



# BIG-BOX RETAIL BUILDING FOR SALE

650 Lake Minnie Dr, Sanford, Florida, 32773

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**For Sale: ~~\$3,799,000~~ \$3,499,000 (\$165 / SF)**

Full Building: 21,240 SF

Former Badcock furniture big box located at lighted intersection and with 170' of frontage along busy US 17-92 (37,076 AADT)

Current layout comprised of 15,000 SF showroom, 3,000 SF warehouse and 3,000 SF of office and storage space. Primarily open layout allows for variety of adaptive reuses.

Rear warehouse features one dock high 10x10 loading door with clear height ranging from 15' - 19'. The showroom space has 11' ceilings throughout

City of Sanford GC-2 zoning allows for a variety of general commercial uses and highway-oriented sales & services.  
[Click here for a list of allowable uses](#)

Cross parking agreement with neighboring Lake Minnie Village - which includes tenants Curaleaf, Pizza Hut and Truly Nolen - offers expanded parking access for building

## DEMOGRAPHICS

**2025**

  
Total Population

  
Total Households

  
Average HH Income

**5Mins**

6,822

2,395

\$97,089

**10Mins**

61,753

23,109

\$95,132

**15Mins**

179,583

70,973

\$103,289

615 East Colonial Drive, Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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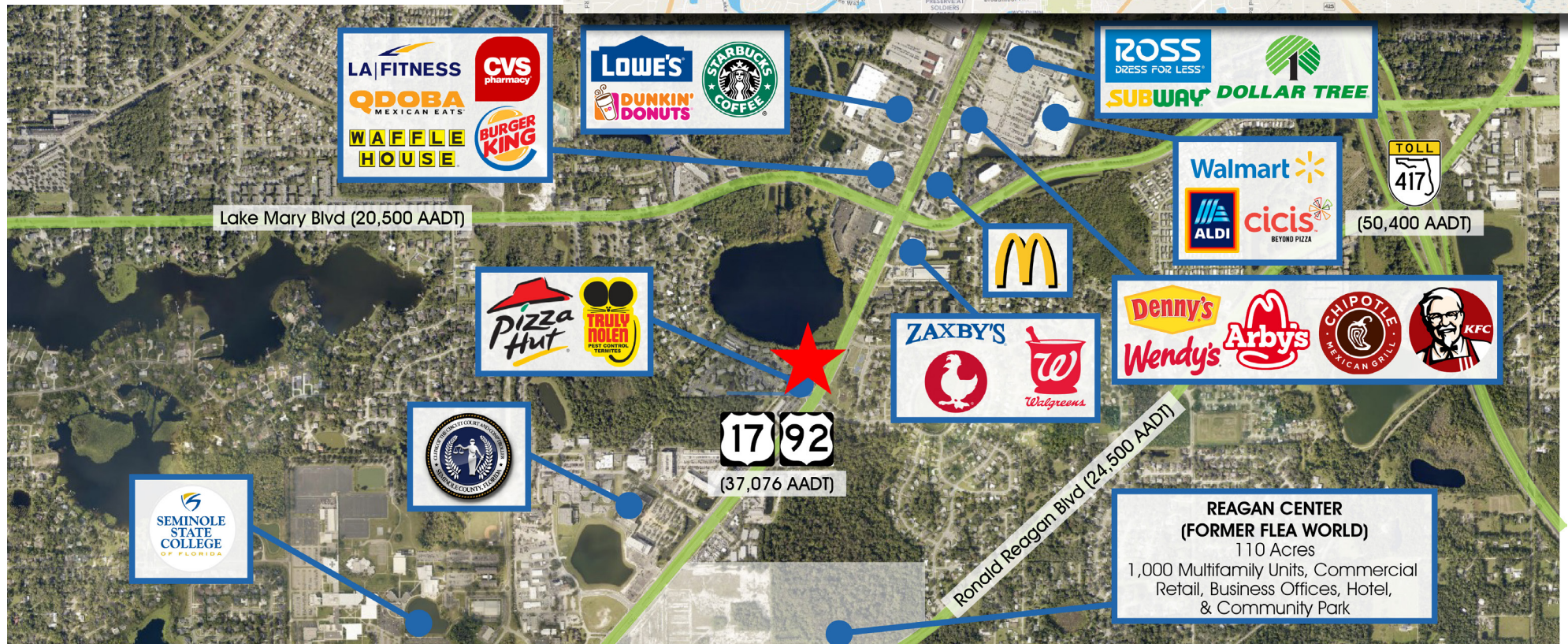
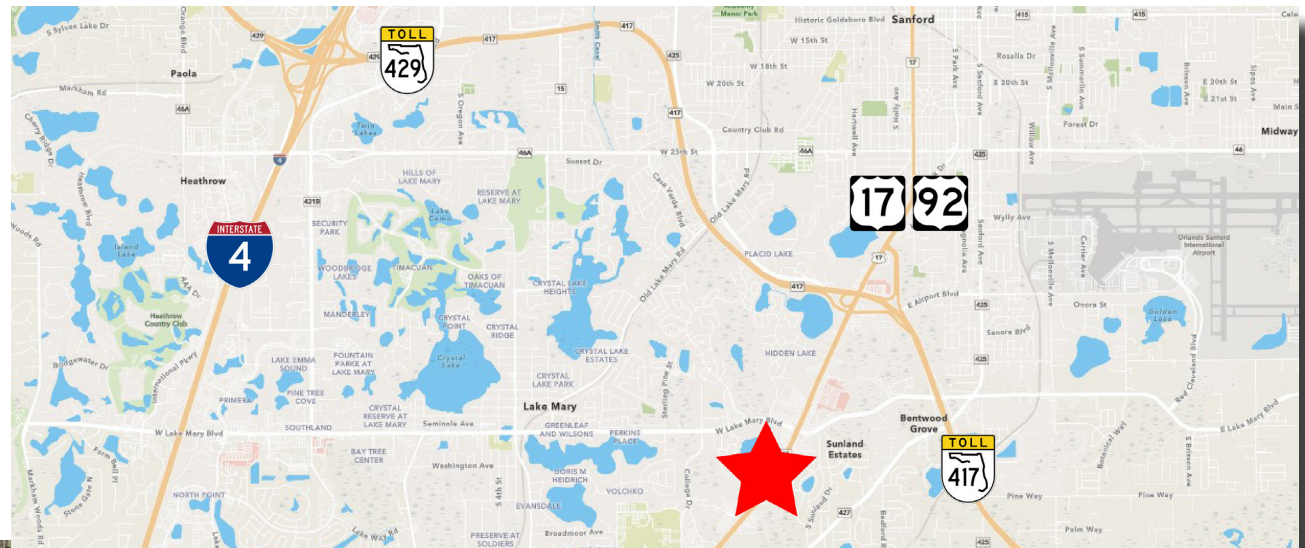
# LOCATION



