



For Sale

The Stationhouse

120 S Park Ave, Sanford, FL

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Located in the core of Historic Downtown Sanford, 120 S Park Avenue enjoys prime exposure on one of Central Florida's most dynamic and pedestrian-friendly corridors. The surrounding district has undergone a decade of revitalization and is now home to a thriving arts, dining, and entertainment scene, attracting both locals and visitors year-round.

Ongoing investments by both the City of Sanford and private developers have transformed the area into a 24/7 destination, balancing the preservation of its historic charm with the energy of a modern, experience-driven economy. 120 S Park Avenue sits at the heart of this momentum; an ideal address for an operator or investor seeking long-term stability in a district known for its authenticity, visibility, and sustained growth.

Newly Renovated Restaurant

in the Heart of Historic Downtown Sanford

- Prime Downtown Sanford Location – Corner of S Park Avenue in the heart of the Historic District
- ±1,285 SF | 0.14 AC – Single-story restaurant with large outdoor patio seating
- Modern 2020 Renovation – Full remodel with interior and exterior upgrades; roll-up garage door for open-air dining
- Historic Architecture – Originally constructed in 1938; formerly a Greyhound station and gas station
- Zoning: SC-3 (Downtown Commercial) – Supports a variety of retail, restaurant, and mixed-use applications
- Kitchen Upgrades: 12' grease Hood with fire suppression, In-ground Grease Trap, Gas Line

From Greyhound Station to Culinary Landmark

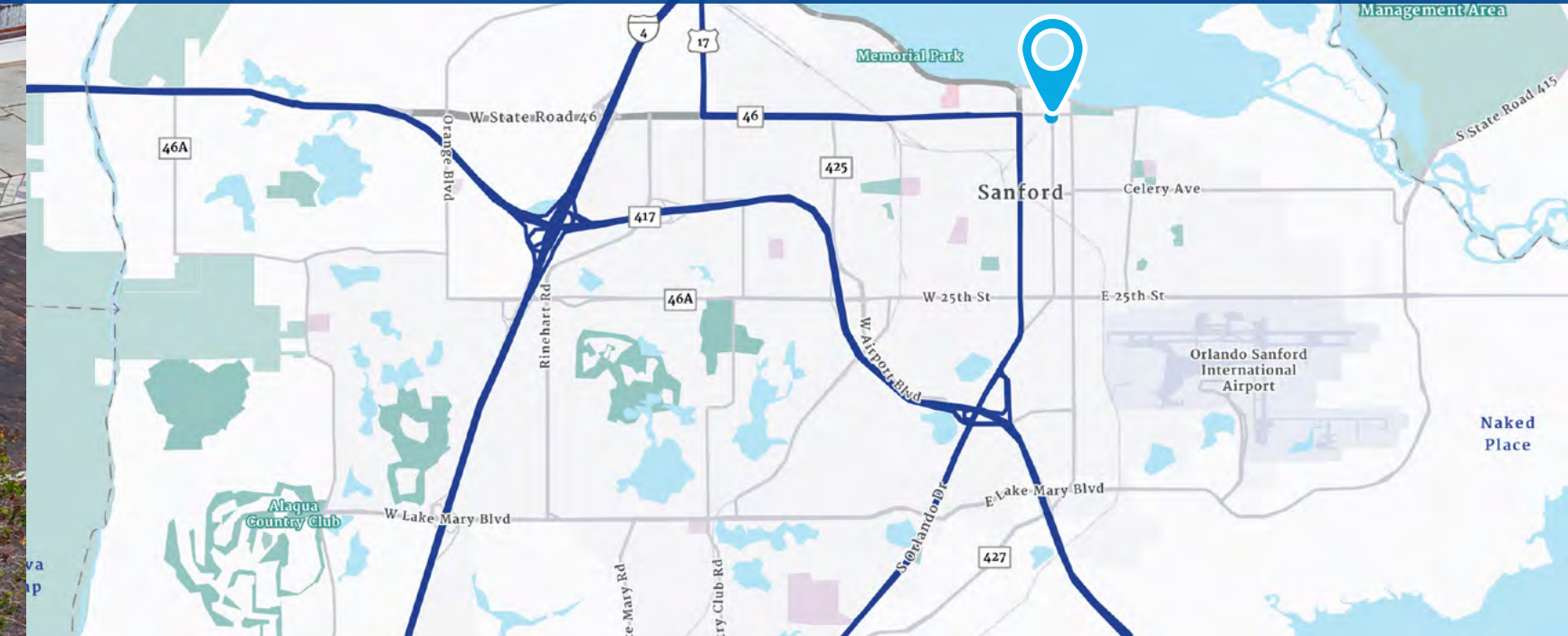
Where Community, Culture, and Commerce Converge

Before its transformation into one of Sanford's most recognizable restaurant sites, 120 S Park Avenue served as a Greyhound bus station and gas station, anchoring local commerce and travel in the early 20th century. The building's 1938 construction reflects the era's utilitarian block design and roadside charm, emblematic of Sanford's emergence as a hub of regional connection and industry.

