

For Sale & Lease

Free-Standing Commercial Building

\$1,175,000 | \$12.50 / SF

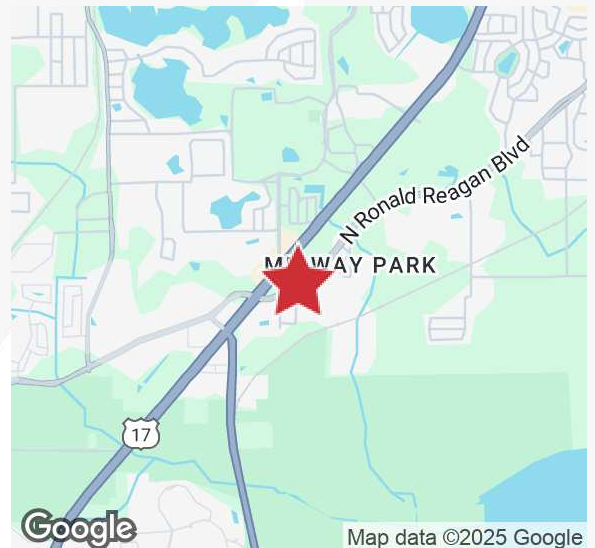


4366 North Ronald Reagan Blvd

Sanford, Florida 32773

Property Highlights

- 6,282± SF building on 0.54± acre site:
- 2,800± SF warehouse with electric roll-up door
- 3,482± SF of office/showroom space
- Visibility and signage on Ronald Reagan Blvd (24,500 AADT)
- Ample parking; side yard is fenced
- Easy access
- Only ¼ mile from US Hwy 17-92 / Ronald Reagan Blvd interchange
- Near Seminole County Complex
- Area poised for major growth
- Available for lease or purchase



