



For Sale

# The Rhythm Building

114-118 S Park Ave, Sanford, Florida 32771

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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.

**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.

- Prime Downtown Sanford Location – Situated on S Park Avenue in the heart of the Historic District's entertainment block
- ±7,320 SF | 0.12 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

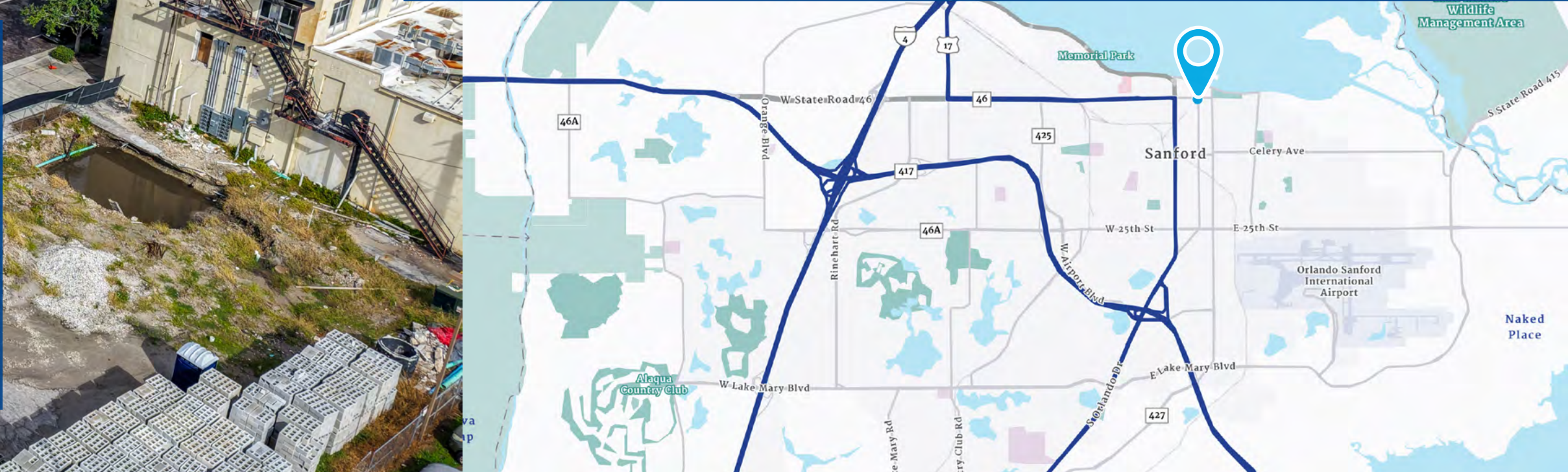
A Heritage Building  
*reimagined for Music, Art, and Community*

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.



