

The Park Ave Cornerstone

101 W 1st Street, Sanford, Florida 32771

Rafael Mendez, CCIM
407-748-8970
rafael@saunderscommercial.com

Bill Nguyen
407-304-0553
bill@saundersrealestate.com

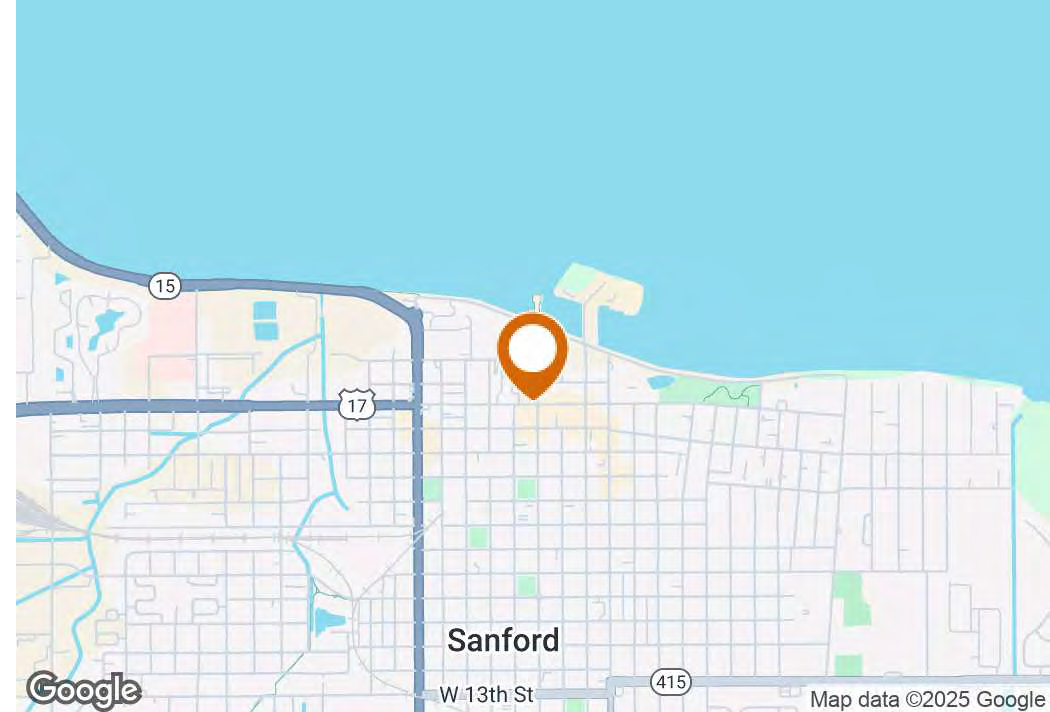
TABLE OF CONTENTS



Table of Contents

Executive Summary	3
Property Overview	4
Property Details & Highlights	5
Historical Significance	6
Additional Photos	7
Additional Photos	8
Suite 1	9
Suite 2	10
Suite 3 & 4	11
Floor Plan	12
Regional & Location Map	13
Retailer Map	14
Northeastern Exposure	15
Eastern Exposure	16
Southeastern Exposure	17
Southern Exposure	18
Area Analytics	19

EXECUTIVE SUMMARY



Sale Price

\$2,000,000

Offering Summary

Building Size:	5,204 SF
Lot Size:	0.06 acres
Price / SF:	\$384.32
Lot Size:	0.07 Acres
Year Built:	1883
Zoning:	SC3
Market:	Orlando-Kissimmee-Sanford, FL
Traffic Count:	5,900
Parcel ID:	25-19-30-5AG-0304-0010

Downtown Sanford – Where Heritage Meets New Growth

Few Florida downtowns have transformed as authentically and vibrantly as Sanford's Historic District. Once a 19th-century riverfront trade hub, the area has evolved into a destination for arts, dining, and urban living—attracting both local patrons and regional visitors.

Downtown Sanford's brick-lined streets, boutique shops, and craft breweries now pulse with energy, supported by steady pedestrian traffic from the Sanford Riverwalk, Fort Mellon Park, and year-round festivals. Public and private reinvestment continues to accelerate, with mixed-use developments, restored storefronts, and new residential infill projects redefining the local landscape.