Sale Price: \$1,175,000
Lease Rate: \$12.50 / SF NNN

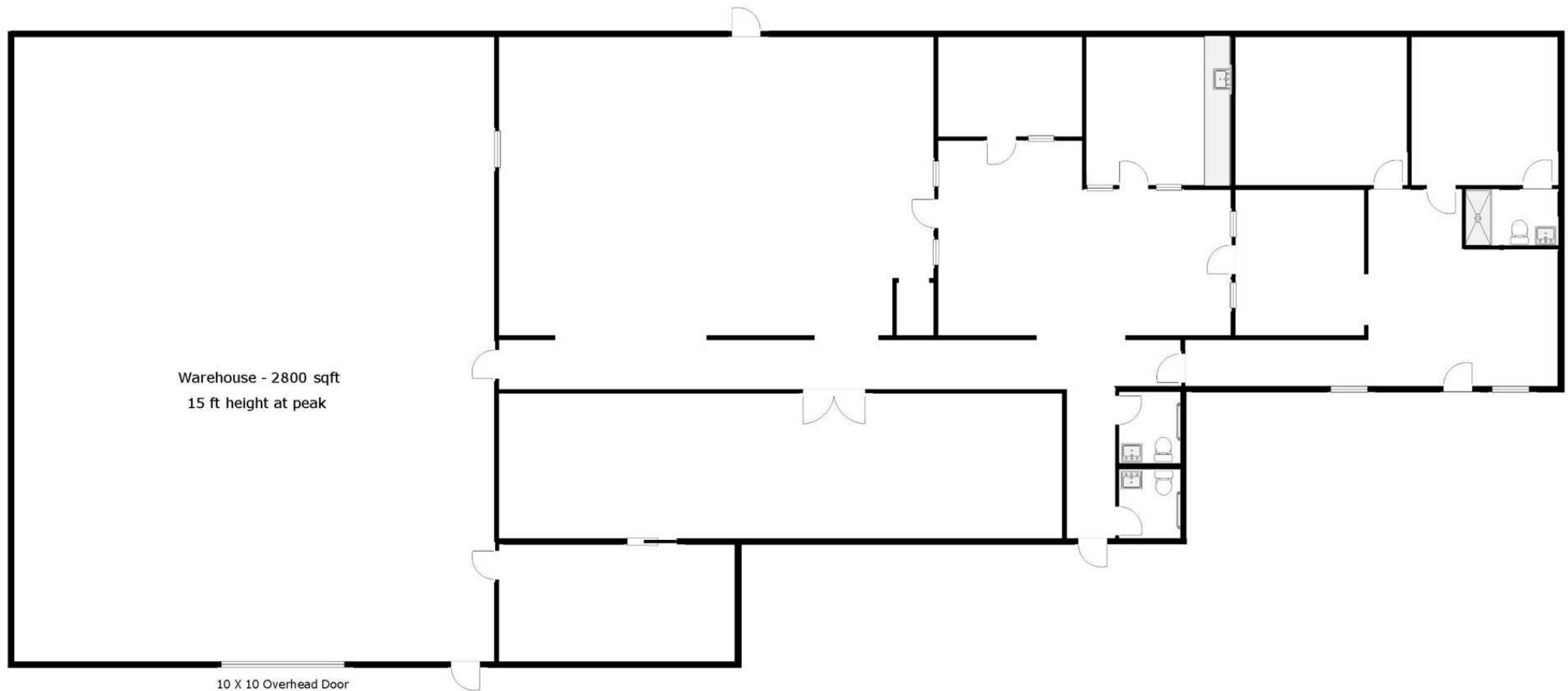
For more information

Jeffrey Bloom, CCIM

