

For Lease

Brio Business Center

1,260 - 1,275 SF | \$2,135.00 - \$2,160.00 per month

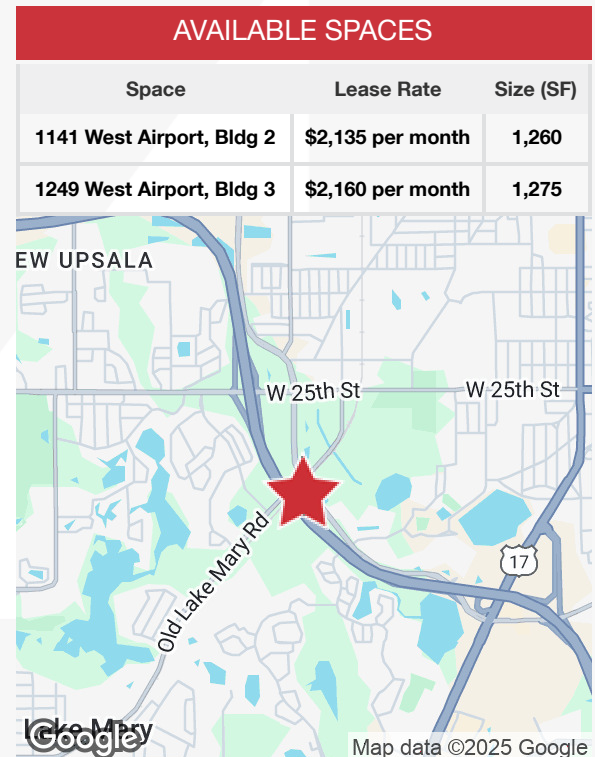


1105-1295 West Airport Blvd

Sanford, Florida 32773

Property Highlights

- Glass storefronts on Buildings 1, 2 and 3
- Grade-level roll-up doors - 9' w x 10' h
- Clear height: 14'
- Fire suppression system
- Zoning: PD (City of Sanford)
- Great visibility with frontage on Airport Blvd, at intersection of Old Lake Mary Road
- Easy access to US Highway 17-92, SR 46, SR 417 (GreeneWay), Lake Mary Blvd and I-4
- Surrounded by dense residential development
- Less than 5 miles from Orlando-Sanford International Airport



Lease Rate: \$15.00/SF NNN (Op Ex: \$5.33/SF)