Located on the city's Main & Main, 101 W 1st Street enjoys unmatched visibility within this thriving district. Steps from local favorites like Hollerbach's, Henry's Depot, Christo's, and Tuffy's, the property is positioned at the crossroads of Sanford's historic identity and modern resurgence—making it a strategic anchor in one of Central Florida's most dynamic downtown economies.

PROPERTY OVERVIEW



Historic Corner Trophy – Timeless Character Meets Modern Potential

Building upon its storied past, 101 W 1st Street stands as a timeless architectural centerpiece at the signalized intersection of 1st Street and Park Avenue, right in the heart of Historic Downtown Sanford. Originally constructed in 1883 as the Lyman Bank, this two-story ±5,204 SF mixed-use landmark remains one of Sanford's most distinctive commercial assets.

Designed with block and marble construction, its stately neoclassical façade, tall windows, and corner prominence embody the architectural grace of the city's golden era while offering functionality suited for today's retail, restaurant, or professional uses.

Inside, the first floor features a fully built-out restaurant suite complete with walk-in cooler, freezer, prep kitchen, seating for approximately 36 patrons, along with additional patio seating for 20—ideal for a boutique café, sushi, or dessert concept. Adjacent to it, a tenant-occupied retail suite provides stable income and 1st Street visibility. The second floor, highlighted by hardwood flooring, natural light, and dual access points, can serve as a single residence, professional office, or split configuration for creative users.

With SC-3 zoning, ample street and city parking, and dual access points, this property blends historic charm with investment flexibility—a rare opportunity to own a landmark that pays homage to the past while embracing Sanford's bright future.

PROPERTY HIGHLIGHTS



- Historic Mixed-Use Landmark - Built in 1883 as Sanford's first bank – oldest surviving commercial building in the city
- Prime "Main & Main" Location - Hard, signalized corner of 1st Street & Park Avenue in the heart of Downtown Sanford
- ±5,204 SF | Two Stories | Up to 4 Suites - Flexible retail, restaurant, residential, or professional office configurations
- Fully Built-Out Restaurant Space - Walk-in cooler/freezer, prep kitchen, wrap-around counter, and seating for ±30
- Existing Income Stream - Retail suite leased to long-term barbershop tenant
- Second Floor Opportunity - Hardwood floors, abundant natural light, convertible for office or loft use
- Zoning: SC-3 - Allows for a variety of commercial and mixed-use applications
- Expansion Potential -Conceptual opportunity to add floors subject to city and historic review
- Historic Distinction - Listed on the National Register of Historic Places (1976)
- Vibrant Downtown Setting - Surrounded by top restaurants, boutiques, breweries, and waterfront amenities



A Cornerstone of Sanford's Legacy Since 1883

The story of 101 W 1st Street is woven into the fabric of Sanford's history. Built in 1883 as the Lyman Bank, it was the city's first financial institution and the oldest commercial building still standing today. It even hosted the landmark 1885 meeting that founded Rollins College, Florida's oldest institution of higher learning.

