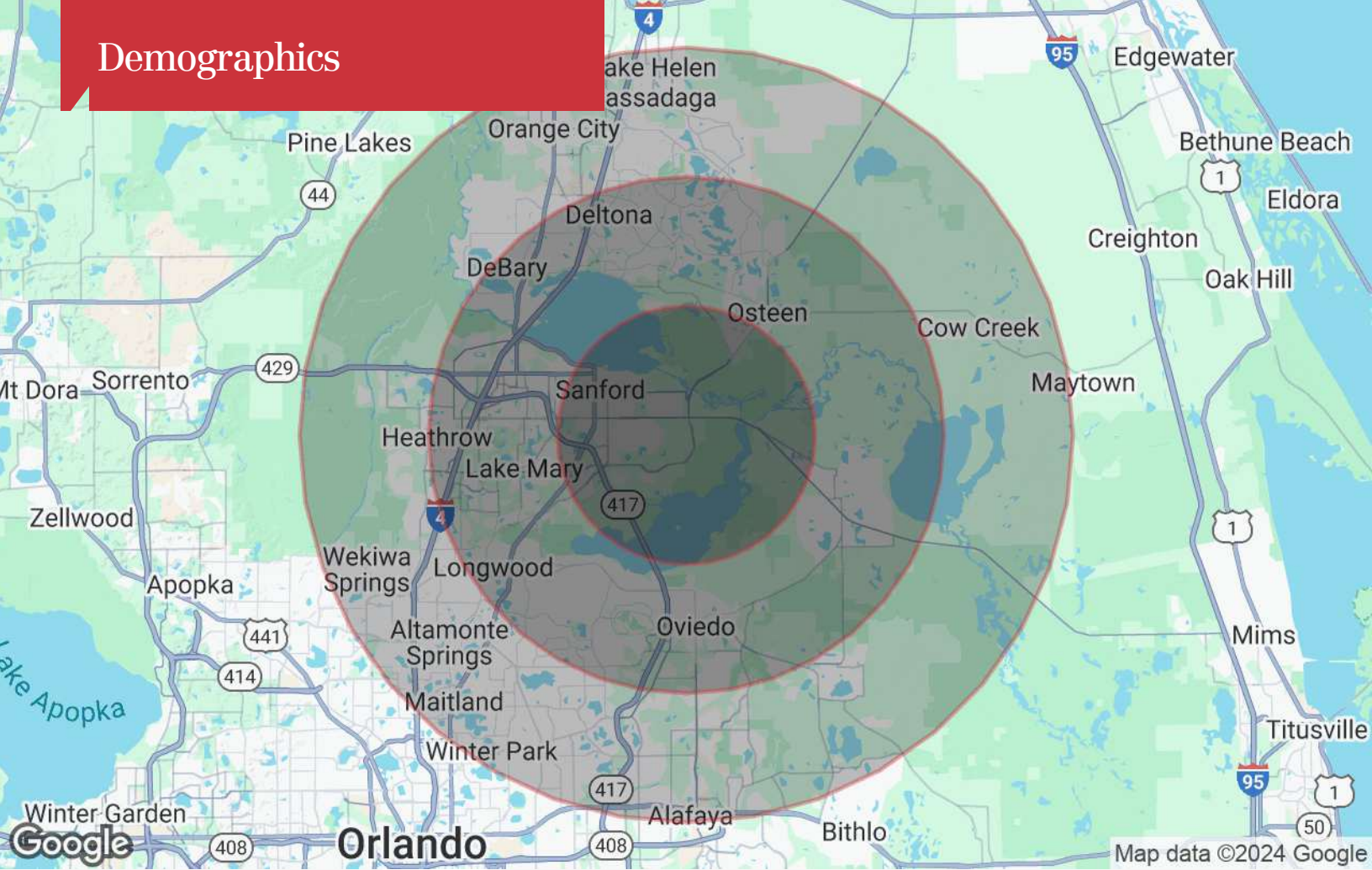


# Location Maps





# Demographics



## Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	58,714	364,736	743,325
MEDIAN AGE	39	41	41
MEDIAN AGE (MALE)	38	40	40
MEDIAN AGE (FEMALE)	40	42	42

## Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	21,975	135,649	283,412
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$81,917	\$111,857	\$106,192
AVERAGE HOUSE VALUE	\$311,479	\$406,134	\$406,010

\* Demographic data derived from 2020 ACS - US Census