Over the decades, the site has evolved alongside downtown Sanford's growth— its repurposing as a barbecue restaurant capturing the city's dedication to adaptive reuse and preservation.

The property's careful 2020 restoration modernized the structure while honoring its industrial aesthetic, ensuring it remains an integral part of Sanford's architectural fabric.

Its history mirrors Sanford's own—resilient, adaptive, and forward-looking. Today, 120 S Park Avenue stands not just as a place to dine, but as a piece of living history that continues to serve the community it helped shape nearly a century ago.



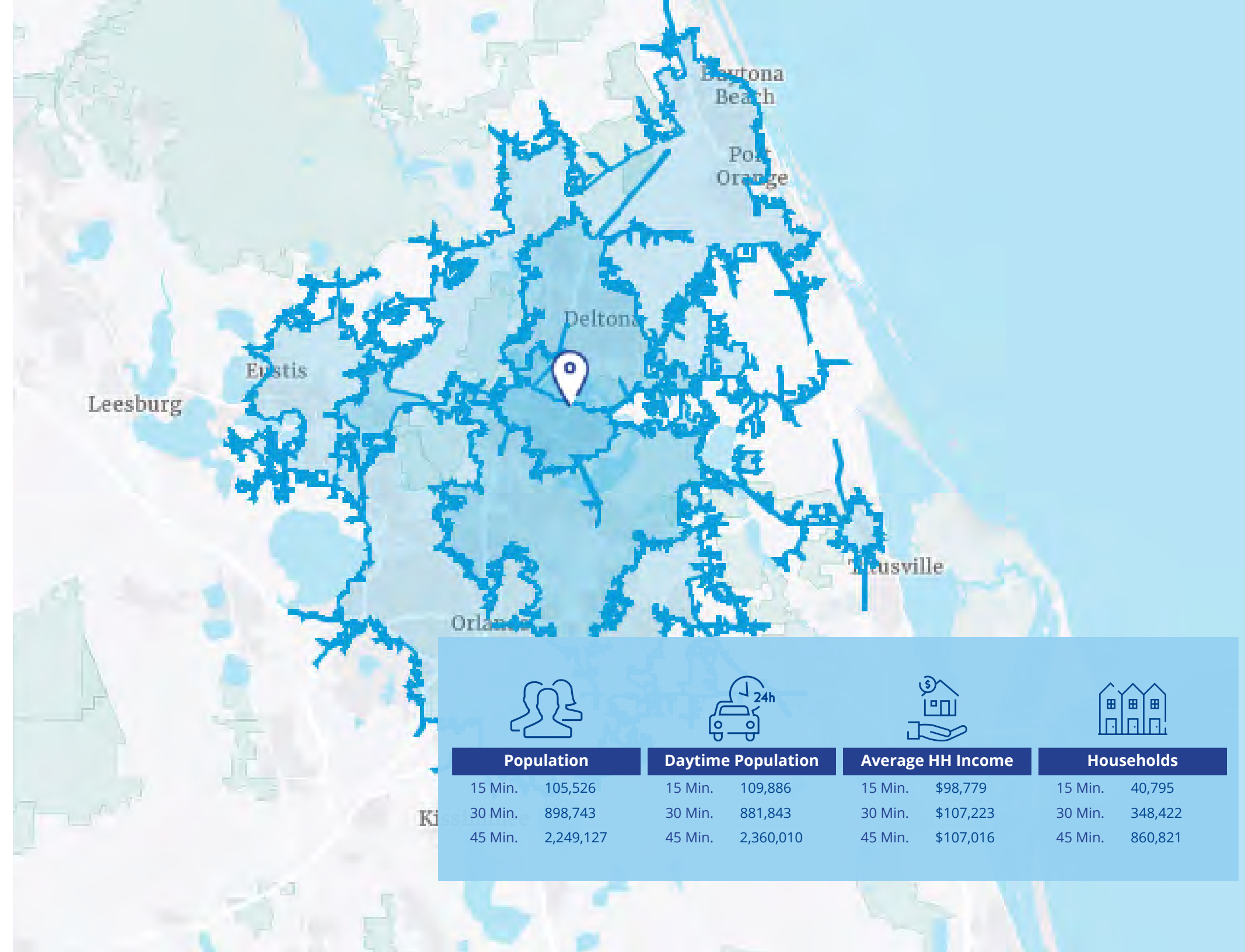


Property Summary

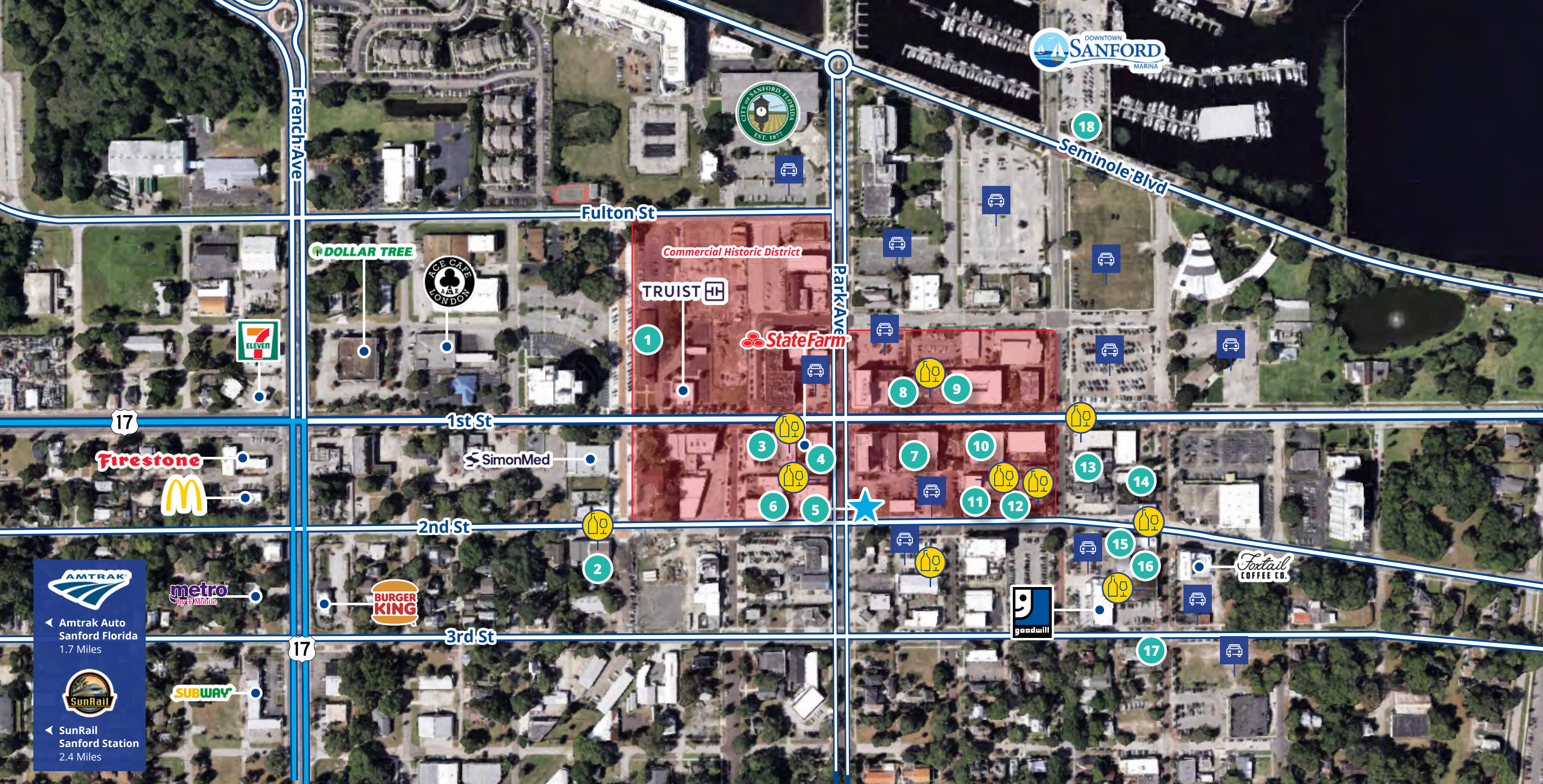
- **Environmental Clean Bill of Health** – Former fuel tanks removed and property fully remediated
- **ADA Compliant & Street Parking Available** – Accessible and guest-friendly
- **Vibrant Downtown Trade Area** – Surrounded by Hollerbach's, Henry's Depot, Tuffy's, Christo's, Slam Pizza, and more

Building Size	1,285 SF
Lot Size:	0.14 acres
Year Built	1938
Zoning	SC3
Market	Orlando-Kissimmee-Sanford, FL
Parcel	25-19-30-5AG-0304-0100

Sale Price
 \$600,000 (\$466.93 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

1. 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
2. Burgerbach's
3. SLAM Pizza & Cheesesteaks, Simply Homemade 1913, The Tennessee Truffle, Christo's
4. Raw Press Juice Co.
5. Fuel BBQ
6. The District
7. Colonial Room, The Bayou
8. The Breezeway
9. Wondermade
10. Hollerbach's German Restaurant
11. Hollerbach's German Market
12. Sushi & Seoul
13. The Old Jailhouse
14. Negril Spice
15. The Joint
16. Maya Rosa
17. Buster's Bistro
18. 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

