

For Sale or Ground Lease

Outparcels on SR 46

4.29 Acres | \$769,231/Acre | \$1.90/SF

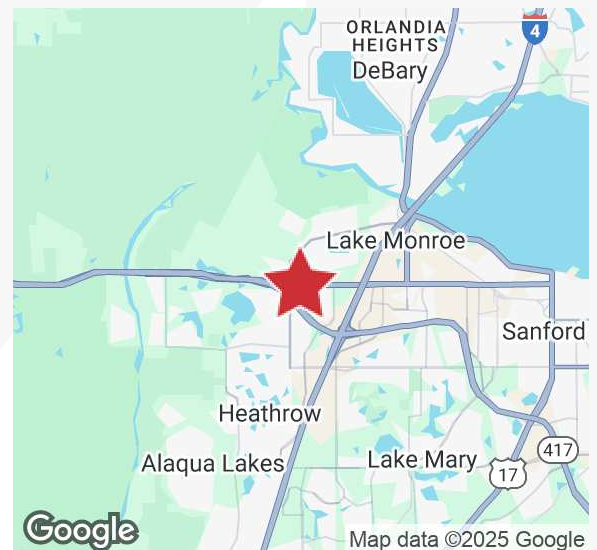


SR 46 & Henderson Lane

Sanford, Florida 32771

Property Highlights

- 4.29± acre parcel with 630 feet of frontage on SR 46
- Close to Publix / Lake Forest Village Shoppes; across the street from Vitality Living ALF
- Existing townhomes and multifamily nearby - 280 new multifamily units recently approved
- Available for Ground Lease, Sale or "Live Local" housing
- Good traffic count - 33,521 AADT
- 1.15 miles west of I-4
- One of the largest parcels with frontage on SR 46 available for development
- Zoning: A-1 / FLU: Commercial / Dirt balanced
- Utilities adjacent