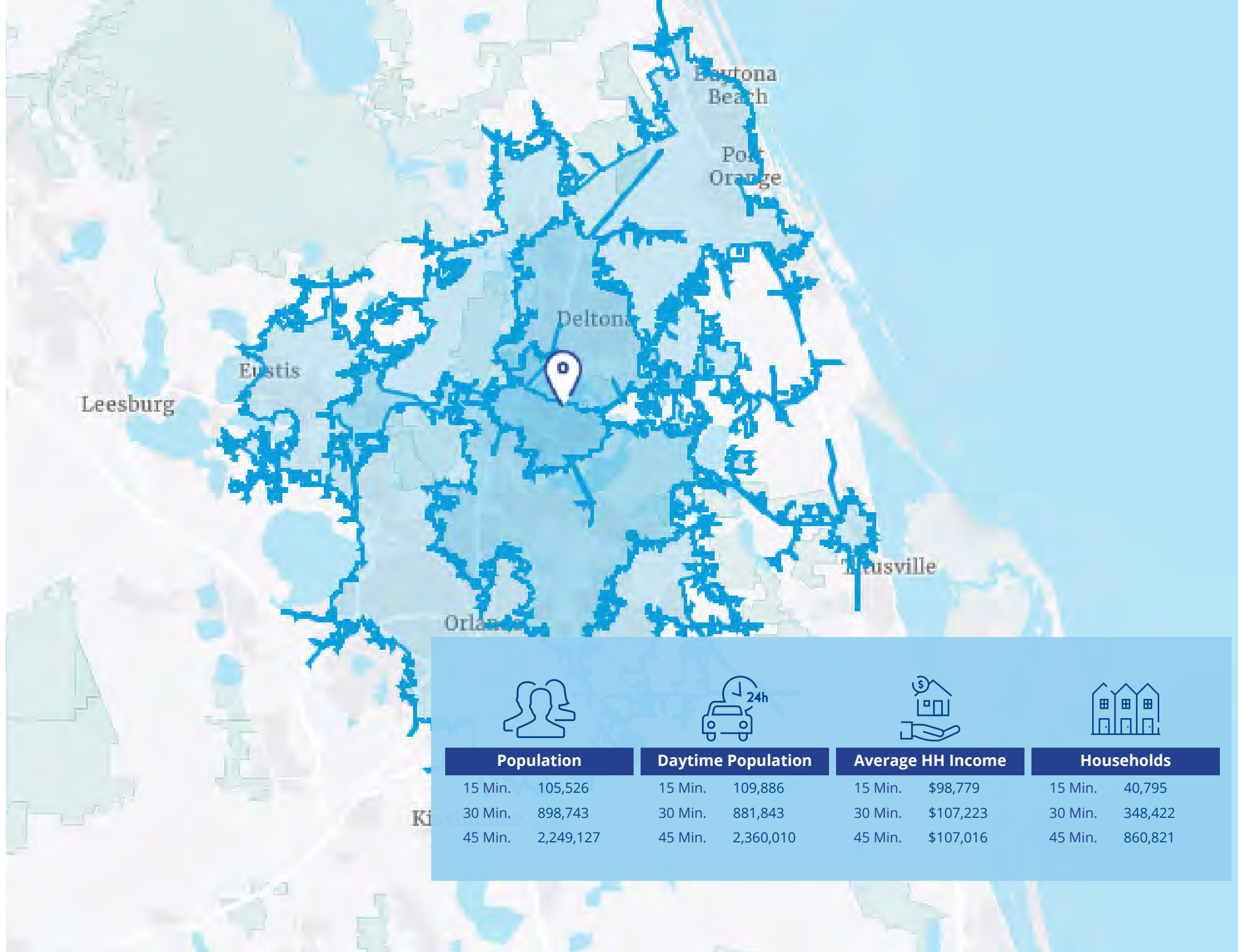


# Property Summary

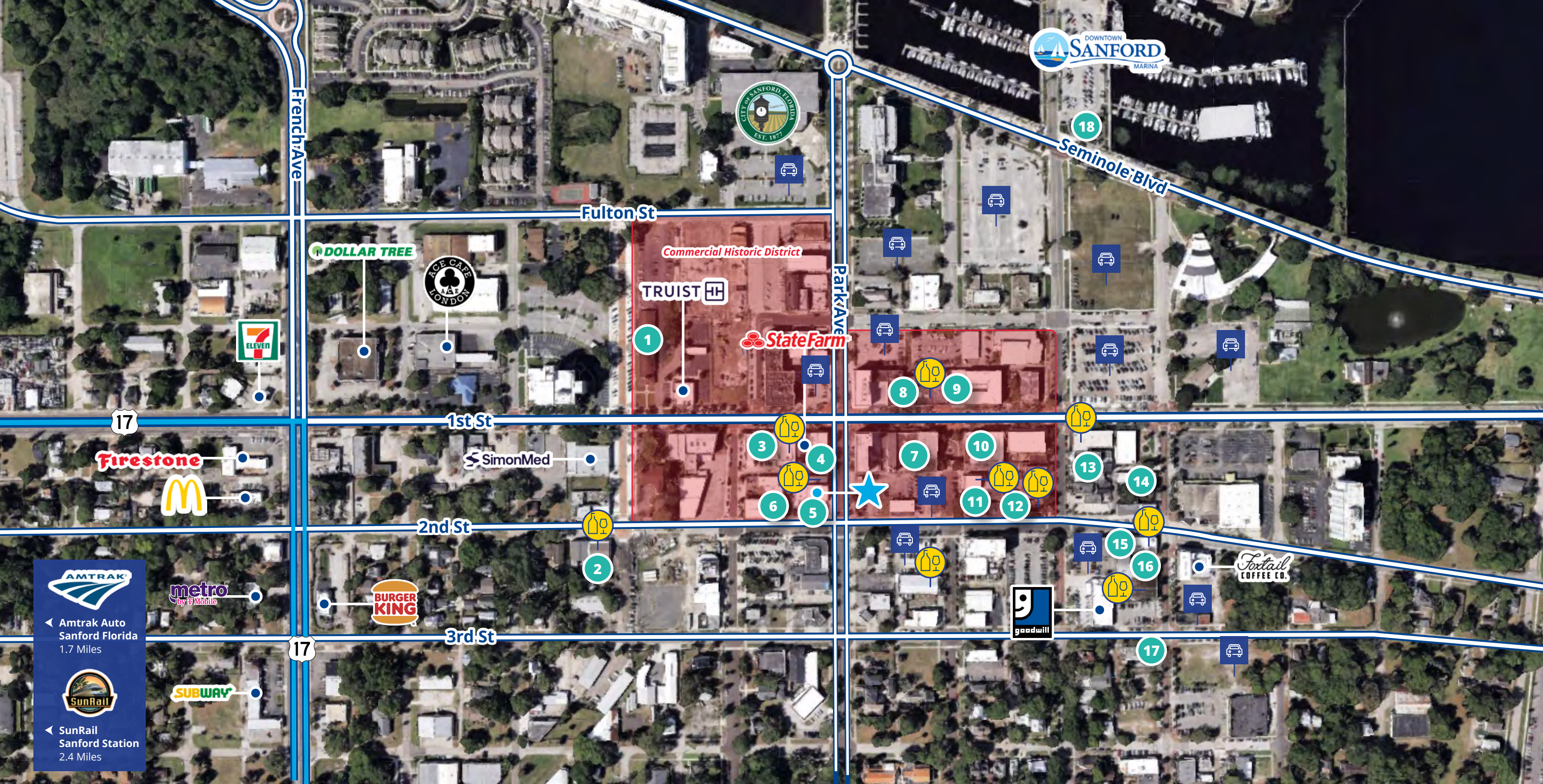
- **SC-3 Zoning** – Broad commercial and mixed-use allowances
- **Zoning: SC-3 (Downtown Commercial)** – Broad permitted uses including restaurant, retail, and office
- **Street Parking Available** – Convenient access for patrons and staff
- **High-Visibility Entertainment Corridor** – Steps from Hollerbach's, Henry's Depot, Tuffy's, and Sanford Riverwalk

