



For Lease

# Monroe Commerce Park

3,360 - 3,750 SF | \$14.00 - \$15.00 / SF

## Church Street and Monroe Road

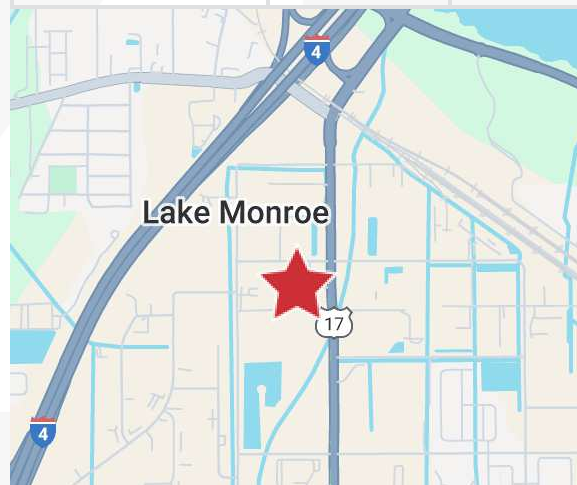
Sanford, Florida 32771

### Property Highlights

- (5) grade-level office / warehouse buildings totaling 116,500± SF; built in 2003
- 10'-12' x 14' grade-level overhead doors
- Clear height: 16' - 20'; Skylights for natural light
- Zoning: PD - allows a wide variety of uses
- Easy access to I-4 - only ¼ mile south of US Hwy 17-92 interchange
- Excellent visibility with frontage on both US Hwy 17-92 (Monroe Road) and Church Street
- Great location less than a mile from 2 separate I-4 interchanges - convenient to entire Orlando metro area
- Only 7 minutes from HCA Florida Lake Monroe Hospital
- Internet providers: Spectrum / AT&T

#### AVAILABLE SPACES

Space	Lease Rate	Size (SF)
<b>635 Progress Way</b>	<b>\$15.00 SF/yr</b>	<b>3,360</b>
<b>4153 Flex Court</b>	<b>\$14.00 SF/yr</b>	<b>3,750</b>