Sale Price: \$3,300,000

For more information

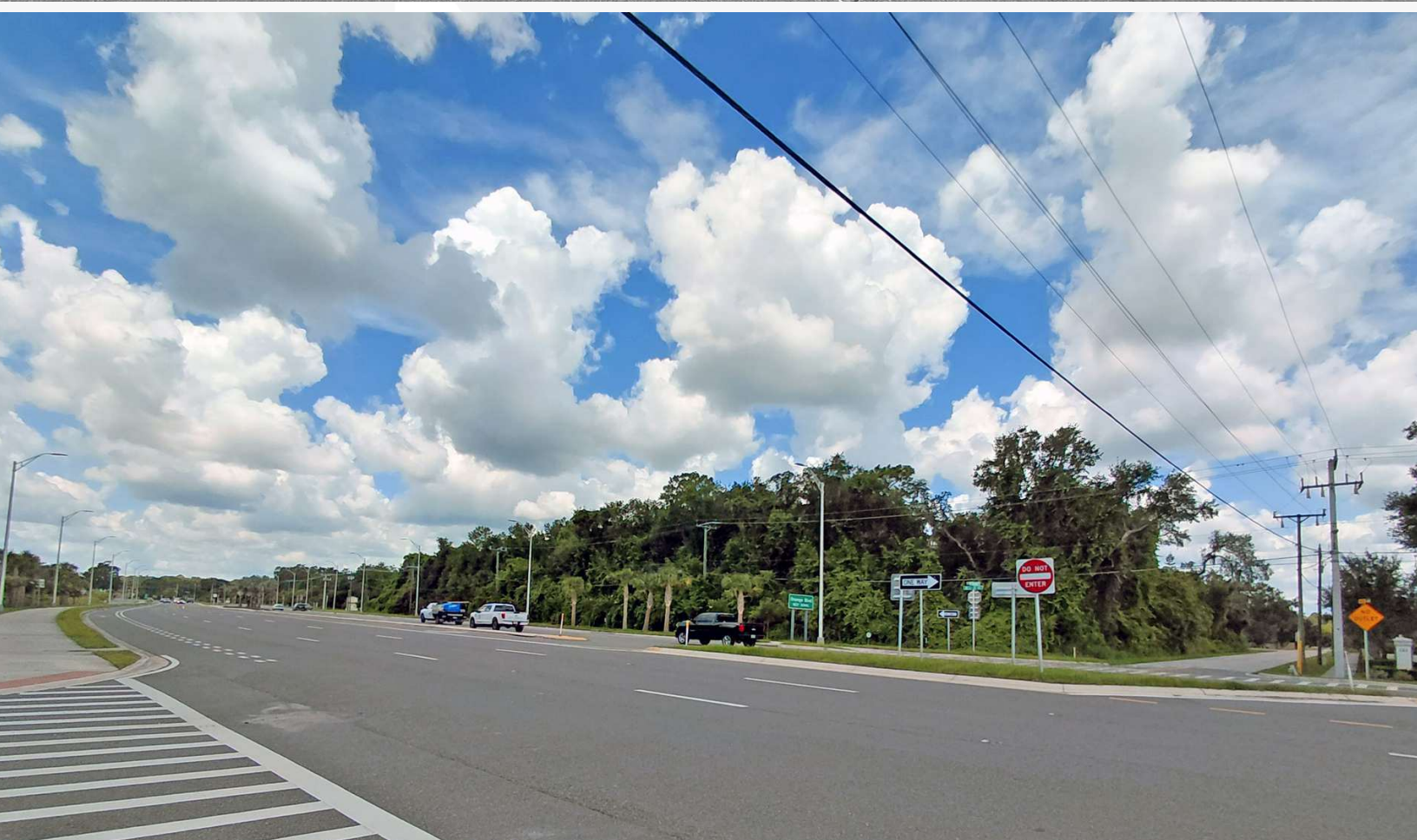
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