

The Rhythm Building

116 S. Park Ave, Sanford, Florida 32771

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

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

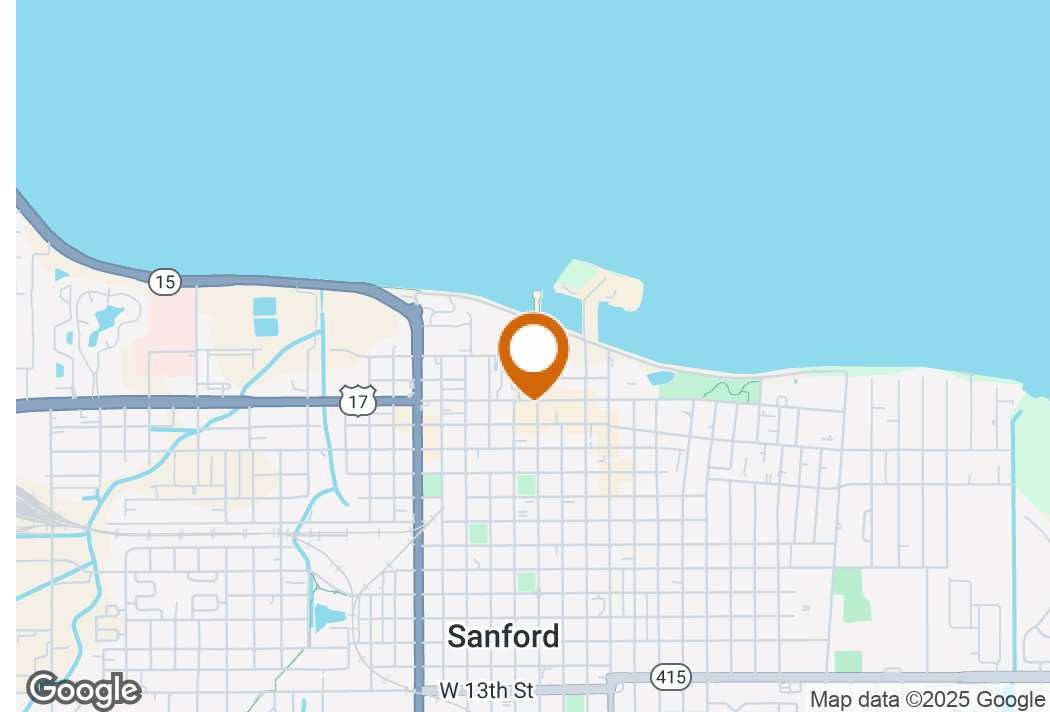
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EXECUTIVE SUMMARY



Sale Price

\$2,235,000

Offering Summary

Building Size:	7,320 SF
Lot Size:	0.12 Acres
Price / SF:	\$305.33
Year Built:	1901
Zoning:	SC3
Market:	Orlando-Kissimmee-Sanford, FL
Traffic Count:	2,200
Parcel ID:	25-19-30-5AG-0304-009A

At the Center of Sanford's Music, Dining, and Cultural Revival

116 S Park Avenue sits squarely within the most desirable stretch of Historic Downtown Sanford, a district now celebrated for its walkable energy, live-music venues, and culinary destinations. The property's block—anchored by The Alley and Fuel Bar-B-Q—has become a gathering point for Sanford's thriving nightlife and entertainment community.

Surrounded by a curated mix of local landmarks such as Hollerbach's Willow Tree Café, Henry's Depot, Christo's, Tuffy's Bottle Shop, and Ace Café Sanford, the area benefits from constant foot traffic throughout the week and draws large crowds during weekend festivals, art walks, and live events. The district's proximity to Lake Monroe, the Sanford Riverwalk, and Fort Mellon Park further enhances its visibility and appeal.

Ongoing municipal and private investment continues to strengthen the district's infrastructure and streetscape, creating a perfect ecosystem for long-term commercial success. 116 S Park Avenue stands at the heart of that ecosystem—where historic authenticity and modern cultural vibrancy merge.

PROPERTY DESCRIPTION



Iconic Mixed-Use Landmark Anchored by The Alley — Central Florida's Premier Blues Bar

Situated along the energetic S Park Avenue corridor, 116 S Park Avenue is a two-story ±7,320 SF mixed-use property that blends rich architectural character with a steady stream of cultural and entertainment activity. Originally constructed in 1901 and fully renovated in 2020, the building showcases classic brick construction, a restored façade featuring a mural, and extensive capital improvements including new HVAC, roof, and structural enhancements.