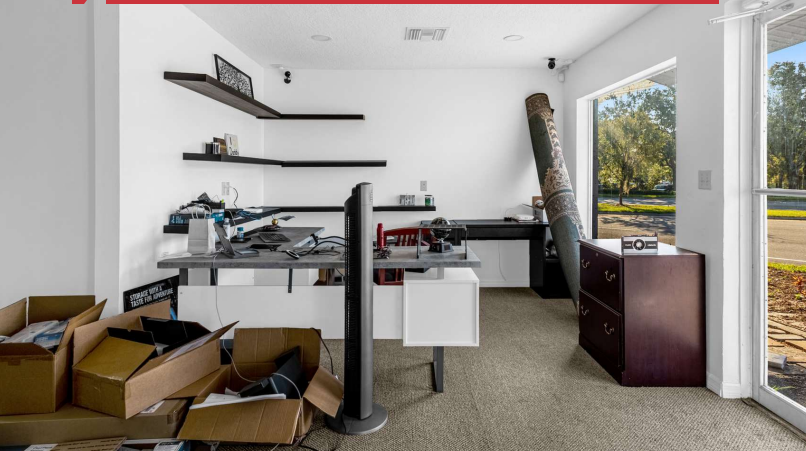
O: 407 949 0709

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Floor Plan