For more information

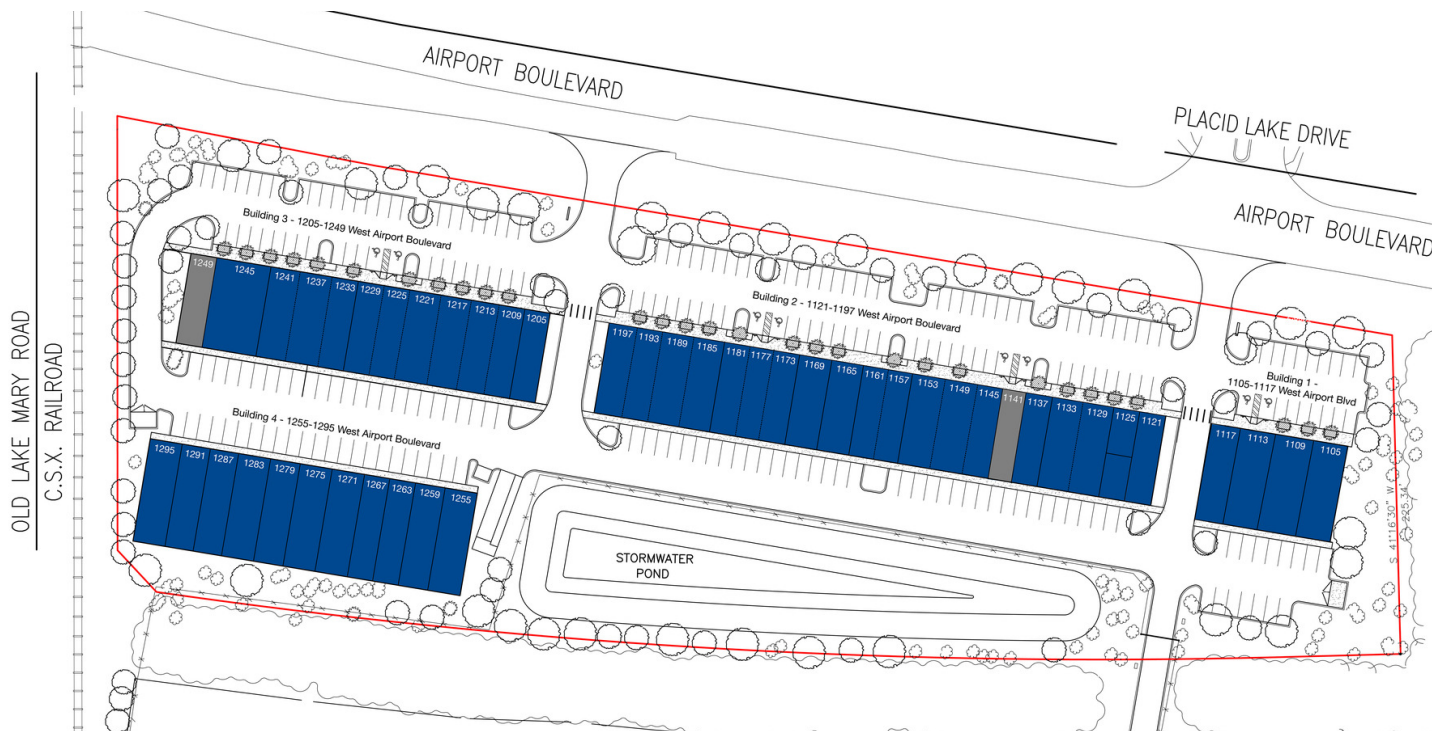
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Property Photos



Available Spaces

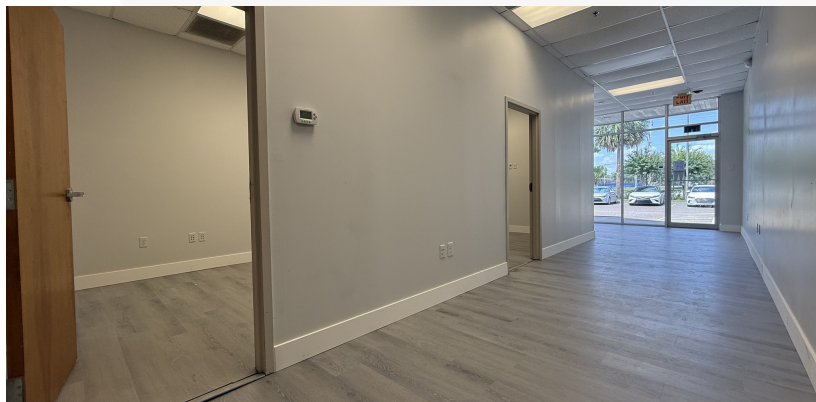
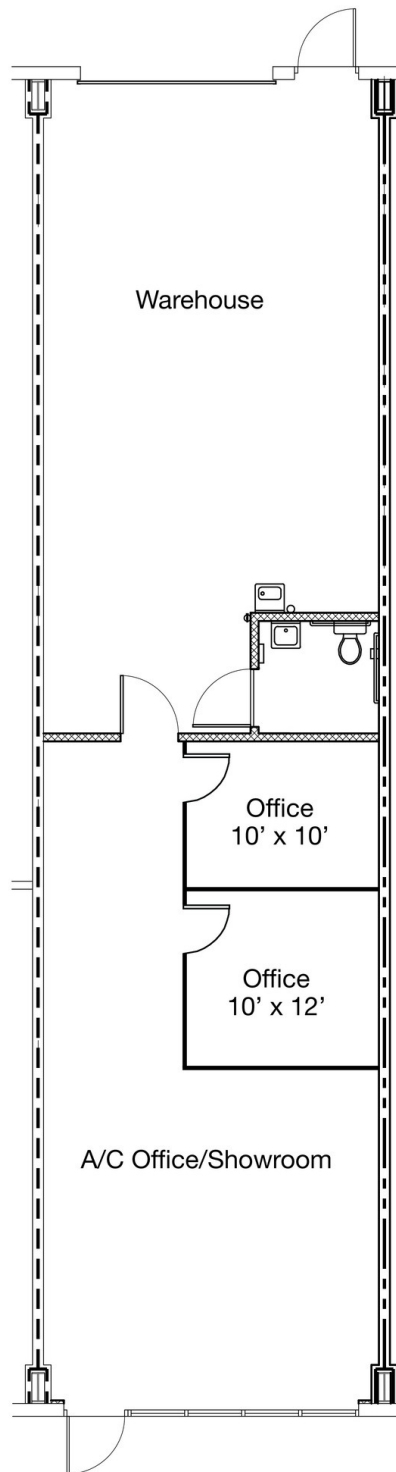