The first floor serves as the vibrant home of The Alley, the region's longest-standing blues bar and live-music venue. The combined retail suites have been opened into a single dynamic entertainment space complete with bar service, billiards, stage area, and ample patron seating, drawing consistent evening and weekend traffic from locals and visitors alike.

Upstairs, the second floor features refinished wood floors, crown molding, and exposed truss beams, currently occupied by a massage practice, Pilates studio, and owner-operated office—offering diversification of income and user type.

With SC-3 zoning, ADA-accessible ground-floor access, and street parking, this property delivers a compelling opportunity for an investor or owner-user seeking a well-performing, character-rich asset in the heart of one of Central Florida's most visited downtown districts.



- Prime Downtown Sanford Location - Situated on S Park Avenue in the heart of the Historic District's entertainment block
- ±7,320 SF | 0.07 AC | Two Stories - Ground-floor bar and entertainment venue with second-floor office and wellness tenants
- Fully Renovated in 2020 - New roof, HVAC, structural upgrades, and restored wood flooring and mural façade
- Brick Construction (1901 Build) - Classic architecture blending historic craftsmanship with modern performance
- Anchored by The Alley Blues Bar - Long-standing cultural venue drawing consistent local and regional traffic
- Diversified Income Stream - Second-floor tenants include massage, Pilates, and professional office uses
- Zoning: SC-3 (Downtown Commercial) - Broad permitted uses including restaurant, retail, and office
- ADA Compliant First Floor - Ramp connection to adjacent 120 S Park Ave (Fuel Bar-B-Q) for internal accessibility
- Street Parking Available - Convenient access for patrons and staff
- High-Visibility Entertainment Corridor - Steps from Hollerbach's, Henry's Depot, Tuffy's, and Sanford Riverwalk



A Heritage Building Reimagined for Music, Art, and Community

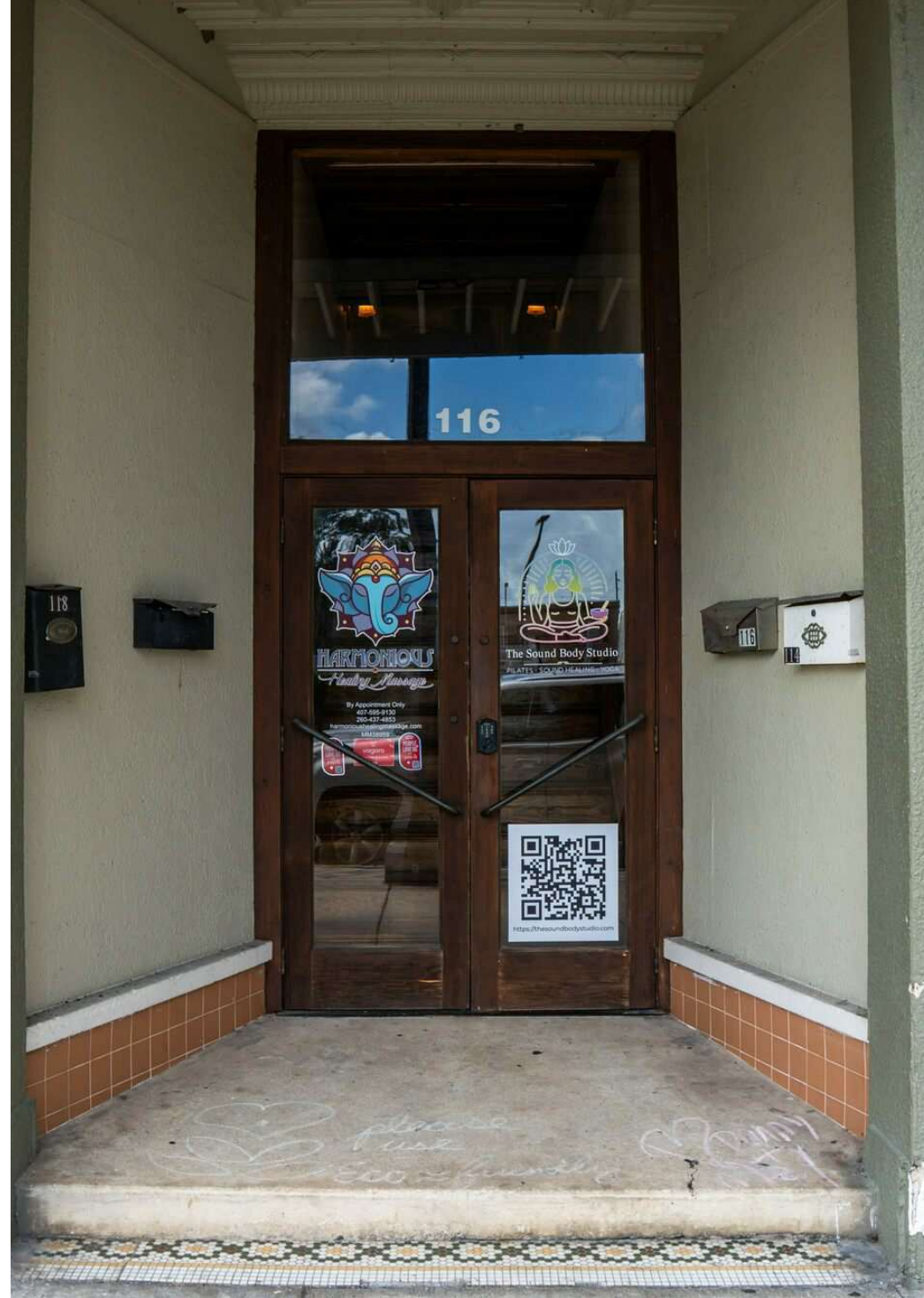
Built at the turn of the 20th century, 116 S Park Avenue reflects Sanford's early commercial architecture—sturdy brickwork, high ceilings, and large display windows designed to welcome the city's original merchants and artisans. Over time, it evolved to mirror the city's changing identity, from a trading hub to a destination for entertainment and lifestyle experiences.