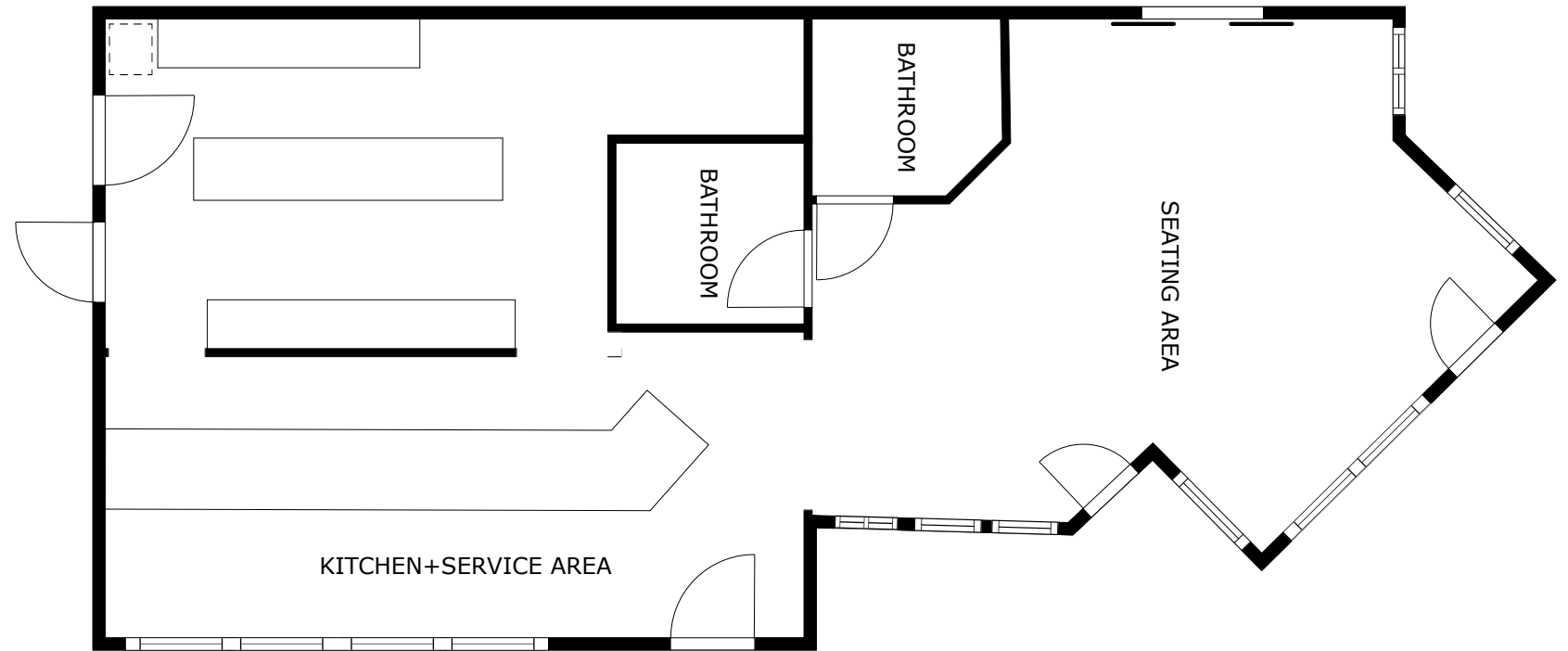
SunRail Sanford Station 2.4 Miles

Floor Plan(s)

Perfectly positioned along South Park Avenue, this ±1,285 SF single-story restaurant sits on a 0.14-acre parcel surrounded by some of Sanford's most visited restaurants, breweries, and entertainment venues. Originally constructed in 1938, this block-built structure was fully remodeled in 2020, blending nostalgic architectural details with modern hospitality function.

The property features a full commercial kitchen buildout, open dining area, and garage-style roll-up door that opens to an expansive outdoor patio, creating a lively and inviting indoor-outdoor dining experience. The restaurant's configuration and build quality make it ideal for a local operator, craft food concept, or investor seeking a turn-key restaurant asset in a growing downtown corridor.

The property also includes ADA accessibility, street parking, and an interior connection to the adjacent building that can remain open or be enclosed—offering optional flexibility for an expanded footprint or shared operations. With SC-3 zoning and no remaining environmental liabilities (following full remediation and tank removal), this property presents a clean, compliant foundation for the next generation of Sanford dining.



An aerial photograph of a commercial building. The building has a white roof with several HVAC units. A large rooftop patio area is visible, featuring a grid of stone tiles, several tables with chairs, and a red fire hydrant. A red car is parked in a lot adjacent to the building. The surrounding area includes a sidewalk, a street with a black car and a silver car, and other buildings in the background.

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