AVAILABLE SPACES

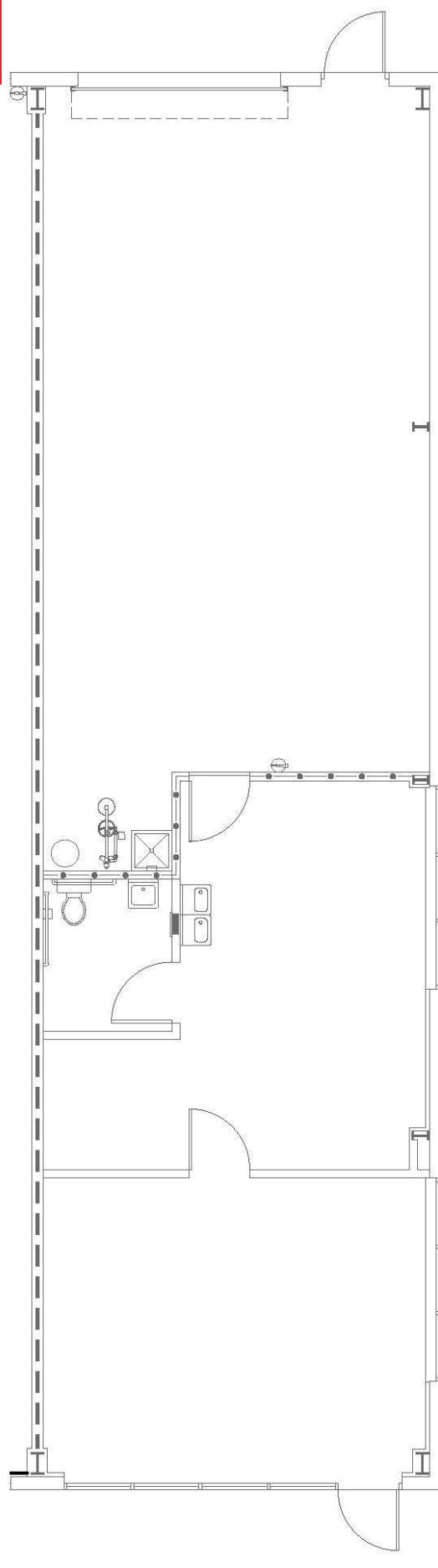
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1141 West Airport, Bldg 2	1,260 SF	NNN	\$2,135 per month	50% A/C Office & 50% Warehouse One grade-level roll-up door (8' W x 10' H); Power: 3-Phase / 150 Amps
1249 West Airport, Bldg 3	1,275 SF	NNN	\$2,160 per month	Large front office/showroom and separate large work area/break room One grade-level roll-up door (10' W x 10' H); Power: 3-Phase / 120/240V / 100 Amps