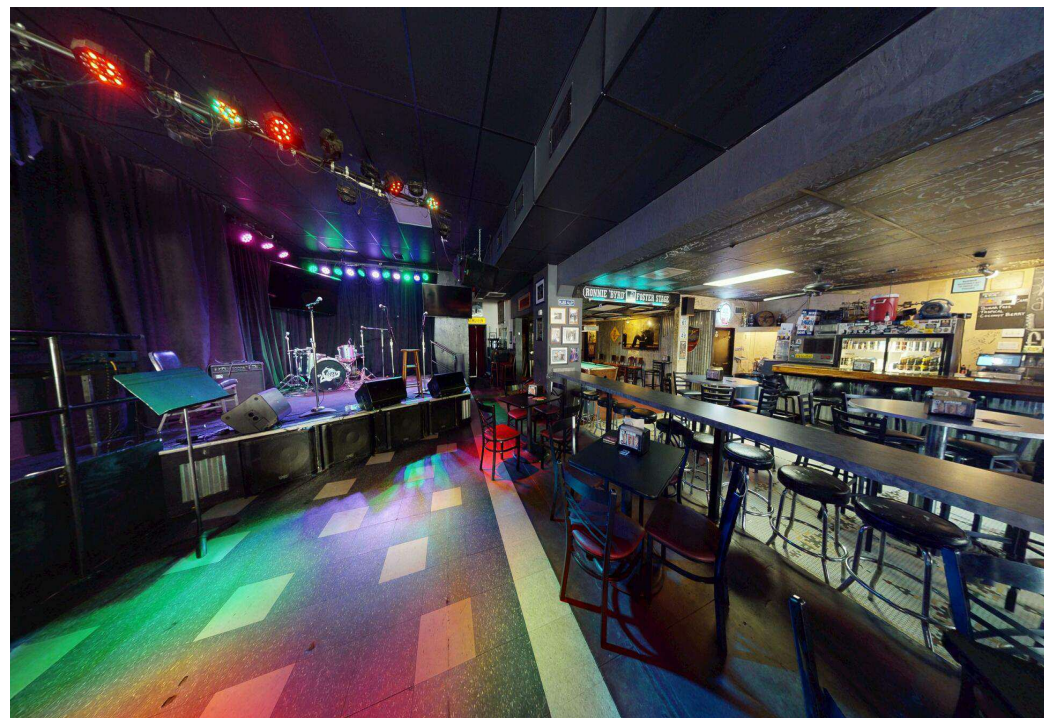
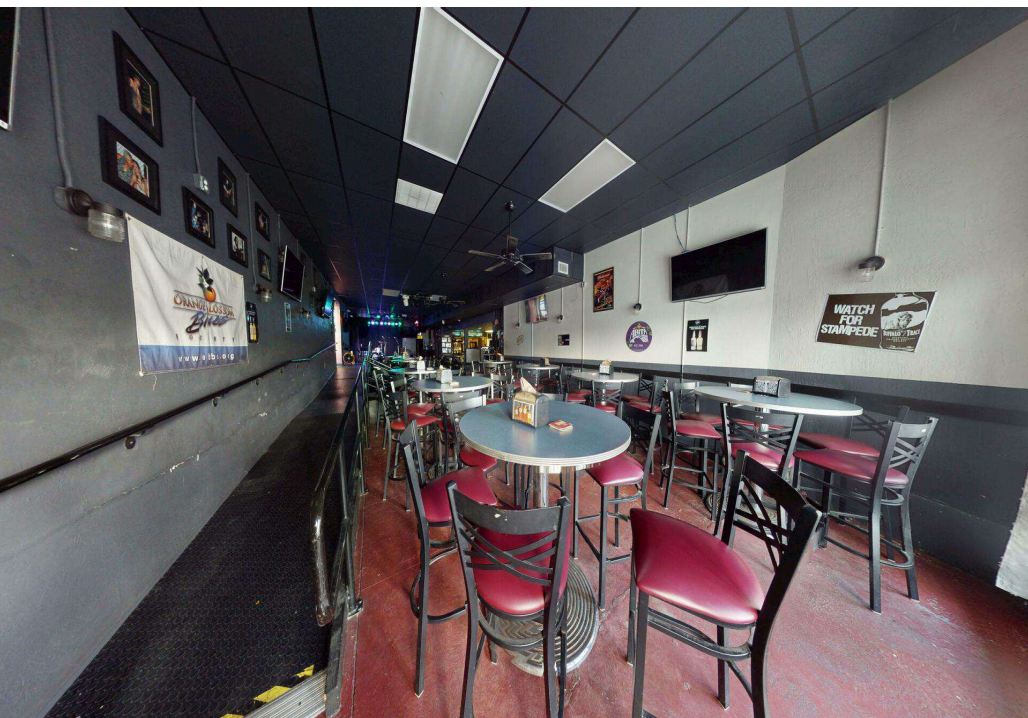
Its most notable chapter began with the rise of The Alley, which has earned recognition as Central Florida's longest-running blues bar, hosting live performances that helped cement Sanford's reputation as a regional music destination. The property's 2020 renovation honored that legacy, restoring its structural integrity and aesthetic authenticity while enhancing its capacity for modern hospitality operations.