<b>Building Size</b>	7,320 SF
<b>Lot Size:</b>	0.12 acres
<b>Year Built</b>	1901
<b>Zoning</b>	SC3
<b>Market</b>	Orlando-Kissimmee-Sanford, FL
<b>Parcel</b>	25-19-30-5AG-0304-009A

**Sale Price**  
**\$2,235,000 (\$305.33 PSF)**



Population		Daytime Population		Average HH Income		Households	
15 Min.	105,526	15 Min.	109,886	15 Min.	\$98,779	15 Min.	40,795
30 Min.	898,743	30 Min.	881,843	30 Min.	\$107,223	30 Min.	348,422
45 Min.	2,249,127	45 Min.	2,360,010	45 Min.	\$107,016	45 Min.	860,821



# Nearby Amenities

## Food

- Sweet & Salty Island Grindz, Chin Asian Fusion, The Current Seafood, Crusted - A Pizza Spot, Henry's Depot, Yugiri Ramen Project, Greenery Creamery, Pom Pom's Sandwiches
- Burgerbach's
- SLAM Pizza & Cheesesteaks, Simply Homemade 1913, The Tennessee Truffle, Christo's
- Raw Press Juice Co.
- Fuel BBQ
- The District
- Colonial Room, The Bayou
- The Breezeway
- Wondermade
- Hollerbach's German Restaurant
- Hollerbach's German Market
- Sushi & Seoul
- The Old Jailhouse
- Negril Spice
- The Joint
- Maya Rosa
- Buster's Bistro
- Filomena's Pizza on the River, Saint Johns River Steak & Seafood

- Bars
- Parking
- Site

## Central Florida Attractions

Daytona Int'l Speedway	35 Min.	Universal Studios	50 Min.
Daytona Beach	45 Min.	SeaWorld	50 Min.
New Smyrna Beach	45 Min.	Walt Disney World	55 Min.
International Dr	45 Min.	Port Canaveral	55 Min.
Blue Springs State Park	50 Min.	Kennedy Space Center	60 Min.