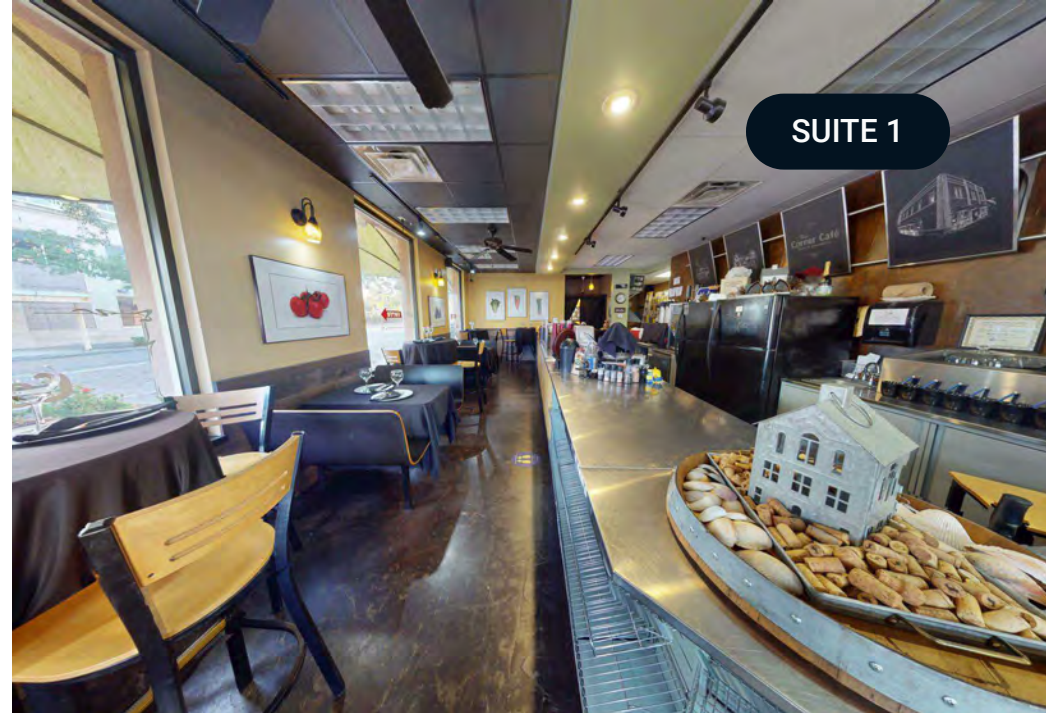
Having survived the Great Fire of 1887, the building became a symbol of Sanford's resilience and economic rebirth. In 1908, it underwent a neoclassical transformation to house the First National Bank, gaining the white marble façade that continues to define its striking presence. Throughout the 20th century, the building remained a hub of local commerce, housing prominent tenants including the beloved Corner Café. In recognition of its enduring architectural and civic importance, 101 W 1st Street was listed on the National Register of Historic Places in 1976.

Today, this property represents more than a commercial opportunity—it is a living monument to Sanford's entrepreneurial spirit, offering the next owner the privilege of continuing a 140-year legacy of influence and community impact.