For more information

**Kevin O'Connor**

O: 407 949 0736  
koconnor@realvest.com

**Matthew Cichocki**

O: 407 949 0738  
mcichocki@realvest.com

**Lease Rate: \$14.00 - \$15.00 / SF NNN**

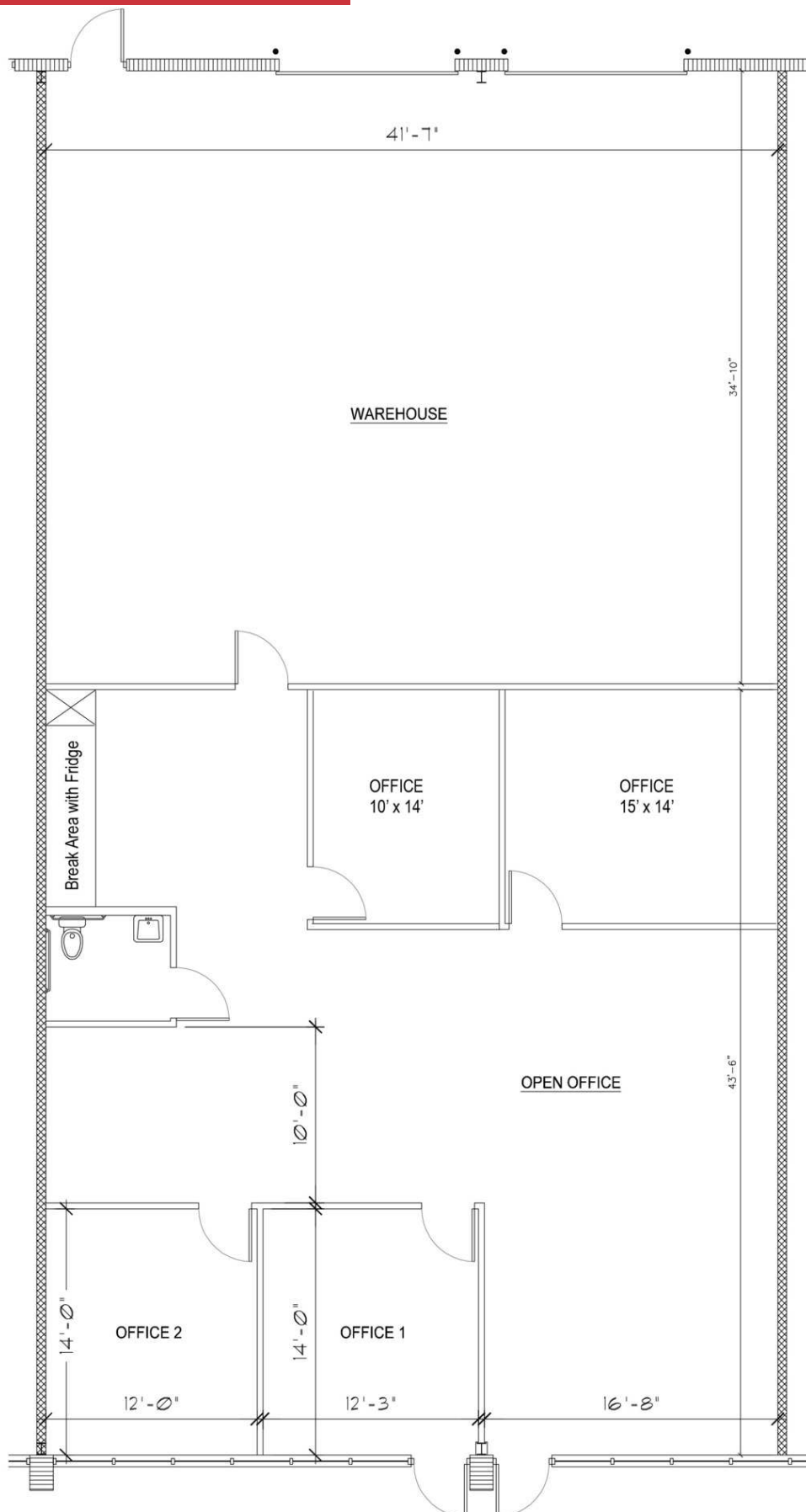