1141 West Airport Blvd - 1,260± SF

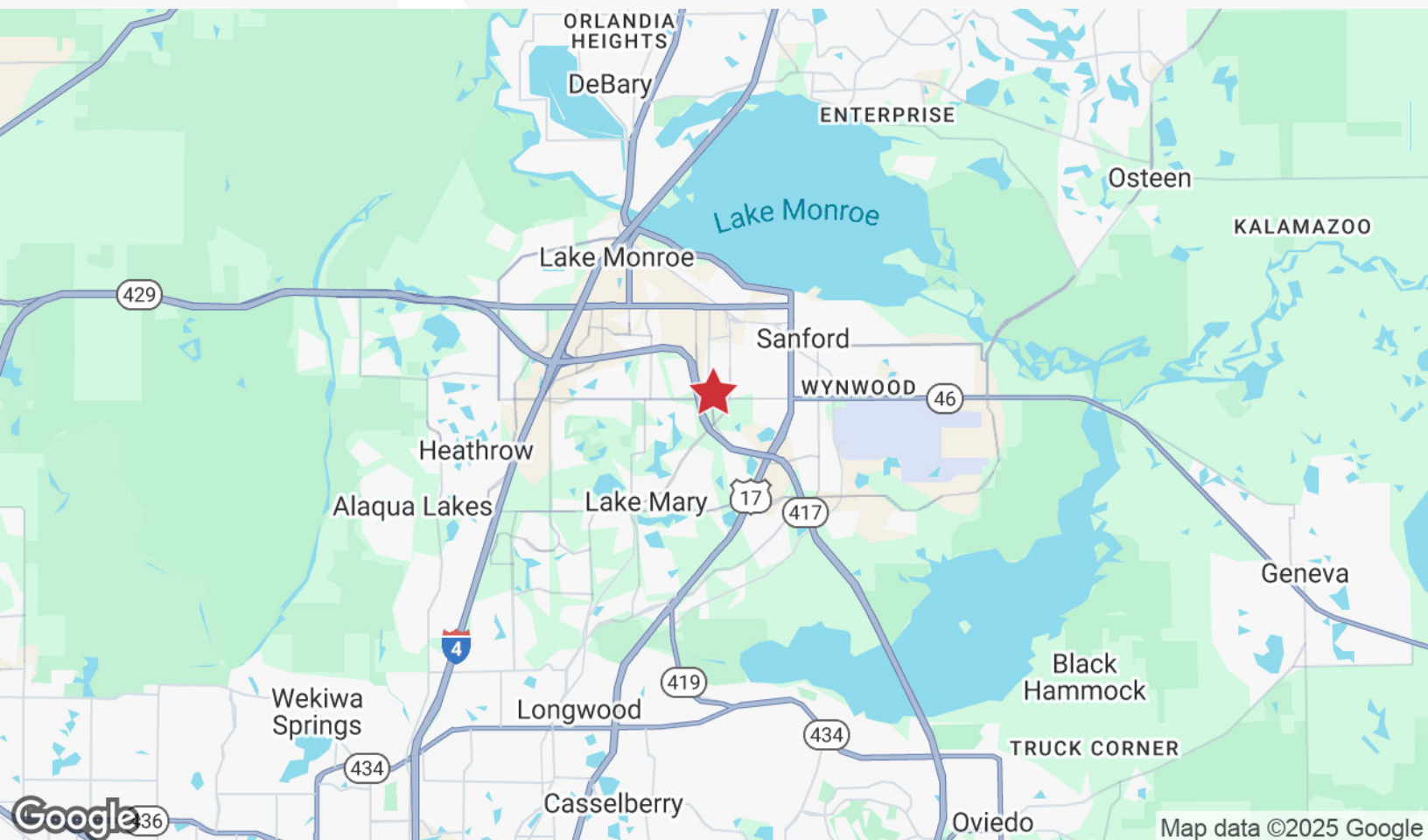