**37,076 AADT**  
US 17-92



**58,935 (10 Mins)**  
Daytime Population



615 East Colonial Drive, Orlando, FL 32803 Phone: 407.872.0209 [www.FCPG.com](http://www.FCPG.com)

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# PROPERTY ACCESS



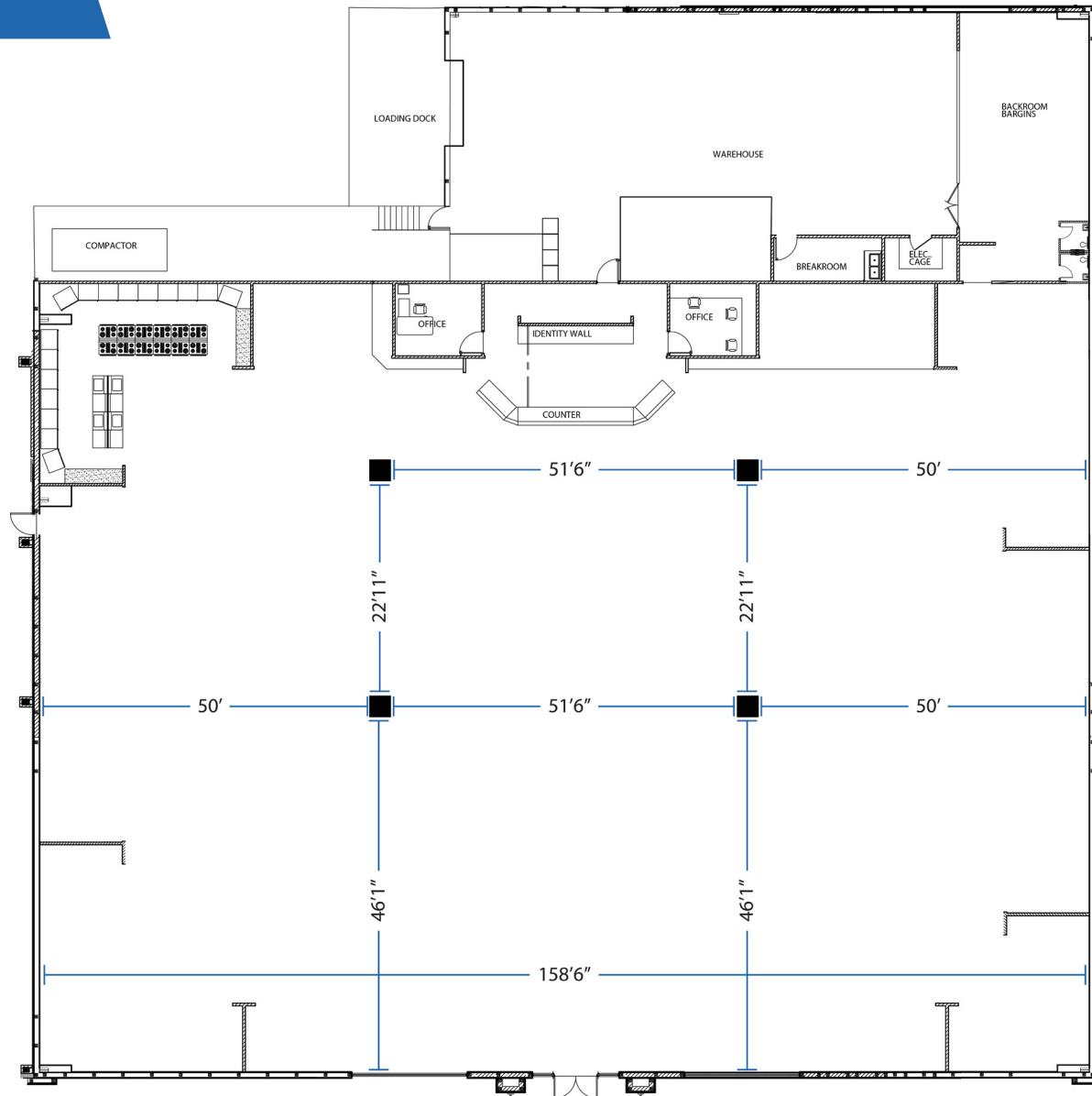
The property is accessed via the lighted intersection at Lake Minnie Drive and US 17-92, the main north-south thoroughfare providing seamless access to Ronald Reagan Blvd. and 417 Beltway.