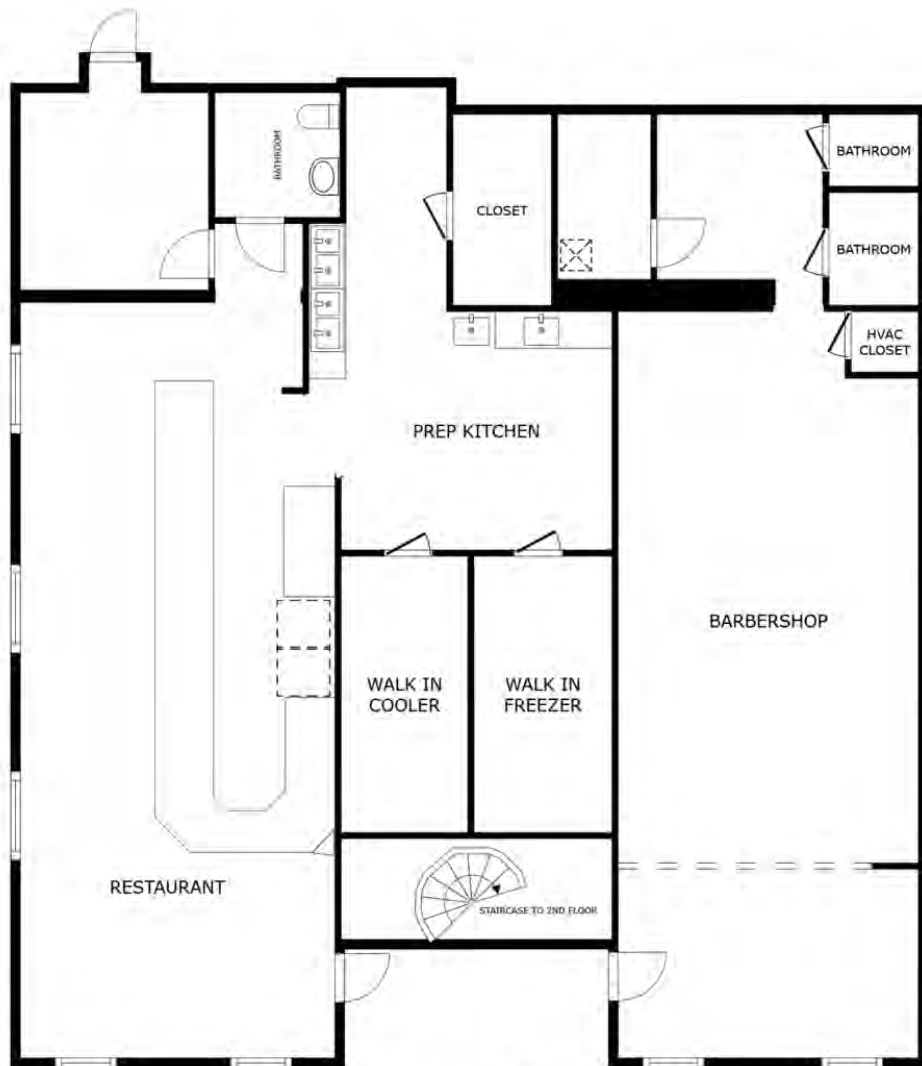










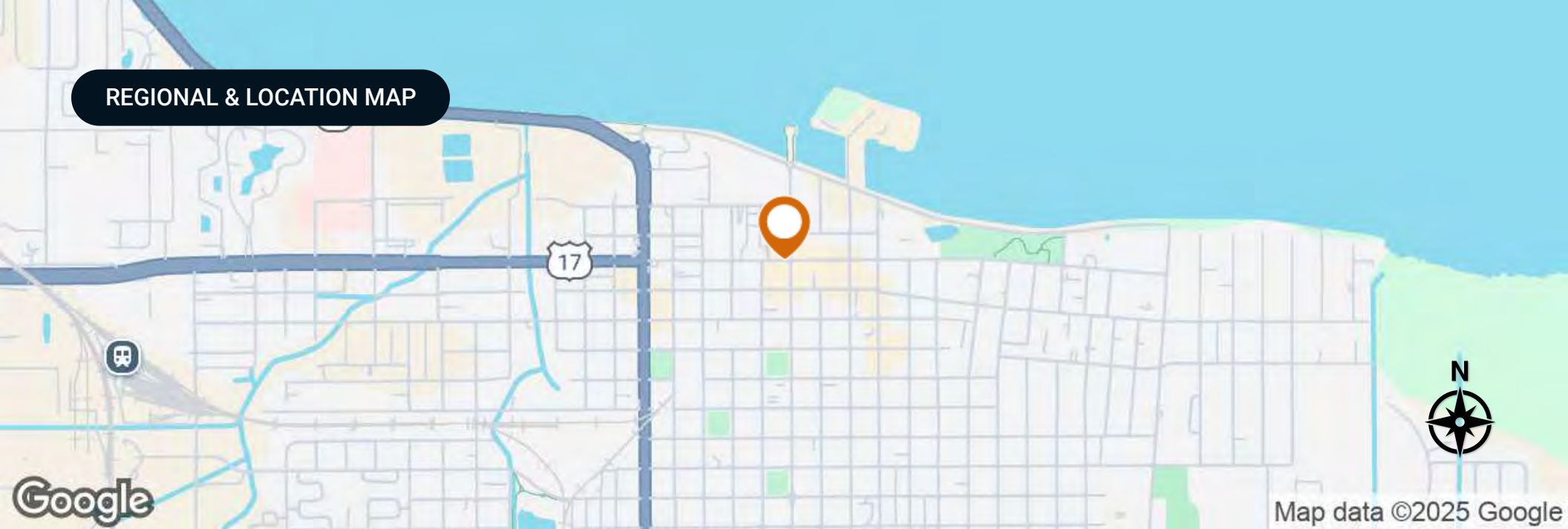


FLOOR 1

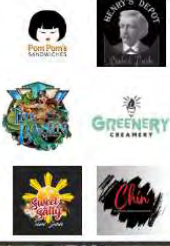
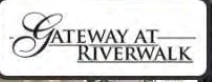