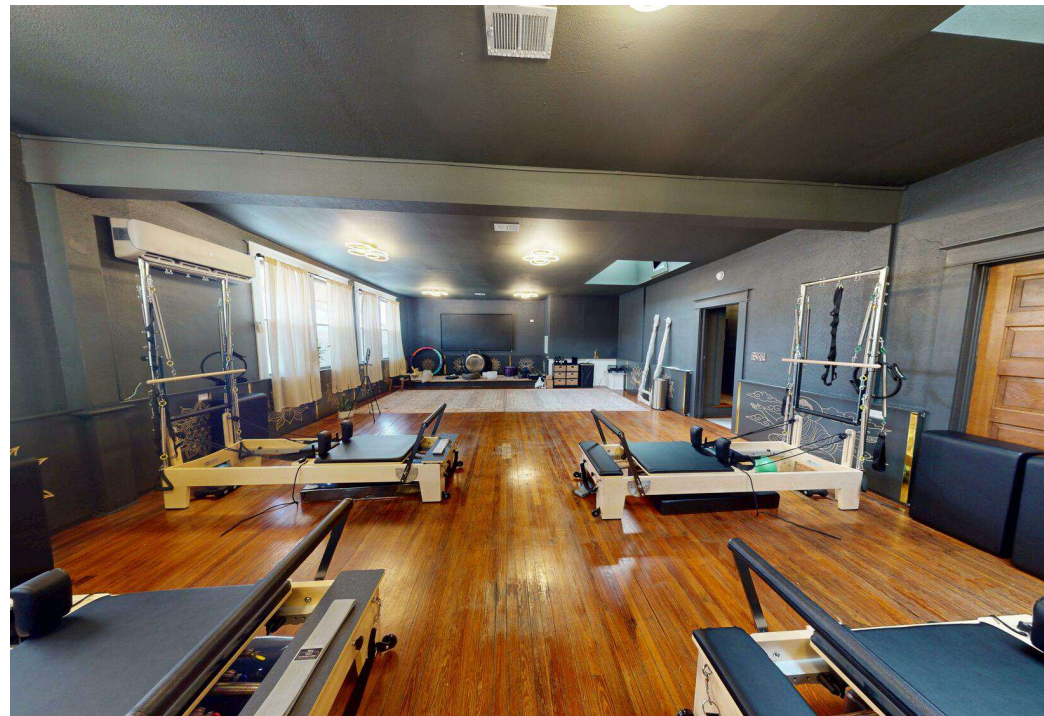
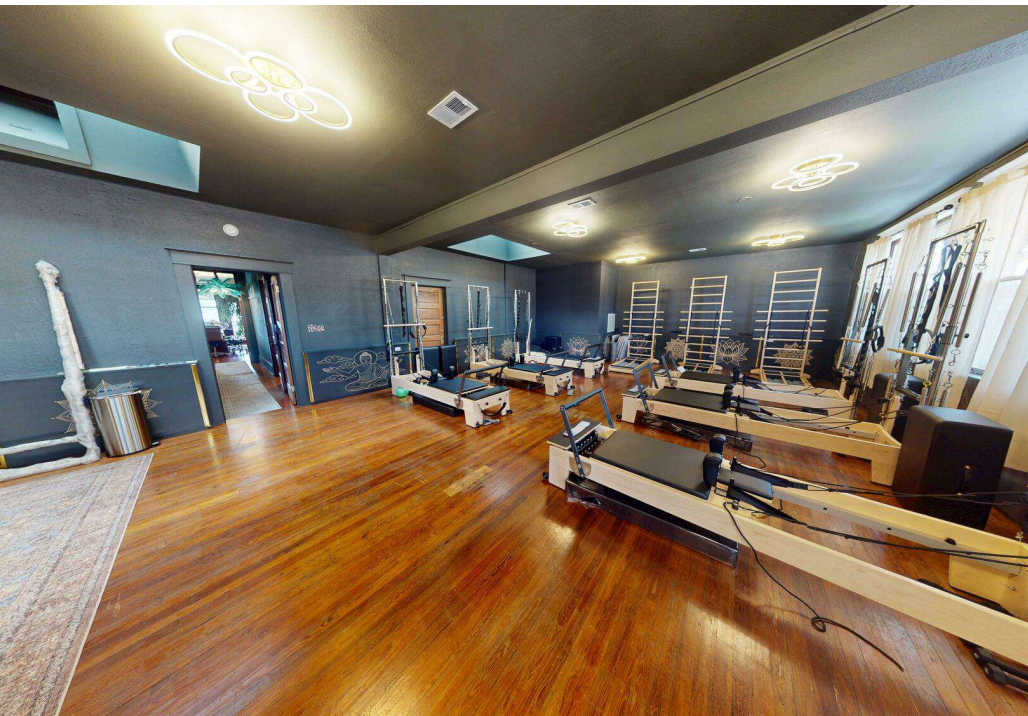
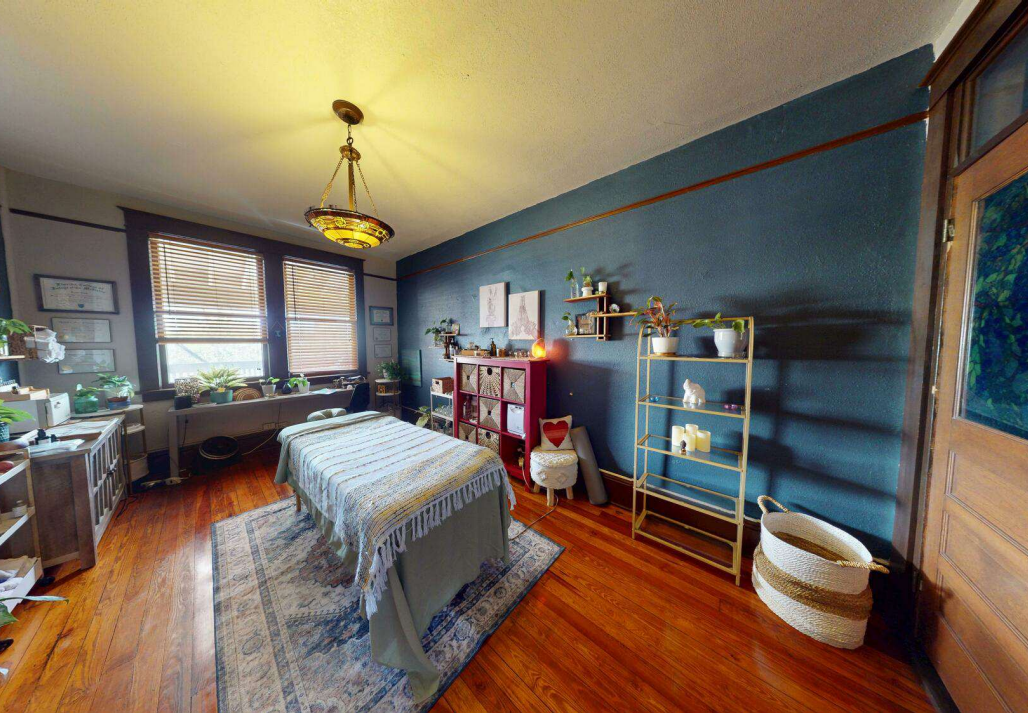
Today, 116 S Park Avenue stands as a living testament to Sanford's cultural heartbeat—where the past echoes through exposed beams and original flooring, and the present thrives in the rhythm of live music, laughter, and community.