The building benefits from shared parking with the adjacent shopping center, offering 94 total parking spaces for added convenience. The site benefits from strong visibility and accessibility in the growing Sanford / Lake Mary market.

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# FLOORPLAN

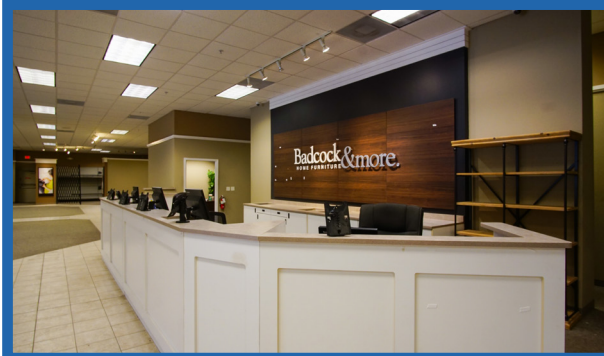


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# IMAGES



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# SEMINOLE COUNTY: SANFORD

## RICH HISTORY

Sanford, situated on Lake Monroe, has a history rooted in its role as a pivotal site during the Seminole Wars. Initially known as Mellonville, it thrived as a distribution center thanks to commercial steamboat services. Henry Shelton Sanford's vision led to the city's incorporation in 1877 and subsequent growth with the South Florida Railroad and the development of Belair citrus grove. Despite setbacks like a destructive 1887 fire and a devastating freeze in 1894-95, Sanford adapted, becoming a major vegetable shipping center dubbed "Celery City" by the early 20th century. In 1913, Seminole County was established with Sanford as its seat. The city saw further growth with the Sanford U.S. Naval Air Station from 1942 to 1968, which later became Sanford International Airport.

Orlando Sanford Airport now welcomes nearly 3 million passengers annually, and has over \$3.5 billion economic impact. Its 450 developable acres on its property offer expansive opportunity for regional impact.

## RIVERWALK

The Sanford RiverWalk is 5 miles long hugging the southern shore of Lake Monroe. Known at the most scenic and longest shoreline recreational trail in Florida as well as the longest fresh water shoreline fishing area in Florida, RiverWalk has won numerous awards including "International Making Cities Livable" award for urban design trails. With connection to the 26-mile loop around Lake Monrow and the 250-mile Coast-to-Coast Trail from the Gulf of Mexico to the Atlantic, Sanford is connected both near and far.

## WEEKEND DESTINATION

Sanford's historic downtown has transformed from a day-trip destination into a vibrant area that requires an entire weekend to explore, creating a demand for more hotel rooms and parking. The growth in attractions including breweries, theater and other activities now supports longer stays and solidifies Sanford as the Main Entertainment District for the county. Sanford is addressing the hotel need with projects like a 45-room boutique hotel and a proposed 140-room select-service hotel. Additionally, the popularity of Airbnb and other temporary lodging options reflects the high demand. To support the influx of visitors, Sanford is also planning to develop a multi-level parking garage and enhance transportation links with trolleys connecting to the SunRail and Amtrak's Auto Train stations. This development underscores Sanford's potential as a weekend destination needing expanded lodging and parking facilities.



Ricardo Ramirez Buxeda/ Orlando Sentinel

## DEMOGRAPHICS

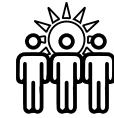
### Population



**POPULATION**  
± 101,967



**PROJECTED  
ANNUAL GROWTH**  
1.25%



**DAYTIME  
POPULATION**  
± 102,994



**MEDIAN AGE**  
± 37.8

### Income



**AVERAGE  
HOUSEHOLD INCOME**  
\$104,555



**AVERAGE  
DISPOSABLE INCOME**  
\$82,975



**AVERAGE NET  
WORTH**  
\$962,550



RiverWalk