

**FOR SALE
OR
LEASE**

**2921 S. ORLANDO DRIVE
SUITE 110, SANFORD, FL 32773**

23,000 SF RETAIL SPACE



PROPERTY HIGHLIGHTS

- **23,000 SF AC Space with 90' of frontage and 200' depth**
- **2nd unit in a 148,535 SF Plaza, 20' Clear Height**
- **Condo Unit on a C-2 Zoned Site, 2 Dock High Doors**
- **Great Building and Signage, New Roof and HVAC in 2008**
- **Located at the corner of SR 417 & HW 17-92 (Orlando Ave), near Lake Mary Blvd, CR 46, with easy access to I-4**
- **Low Condo Fee: (\$1.00 PSF)**
- **Plans in place to Renovate to Multi-Tenant Space**
- **Potential Owner Financing Available (see broker for details)**
- **Lease Rate: \$5.50 NNN**
- **Sales Price: \$1,250,000**

C O N T A C T

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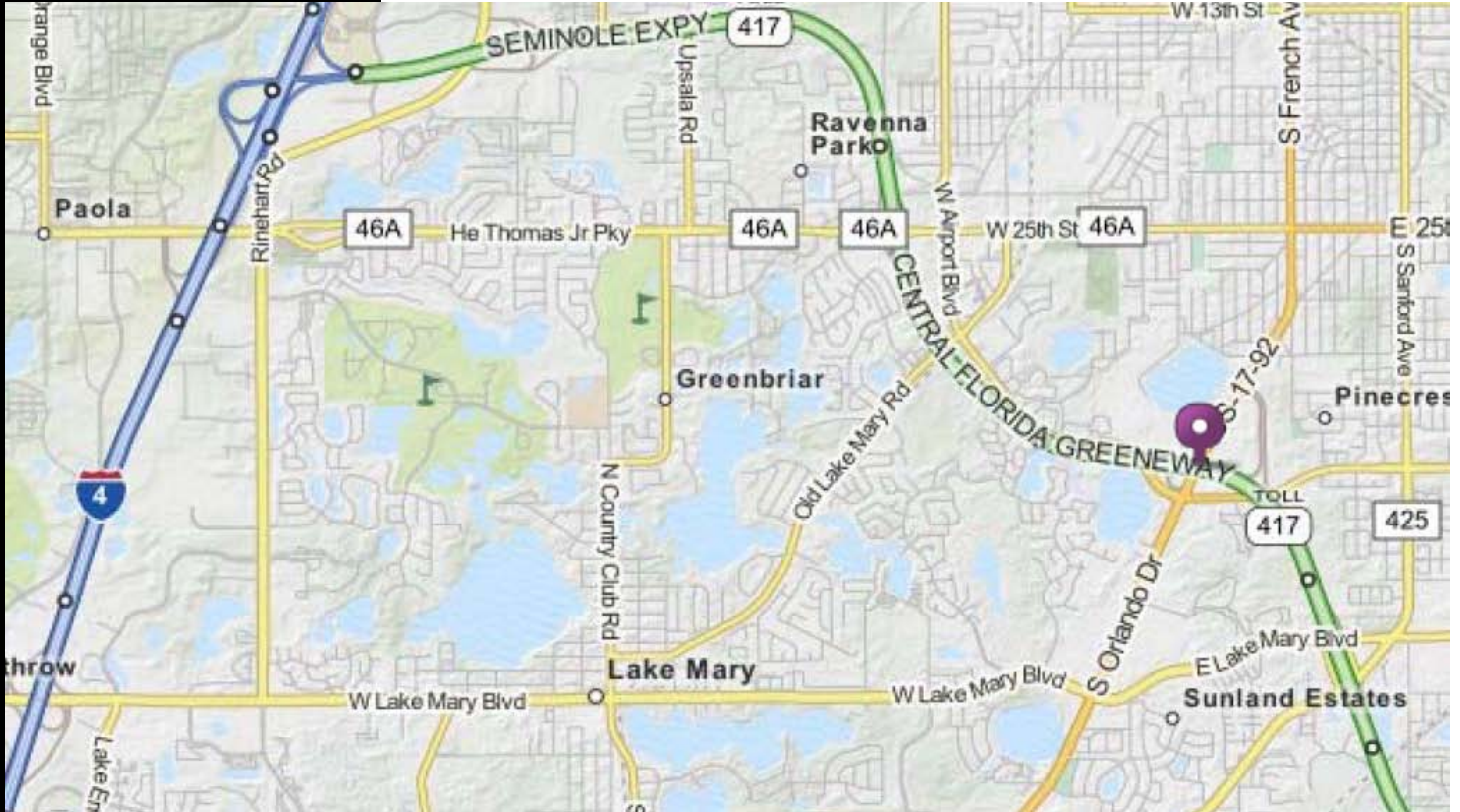
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As-Is Floor Plan



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