

PROFITABLE, HISTORIC FOOD HALL FOR SALE



HENRY'S DEPOT

Historic Downtown Sanford Location - The property anchors First Street within Sanford's actively redeveloping historic commercial district, benefiting from sustained foot traffic, complementary independent operators, and proximity to the Lake Monroe waterfront.

Turnkey Operational Infrastructure - Integrated Toast POS system, shared common areas, established vendor relationships, professional management, and trained staff transfer with the sale, minimizing operational continuity risk for an incoming owner-operator.

Three-Year Operating History - Consistent occupancy, normalized cash flow, and disciplined expense management across 2023 through 2025 provide a defensible underwriting basis for buyer financing and proforma development.

Multiple Value-Add Pathways - Tenant mix refinement, expanded event programming, operational synergies between the food hall and bar, and selective lease restructuring as percentage breakpoints mature offer thoughtful buyers organic upside without major capital deployment.

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