Interior Photos



Lobby / Entrance



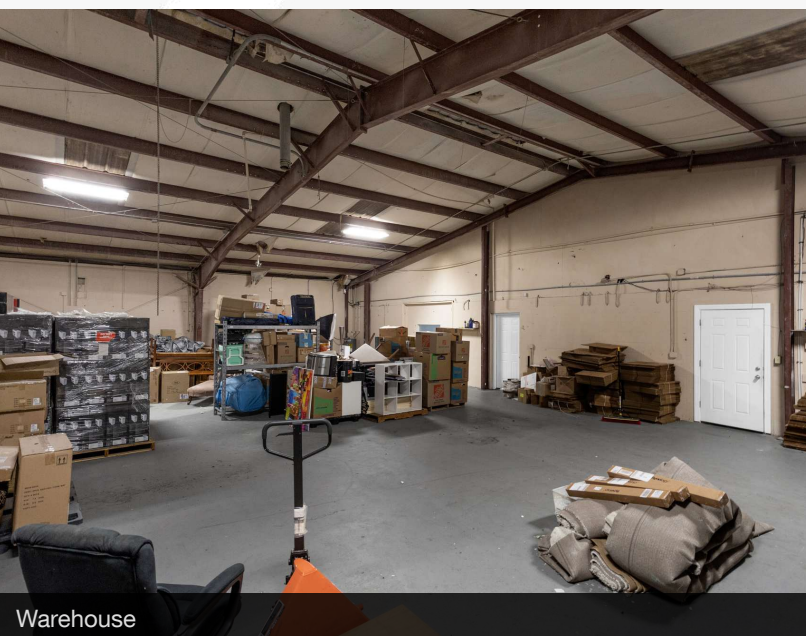
Open Work Area



Kitchen / Break Room



Large Open Work Area