# Available Spaces



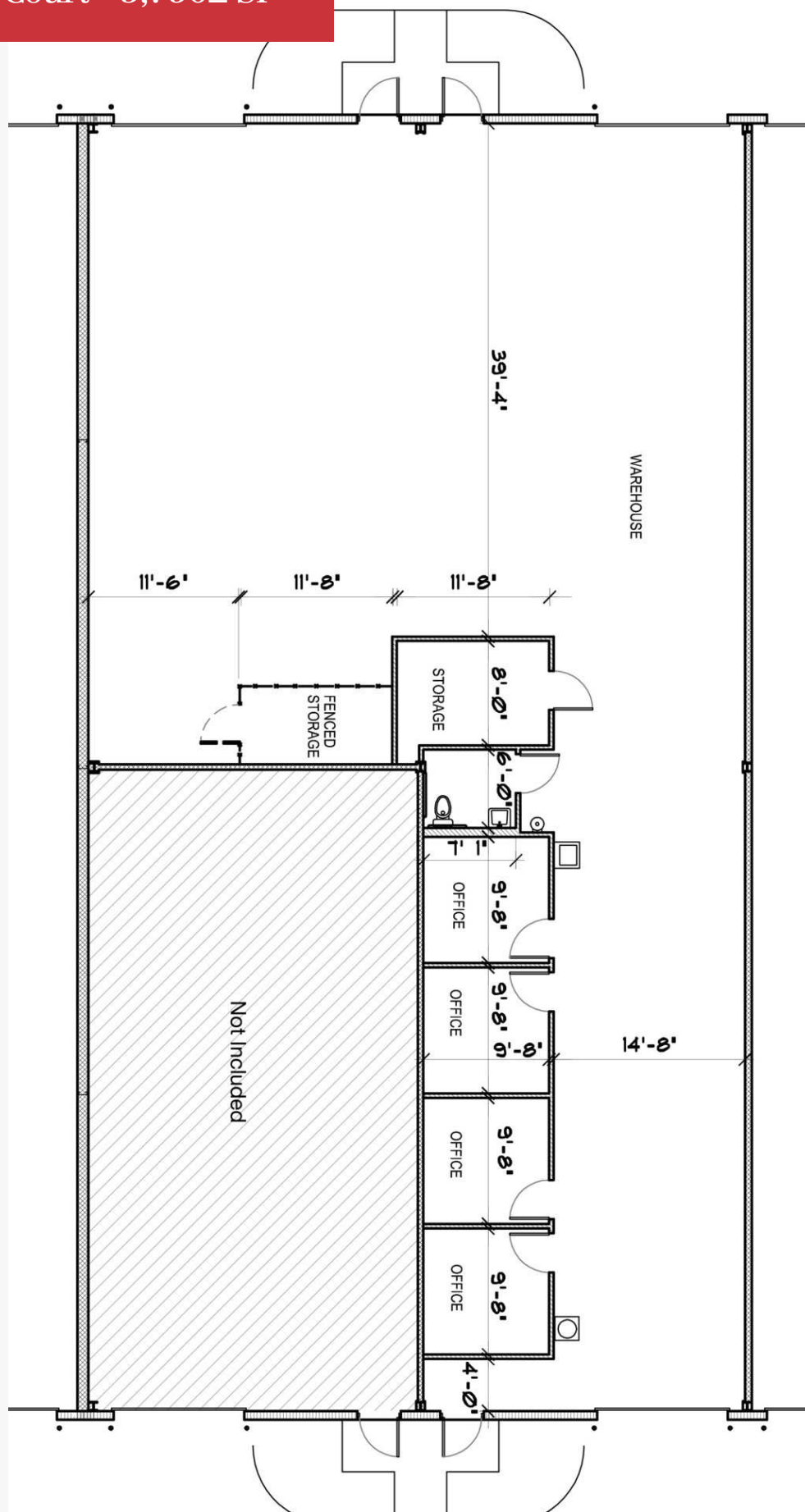
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
635 Progress Way	Available	3,360 SF	NNN	\$15.00 SF/yr
4153 Flex Court	Available	3,750 SF	NNN	\$14.00 SF/yr