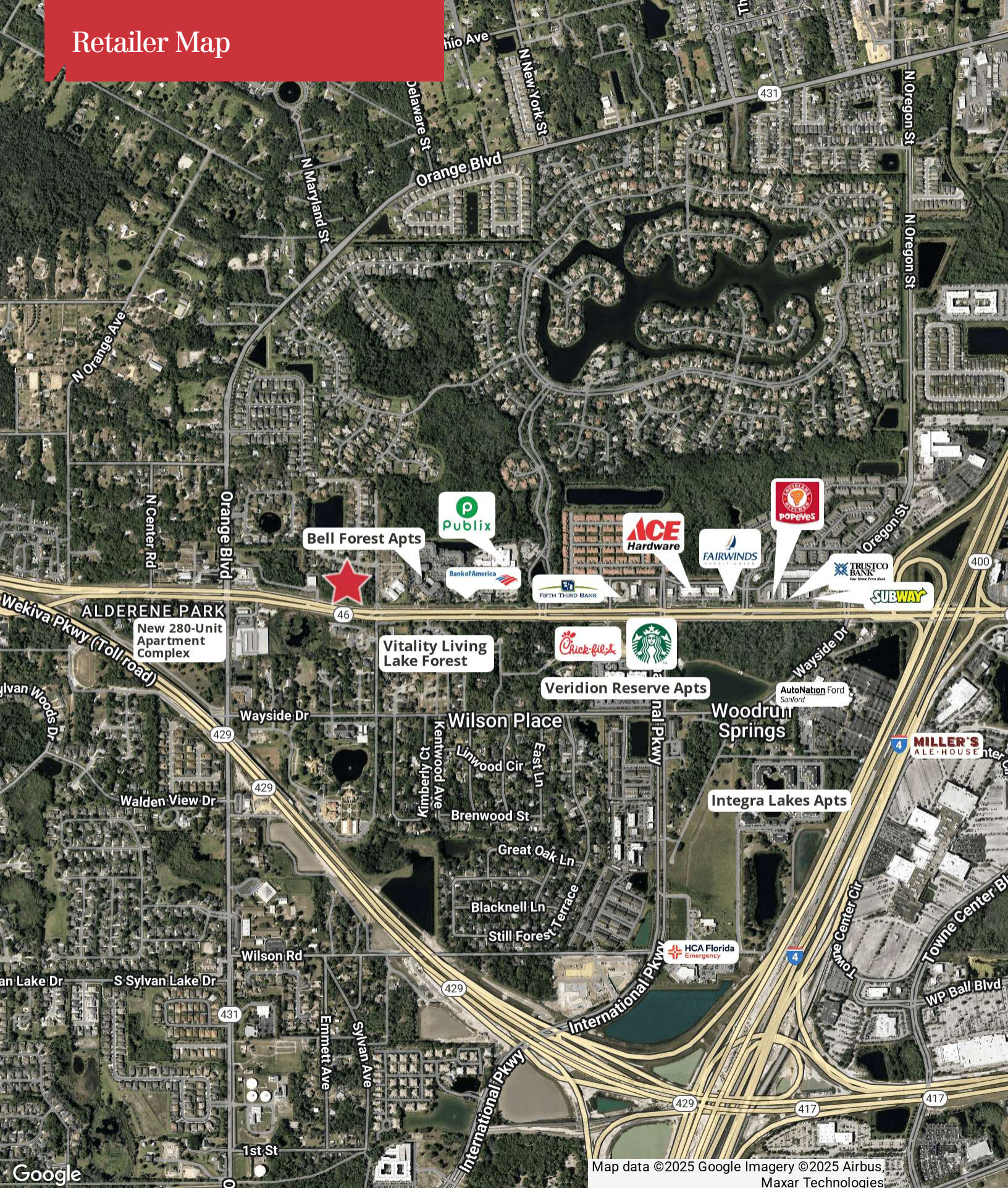
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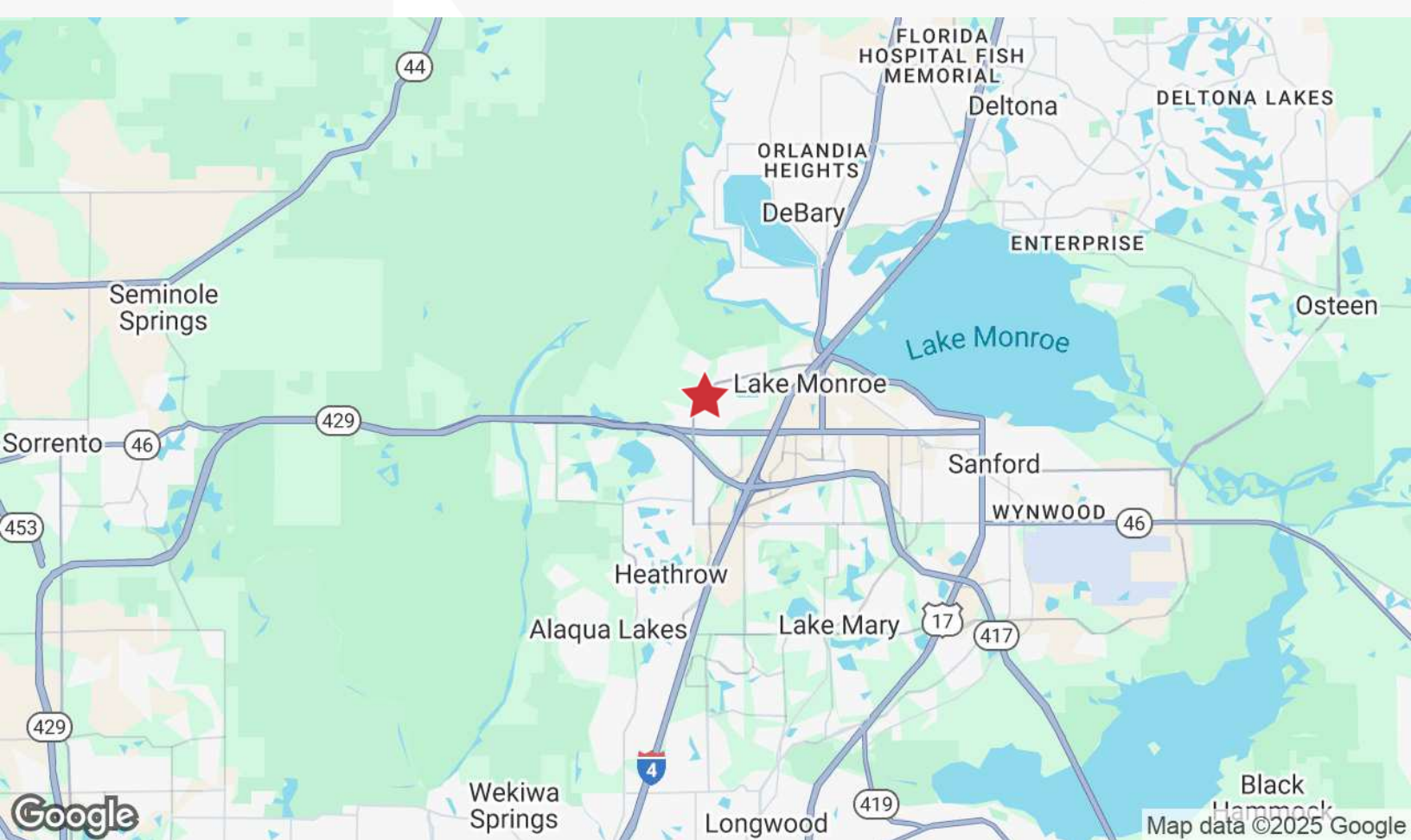
Property Photos