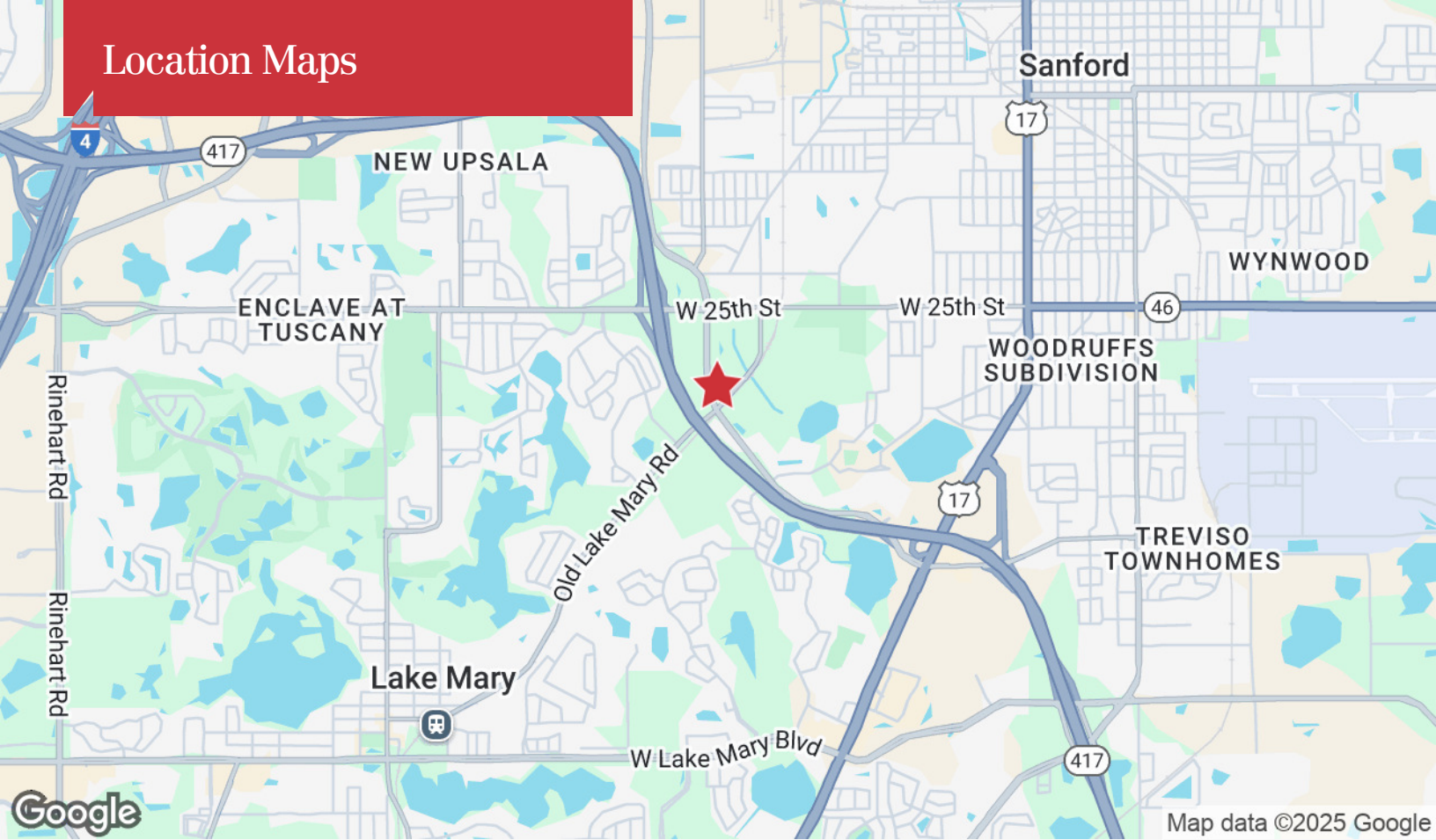
[Click for Virtual Tour](#)