635 Progress Way - 3,360± SF



4153 Flex Court - 3,750± SF





# Property Aerials



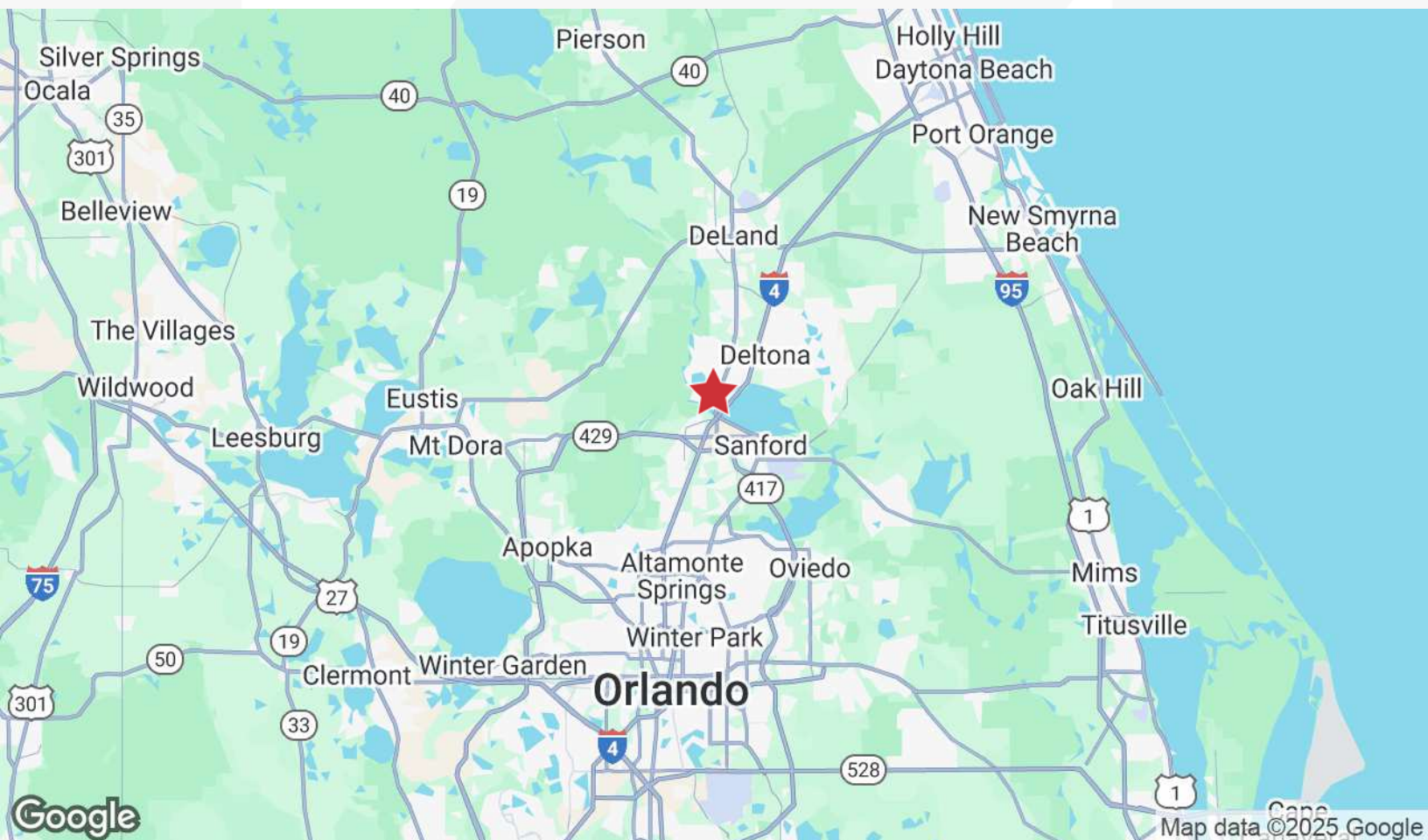
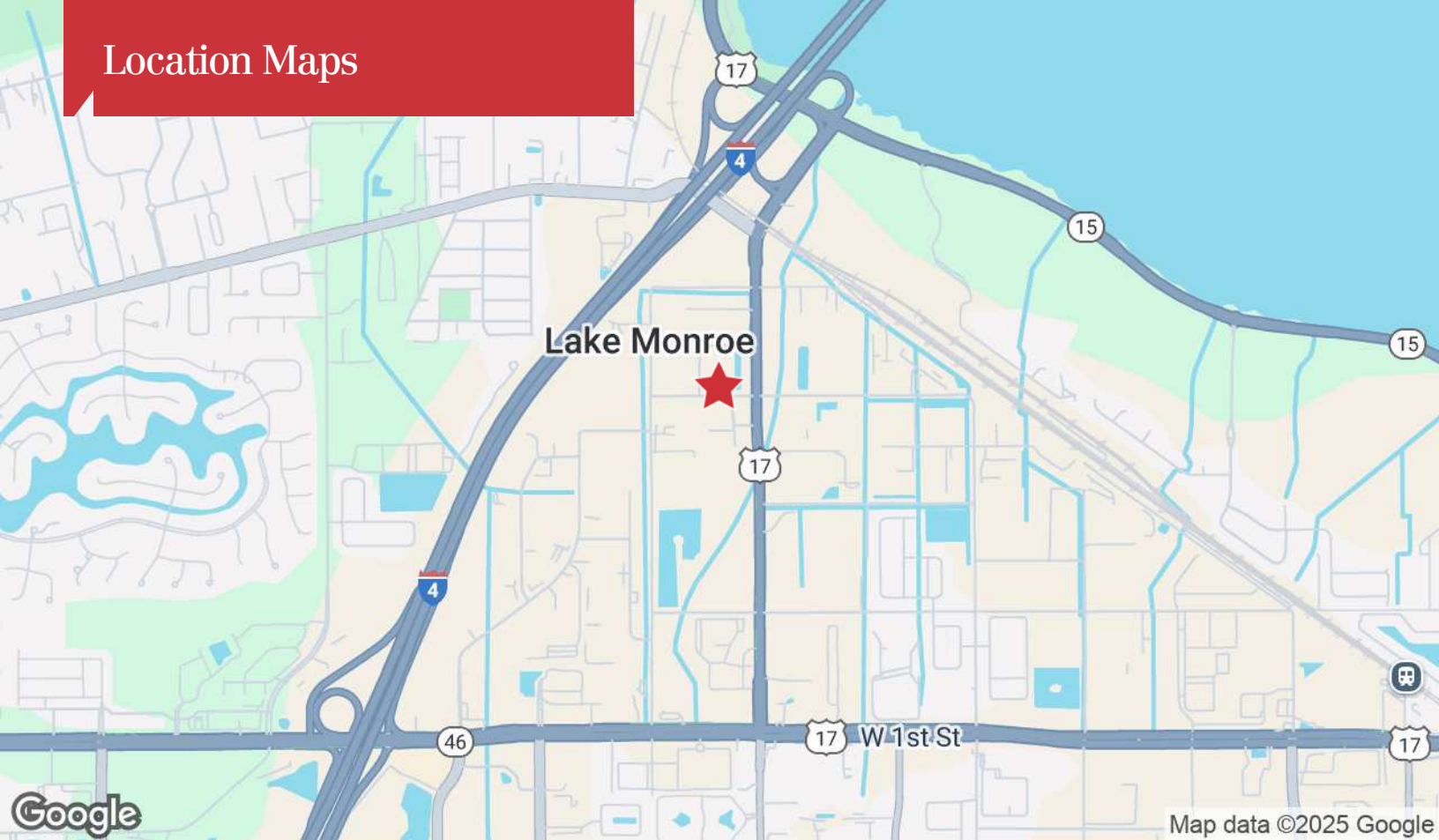