FLOOR 2

REGIONAL & LOCATION MAP



RETAILER MAP

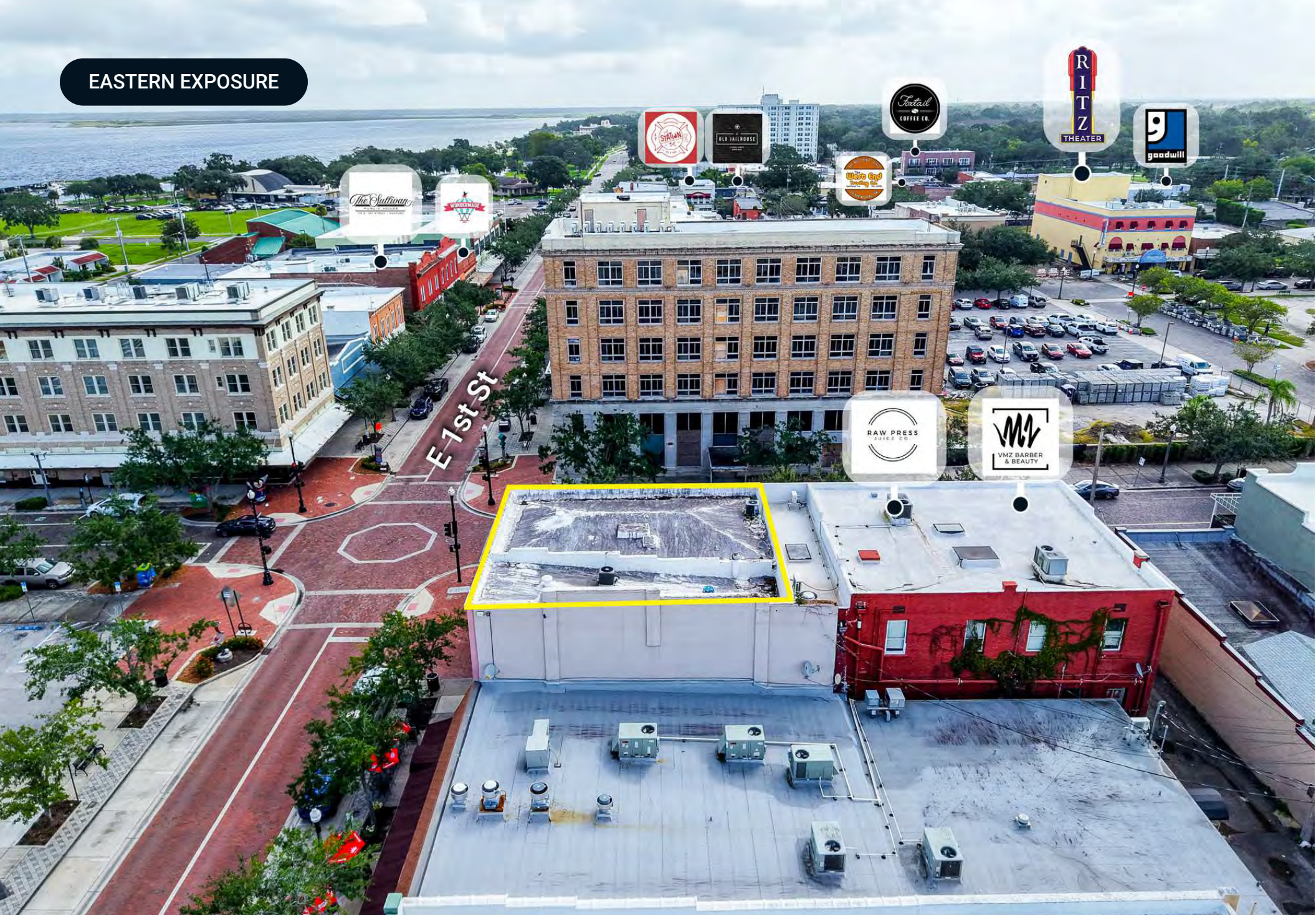


Imagery ©2025 Airbus, Maxar Technologies

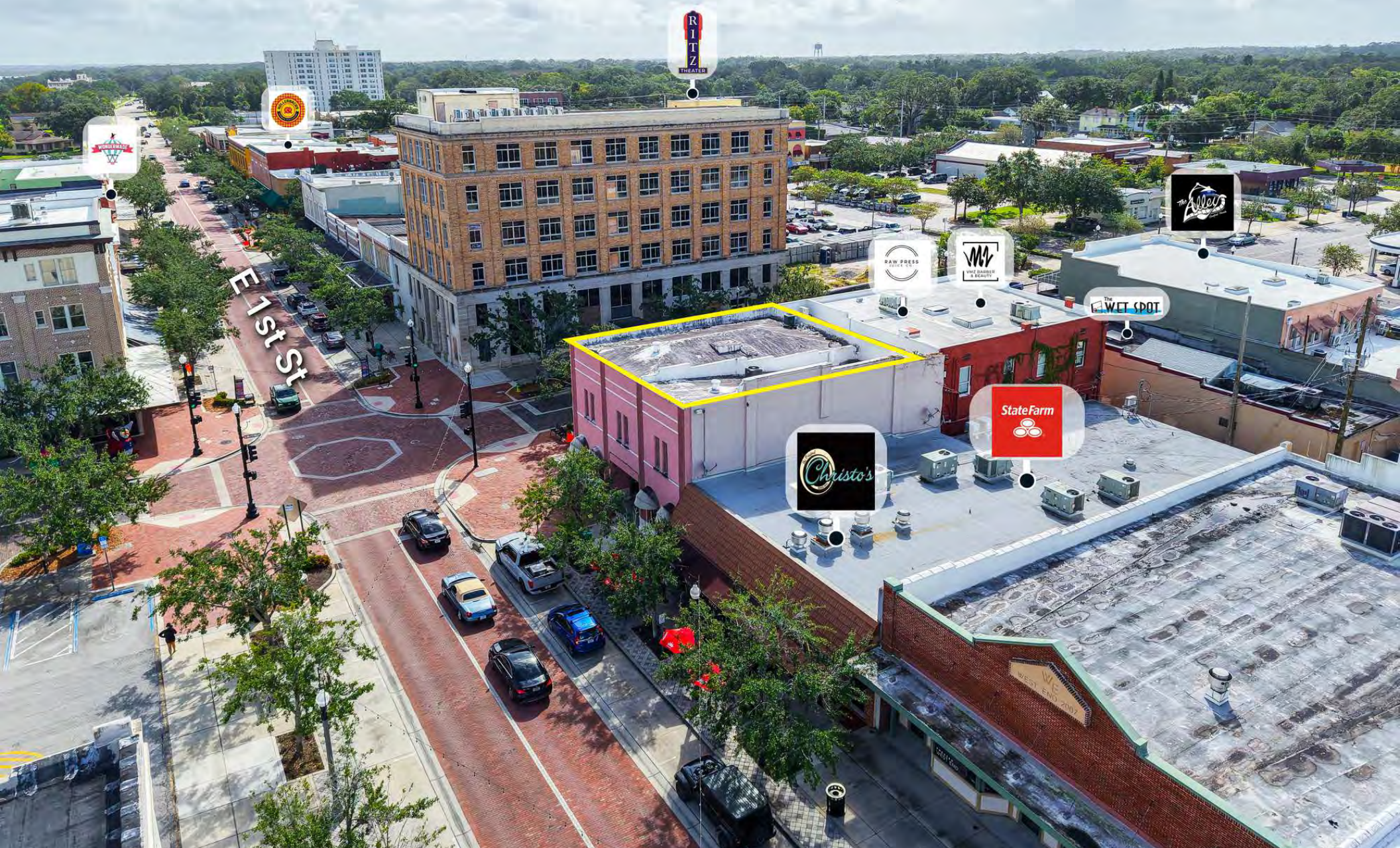
NORTHEASTERN EXPOSURE



EASTERN EXPOSURE



SOUTHEASTERN EXPOSURE



SOUTHERN EXPOSURE



- 15 Minute Drive
- 30 Minute Drive
- 45 Minute Drive

AREA ANALYTICS

AlphaMap CRE data and insights on alphamap.com

© Mapbox © OpenStreetMap [Improve this map](#)

Population

	15 Minutes	30 Minutes	45 Minutes
Total Population	92,337	802,180	2,068,248
Average Age	39	41	41
Average Age (Male)	37	40	40
Average Age (Female)	40	42	42

Household & Income

	15 Minutes	30 Minutes	45 Minutes
Total Households	34,738	308,720	785,082
Persons per HH	2.7	2.6	2.6
Average HH Income	\$92,456	\$103,355	\$99,424
Average House Value	\$346,746	\$396,934	\$383,748
Per Capita Income	\$34,242	\$39,751	\$38,240

Map and demographics data derived from AlphaMap



SAUNDERS
REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



877-518-5263 • info@saundersrealestate.com