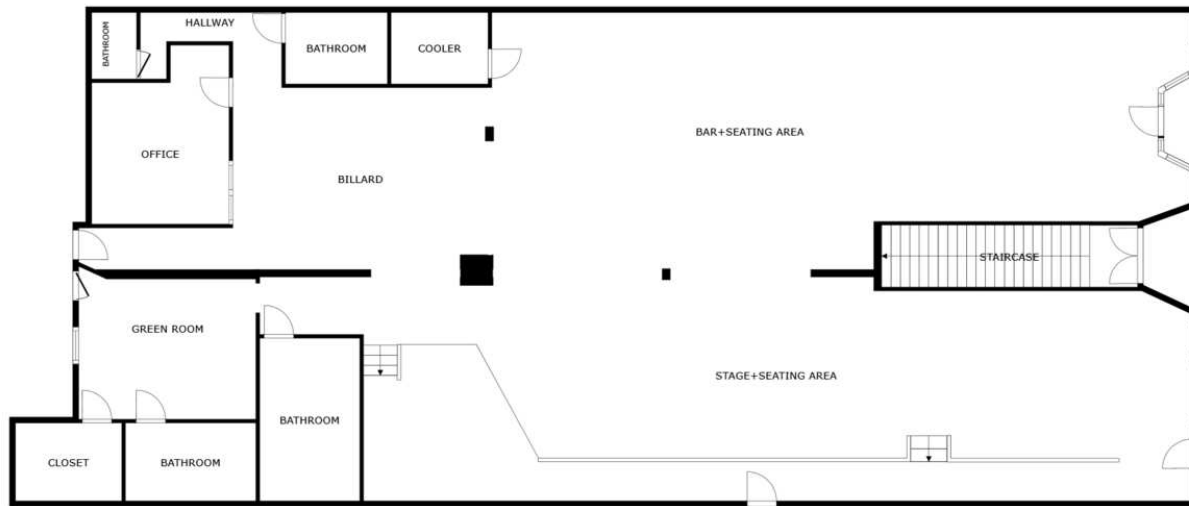




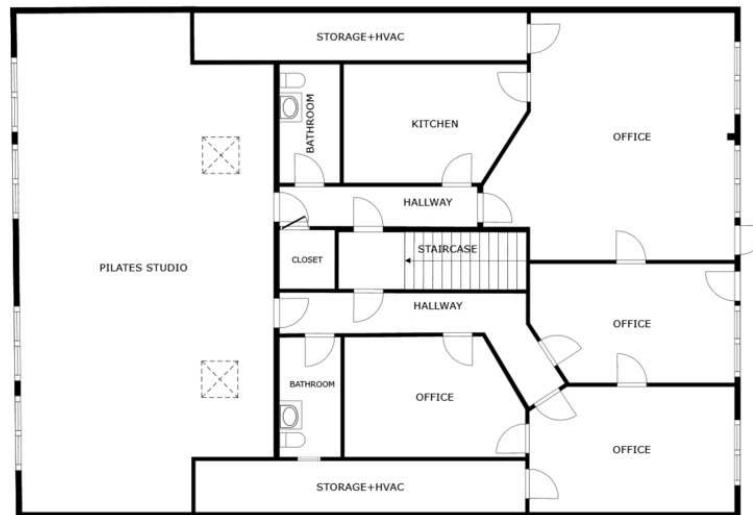