Amtrak Auto Sanford Florida 1.7 Miles

SunRail Sanford Station 2.4 Miles

# Floor Plan(s)

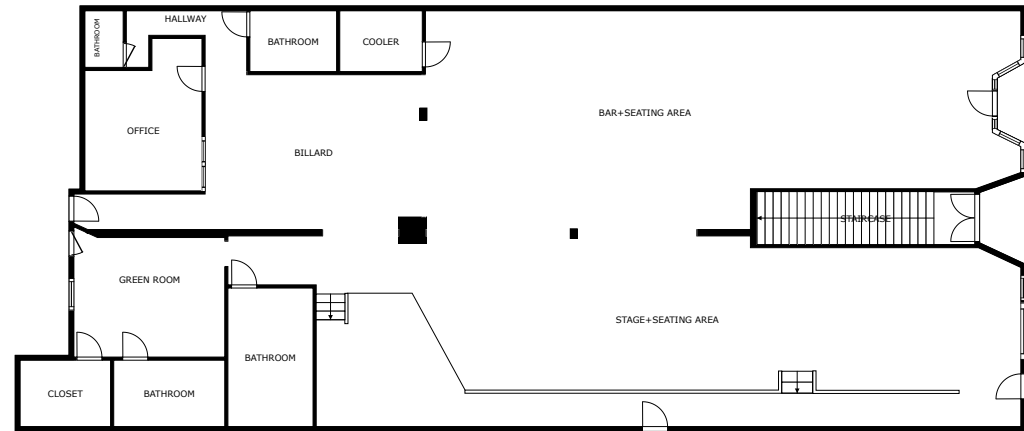
Situated along the energetic S Park Avenue corridor, 116 S Park Avenue is a two-story ±7,320 SF mixed-use property that blends rich architectural character with a steady stream of cultural and entertainment activity. Originally constructed in 1901 and fully renovated in 2020, the building showcases classic 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.

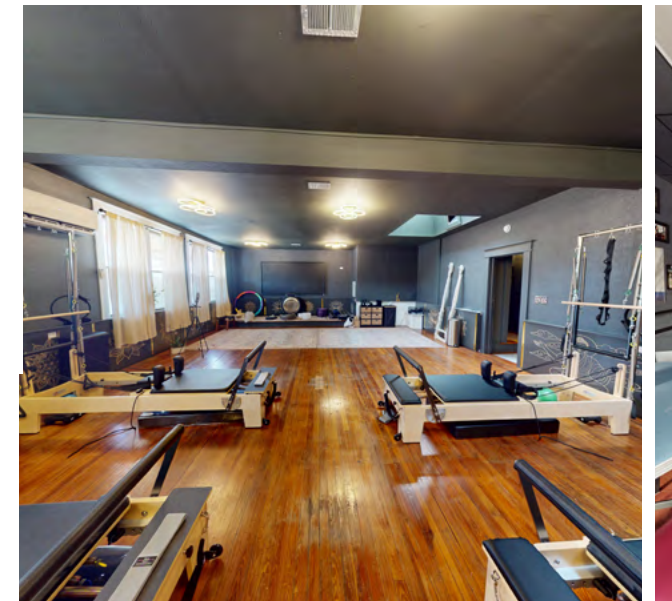
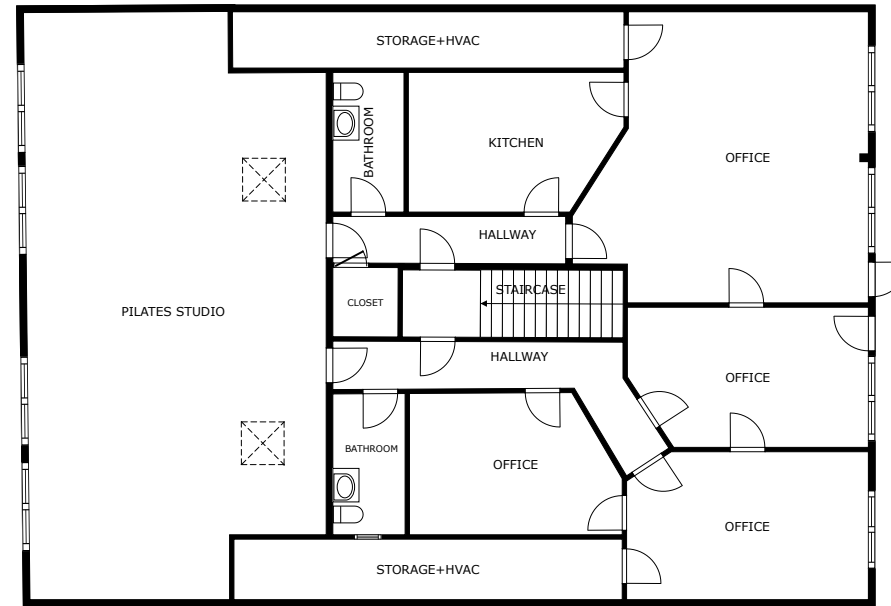
Upstairs, the second floor features refinished wood floors, crown molding, and exposed truss beams, currently occupied by a massage practice, Pilates studio, and owneroperated office—offering diversification of income and user type.



1st Floor Plan



2nd Floor Plan





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