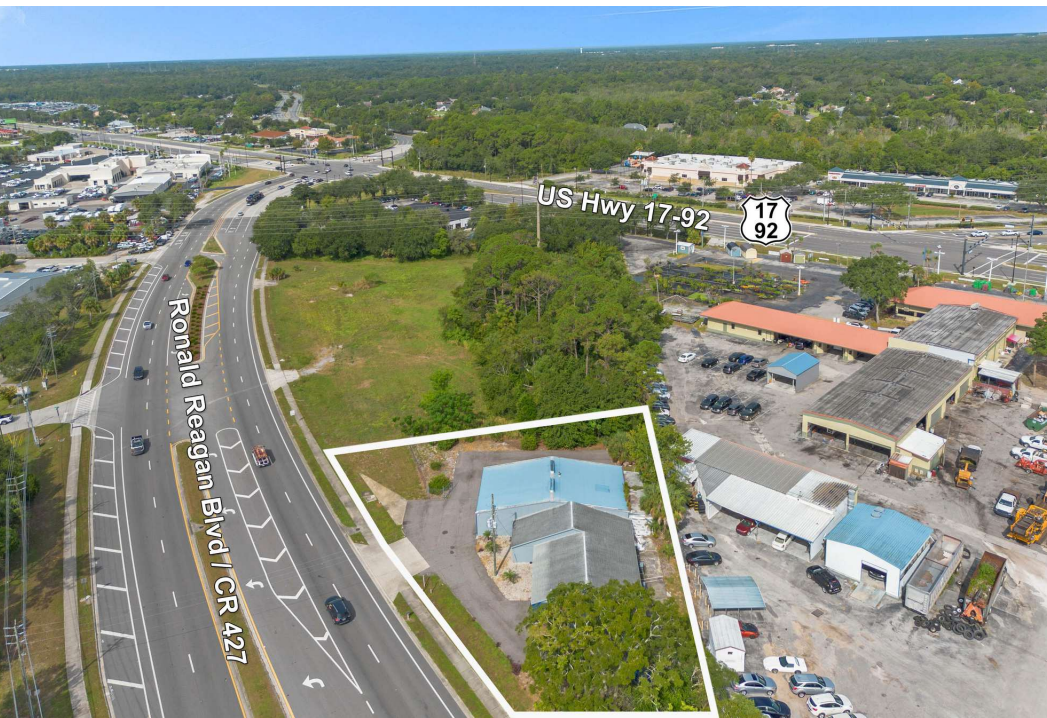


Warehouse

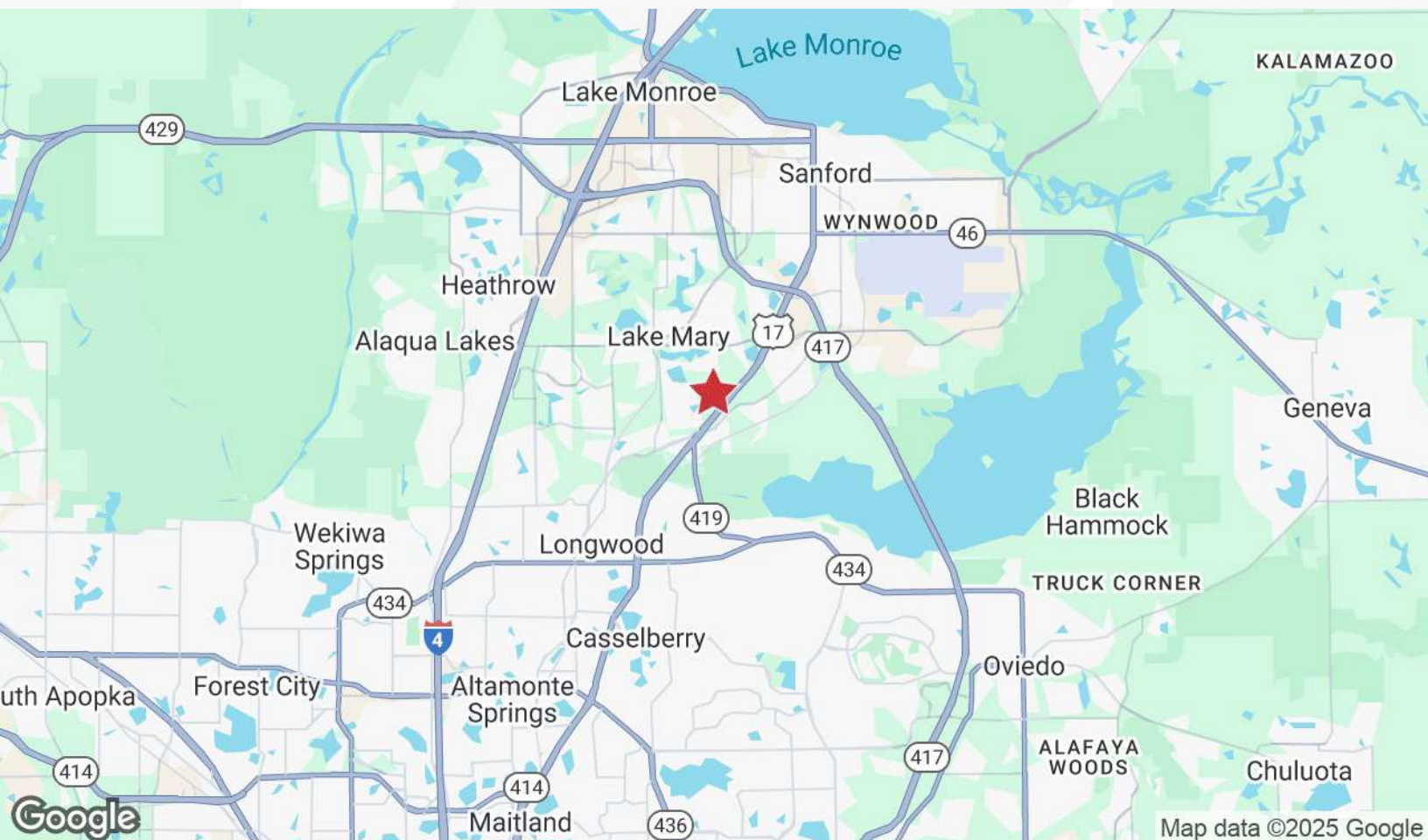
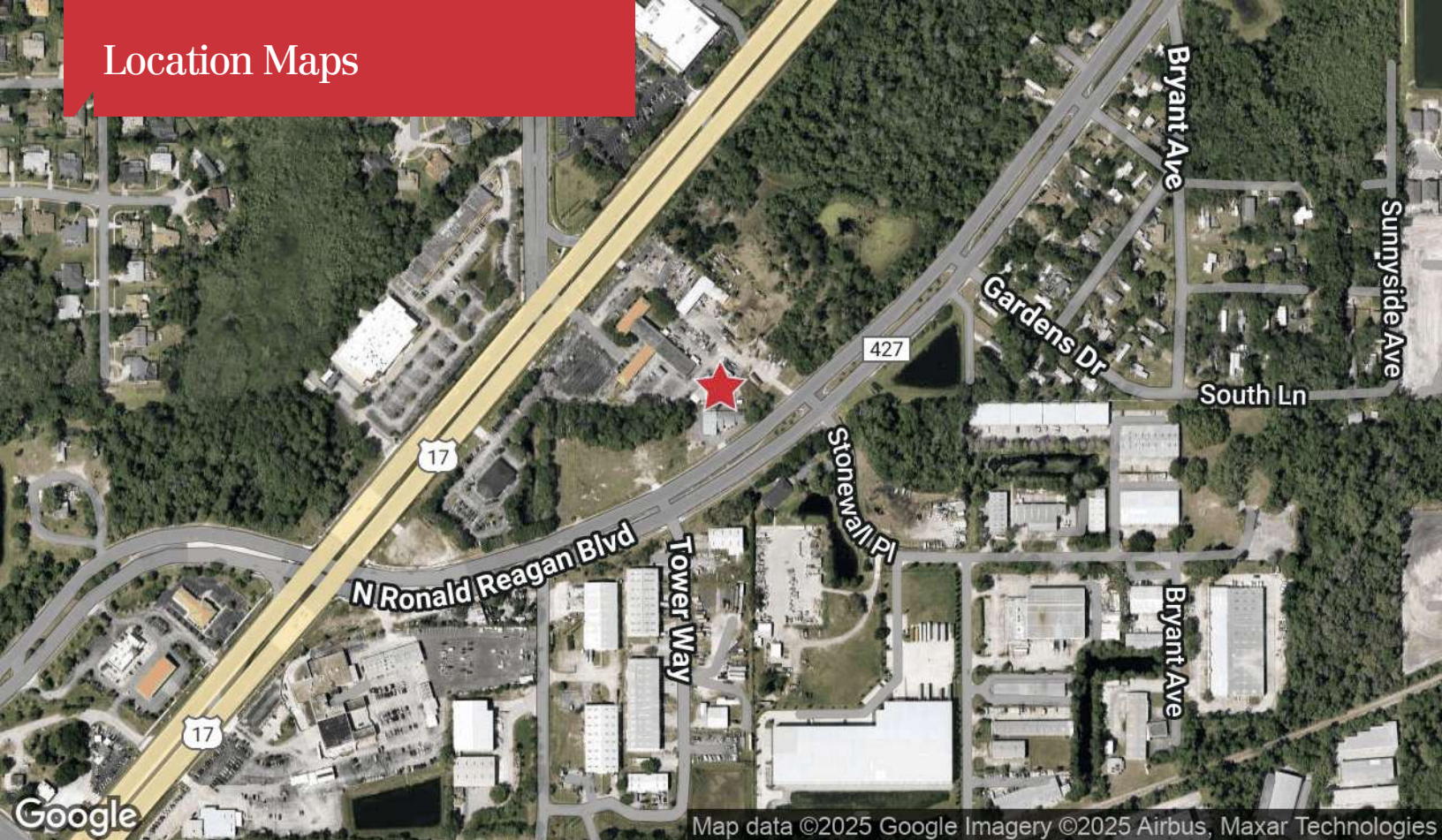