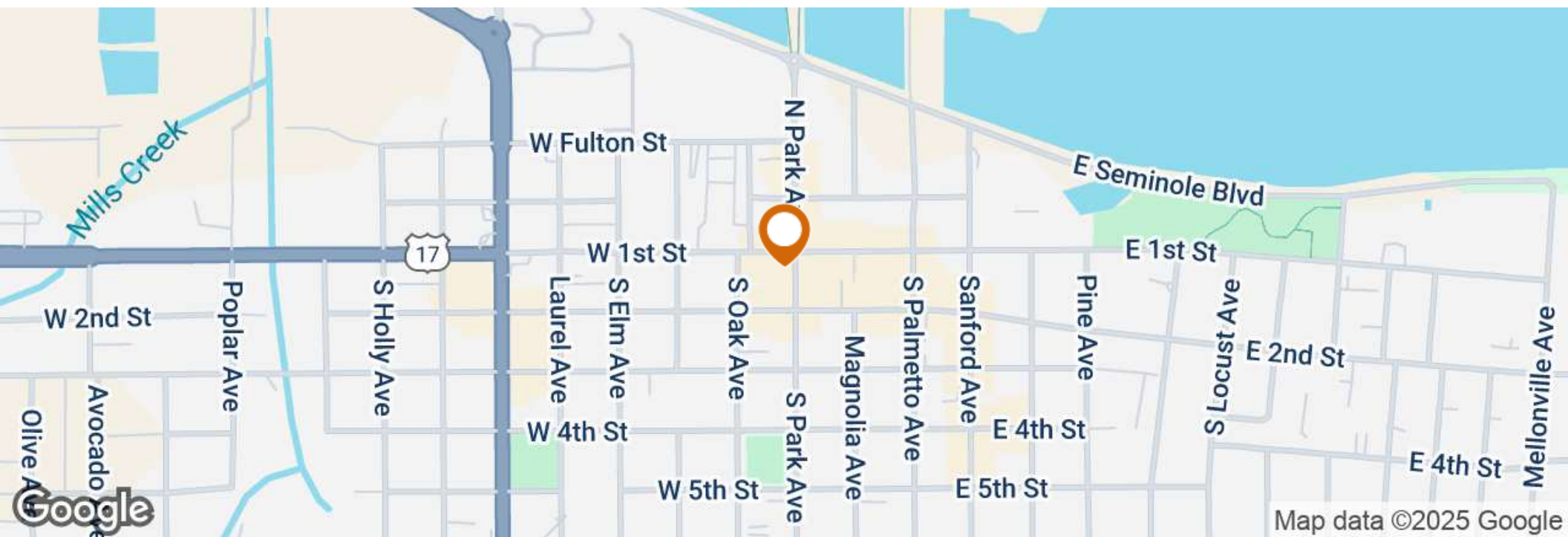
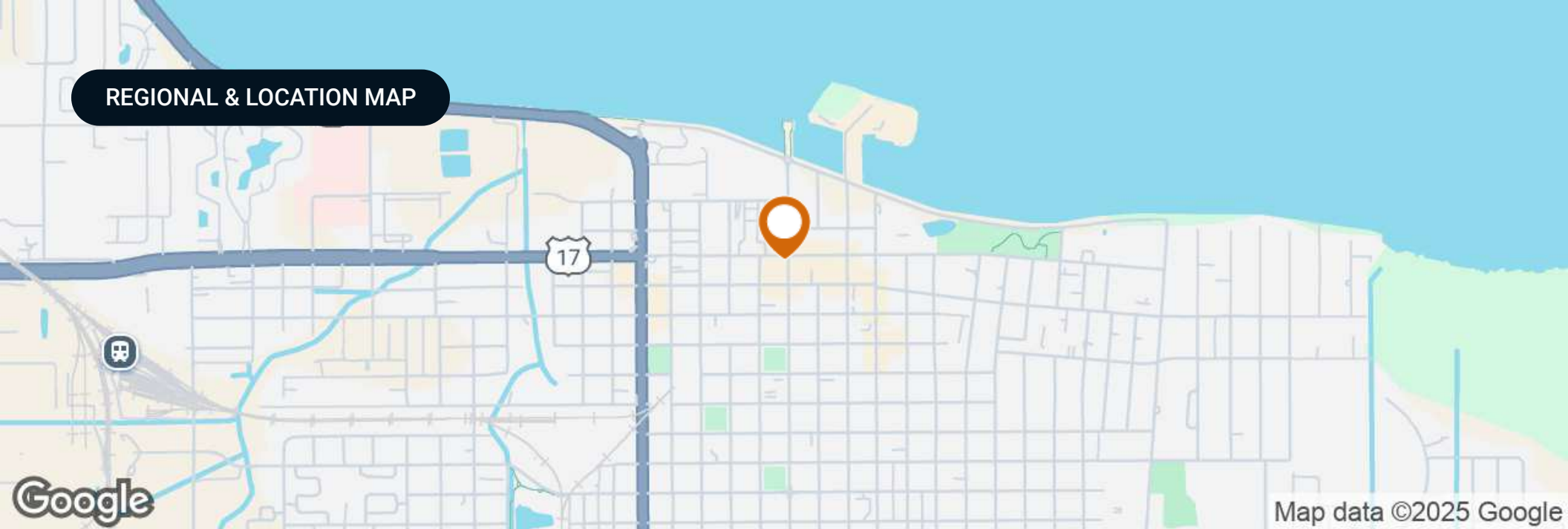