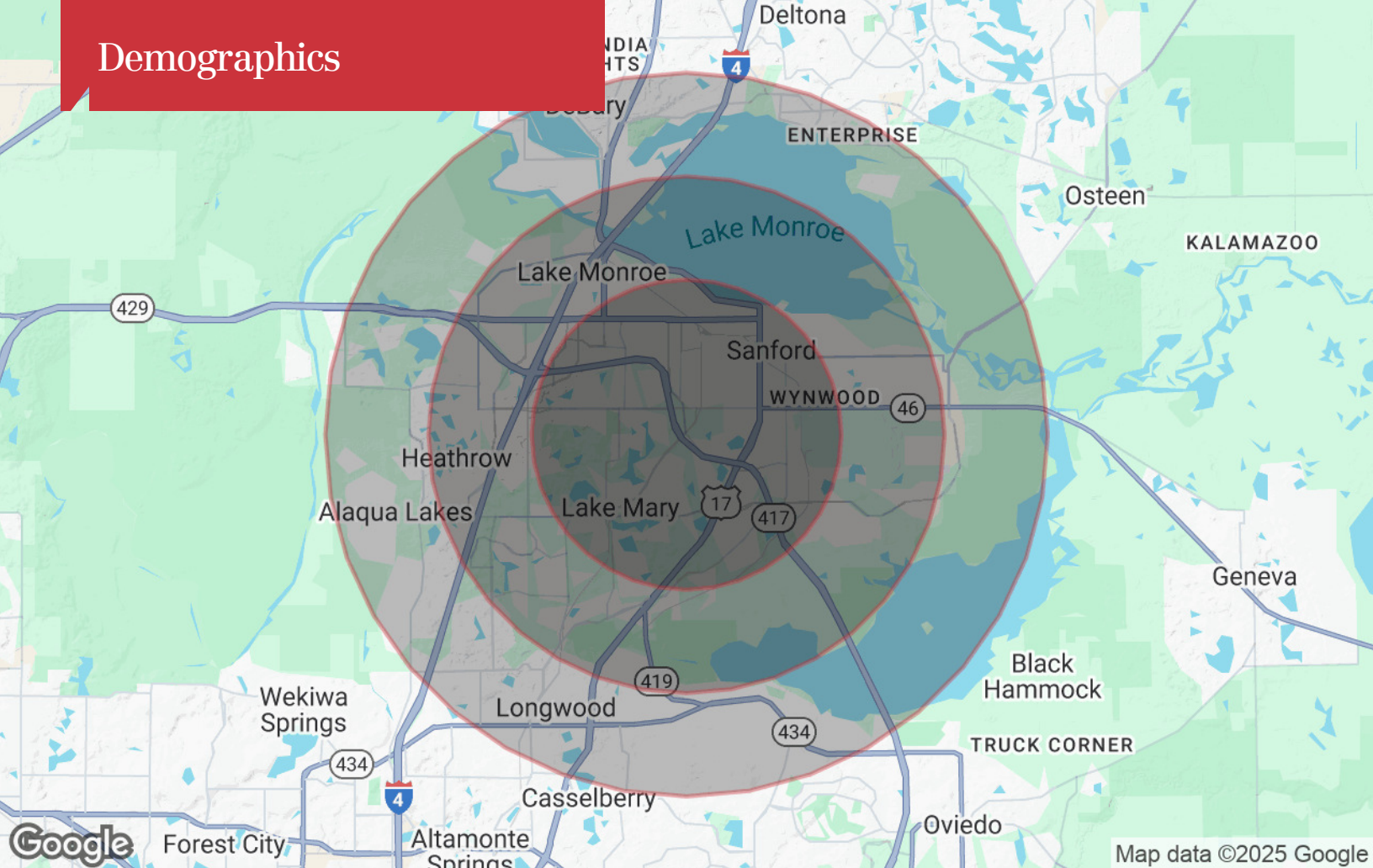
1249 West Airport Blvd - 1,275± SF



Location Maps



Demographics



Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	76,265	137,390	208,469
MEDIAN AGE	39	40	41
MEDIAN AGE (MALE)	38	39	40
MEDIAN AGE (FEMALE)	40	41	42

Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	29,222	52,744	80,070
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$90,147	\$104,943	\$109,275
AVERAGE HOUSE VALUE	\$326,496	\$389,849	\$402,292

* Demographic data derived from 2020 ACS - US Census