Warehouse Overhead Door

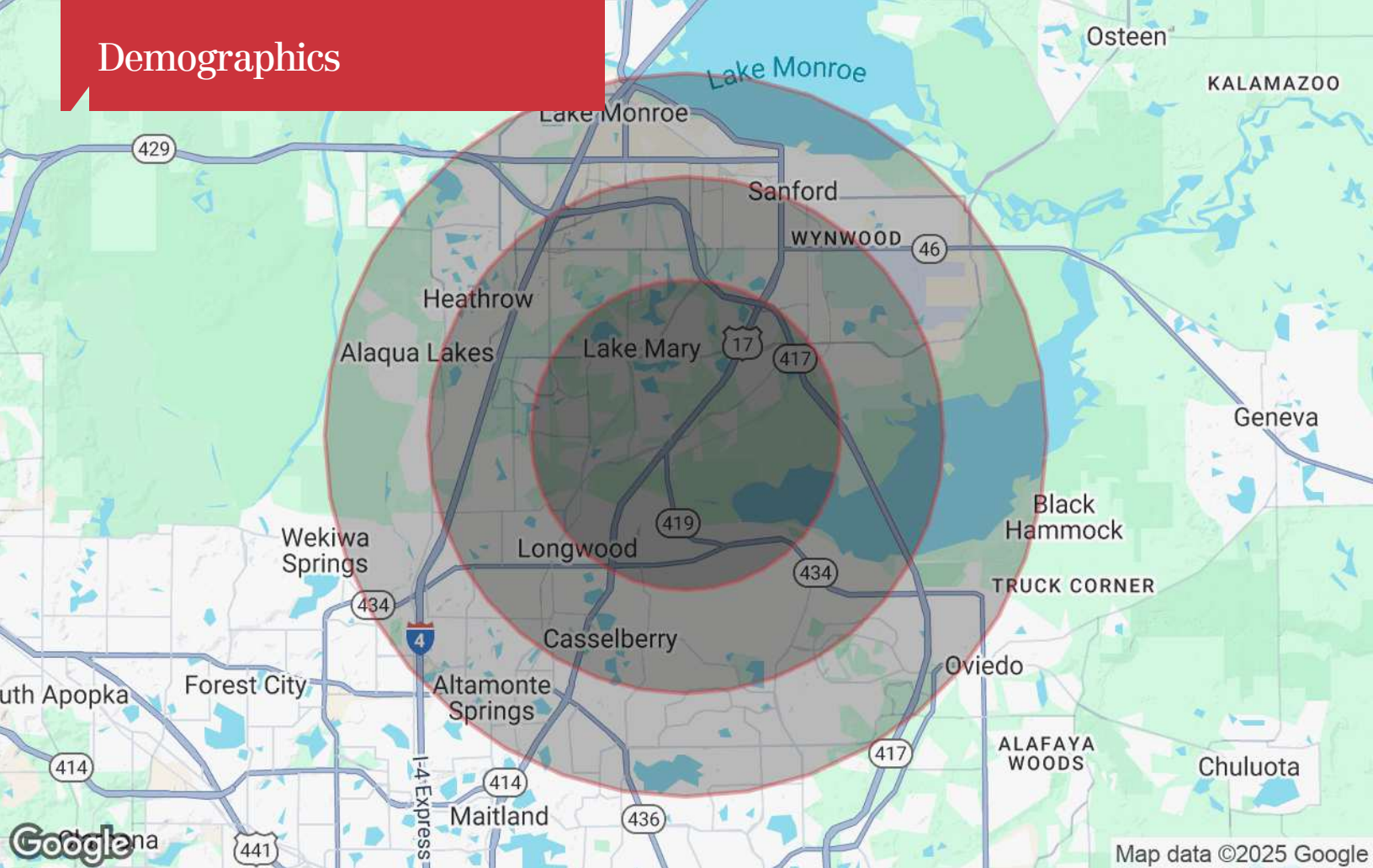
Property Photos



Location Maps



Demographics



Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	58,423	159,275	284,007
MEDIAN AGE	39.4	40.6	41.4
MEDIAN AGE (MALE)	36.7	38.8	39.7
MEDIAN AGE (FEMALE)	41.1	41.7	42.7

Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	23,916	66,522	119,897
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$78,526	\$80,400	\$83,888
AVERAGE HOUSE VALUE	\$228,759	\$234,596	\$253,185

* Demographic data derived from 2020 ACS - US Census