FLOOR 1



FLOOR 2

REGIONAL & LOCATION MAP



RETAILER MAP



Imagery ©2025 Airbus, Maxar Technologies

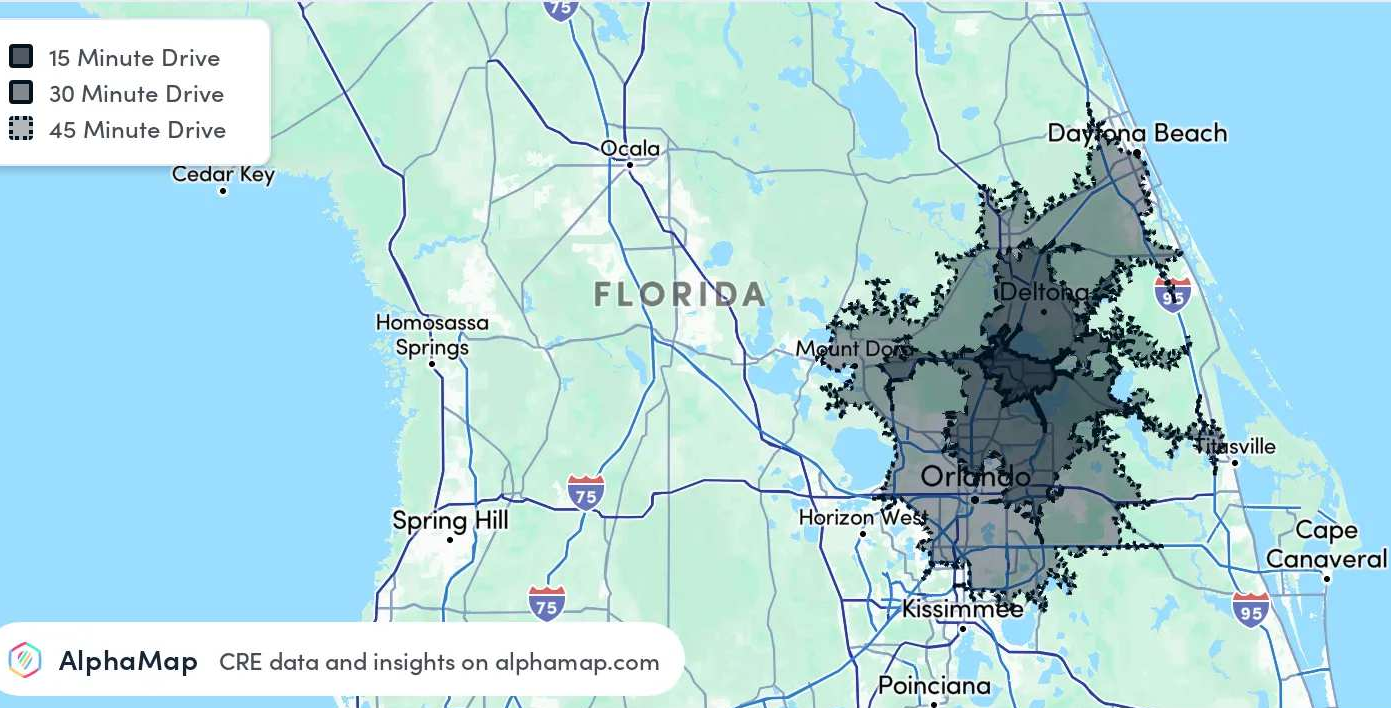
Google





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

AREA ANALYTICS



AlphaMap CRE data and insights on alphamap.com

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Population

	15 Minutes	30 Minutes	45 Minutes
Total Population	96,411	824,847	2,068,248
Average Age	39	41	41
Average Age (Male)	38	40	40
Average Age (Female)	40	42	42

Household & Income

	15 Minutes	30 Minutes	45 Minutes
Total Households	36,380	317,382	785,082
Persons per HH	2.7	2.6	2.6
Average HH Income	\$93,867	\$102,761	\$99,424
Average House Value	\$353,898	\$394,613	\$383,748
Per Capita Income	\$34,765	\$39,523	\$38,240

Map and demographics data derived from AlphaMap



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