## Property Photos



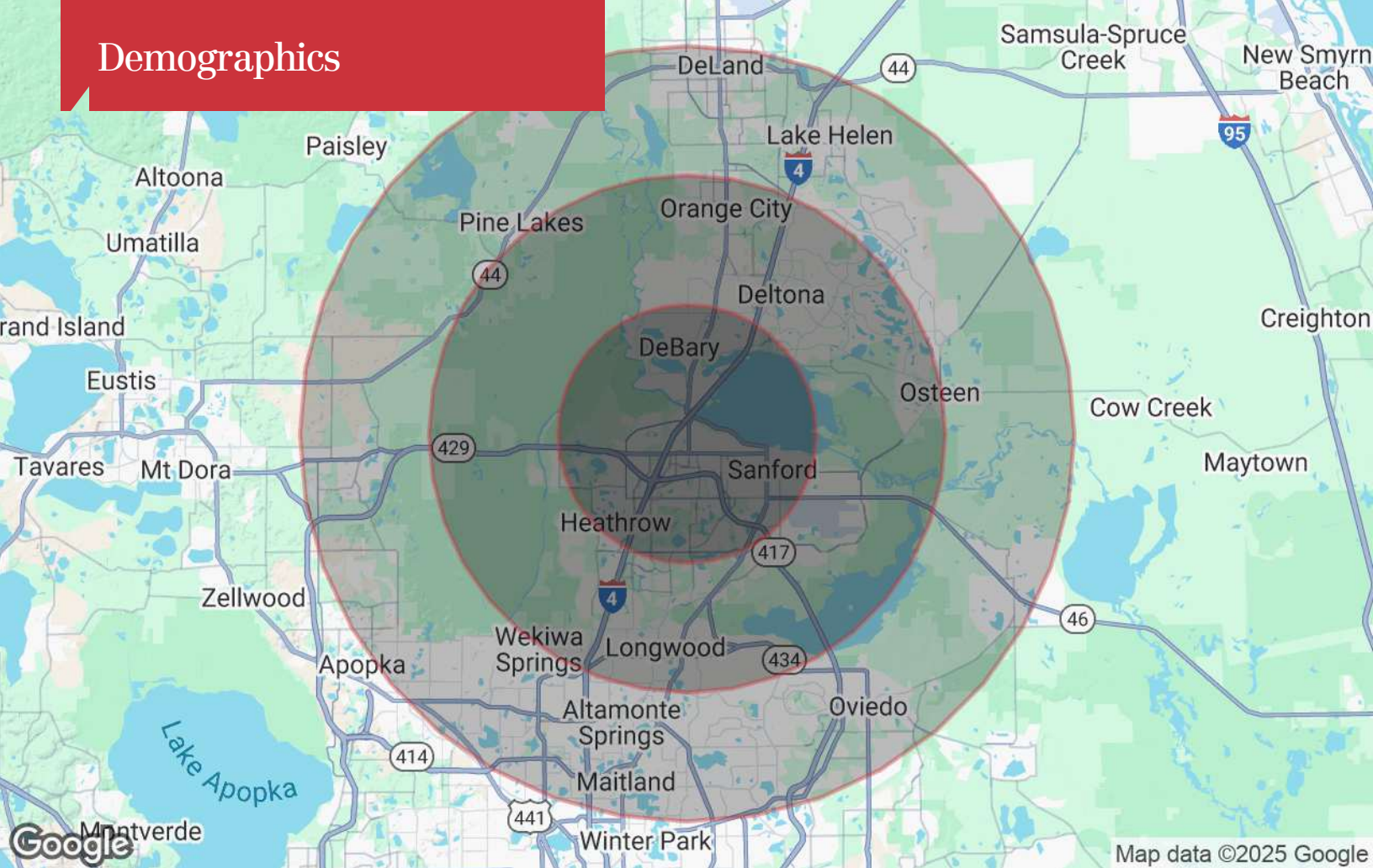


## Location Maps





# Demographics



## Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	111,553	339,601	804,823
MEDIAN AGE	40	42	42
MEDIAN AGE (MALE)	39	41	41
MEDIAN AGE (FEMALE)	42	43	43

## Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	43,546	130,098	311,586
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$108,314	\$106,215	\$105,213
AVERAGE HOUSE VALUE	\$402,953	\$381,639	\$401,842

\* Demographic data derived from 2020 ACS - US Census