



# C. Brenner, Inc.

1510 E. Colonial Dr. Suite 307

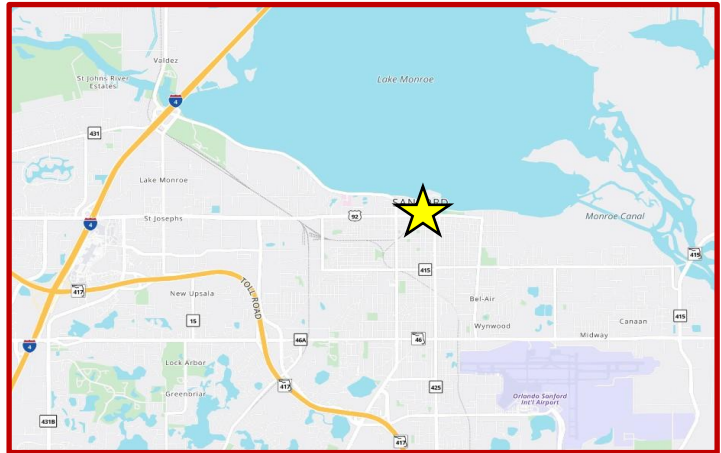
Orlando, FL 32803

Phone: (407) 677-1700

COMMERCIAL REAL ESTATE

## Rare Corner in Downtown Sanford

116 W 1<sup>st</sup> St  
Sanford, FL 32771



- Premier retail opportunity in the heart of Central Florida's most vibrant downtown
- 90' of prime storefront frontage on W 1<sup>st</sup> St - Downtown Sanford's main retail corridor
- 5,740 SF total - divisible into 1,950 SF and 3,790 SF suites
- Hard-corner ground-floor position with unrivaled walkability and visibility
- Currently built out as professional office - landlord will deliver in retail-ready condition
- Charming historic building featuring soaring ceilings and floor-to-ceiling windows
- Ideal for restaurant, bar, café, boutique retail, salon suites, or professional use
- \$25/SF NNN

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