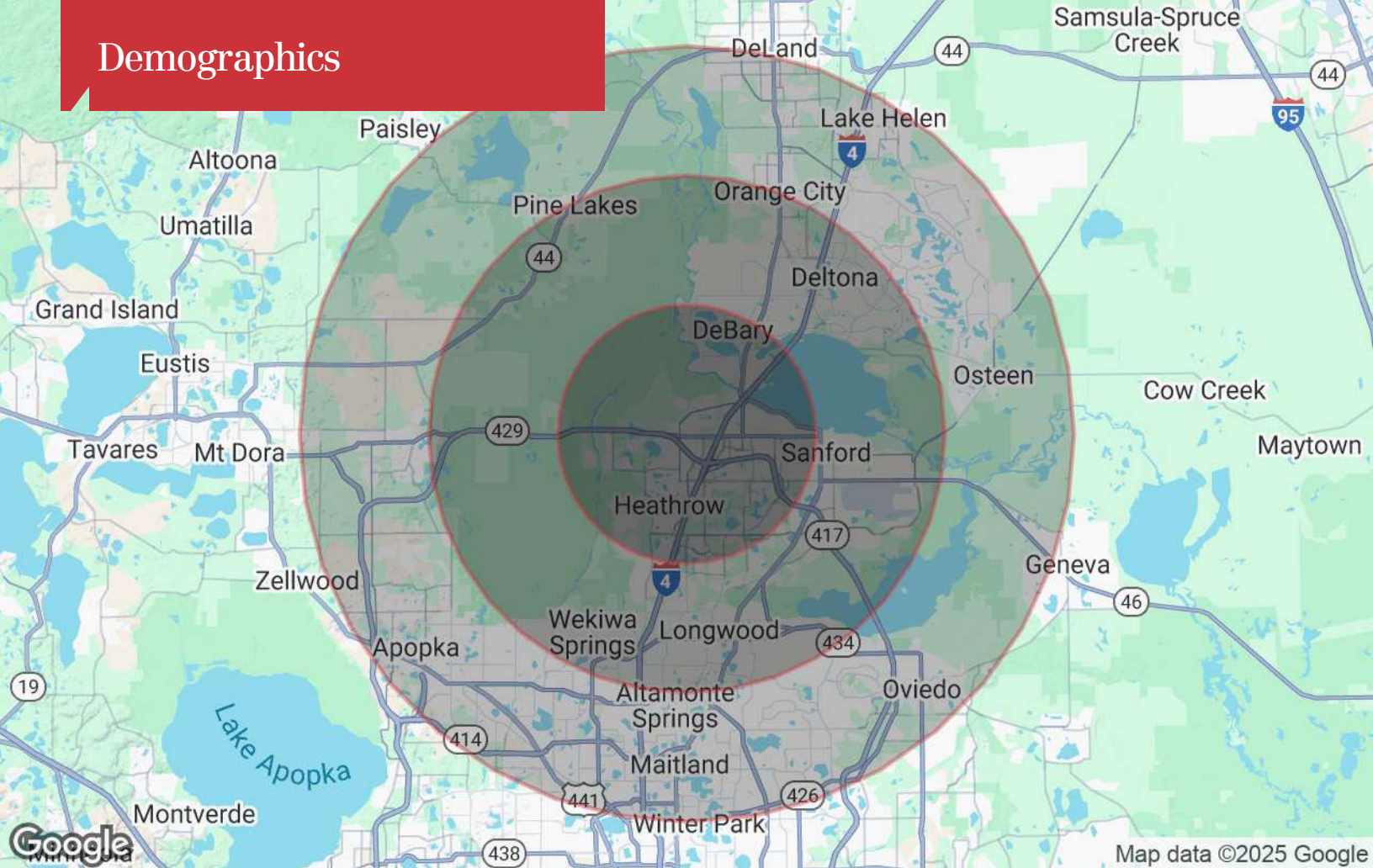
Retail Map



Location Maps



Demographics



Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	93,998	330,388	883,442
MEDIAN AGE	40	42	42
MEDIAN AGE (MALE)	39	41	40
MEDIAN AGE (FEMALE)	41	43	43

Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	36,520	129,687	341,351
# OF PERSONS PER HH	2.6	2.5	2.6
AVERAGE HH INCOME	\$126,566	\$105,569	\$102,907
AVERAGE HOUSE VALUE	\$477,386	\$394,485	\$395,337

* Demographic data derived from 2020 ACS - US Census