



**HARKINS**  
COMMERCIAL  
REAL ESTATE

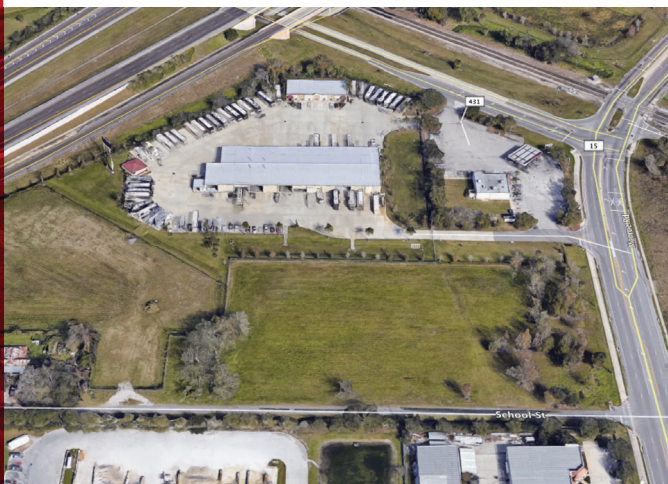
# DEVELOPMENT OPPORTUNITY

Up to 9.24 Acres  
**AVAILABLE**



## Mark Harkins

Harkins Commercial Real Estate  
3595 W Lake Mary Blvd Suite B  
Lake Mary, FL 32746  
Office | 407.323.9310  
Fax | | 407.641.8479  
[www.harkinscommercial.com](http://www.harkinscommercial.com)



Parties: Mark Harkins of Harkins Commercial, Inc., is the listing Broker for the property and agent of the Seller. Except as indicated herein, no other parties are or will become agent of or for the Seller in the contemplated transaction. Brokers will not employ any sub-agents unless such agents are employed by Broker's real estate firm. Brokers will cooperate (sharing commissions on a negotiated basis) with third party brokers that present a purchaser for the listed property.

Offers to buy or sell this property can only be made through the listing agent identified herein. Seller is the owner or the authorized agent of the owner, of the property offered for sale and the subject of the listing agreement between Broker and Seller.

Disclaimer: Neither the Seller, Owner, or Broker represents, warrants, either by implication nor express statement, the accuracy or completeness of the information contained in this property presentation.

The information contained herein has been prepared from sources believed to be reliable but has not been independently verified by the Broker as to accuracy or completeness. No warranties or representations, express or implied, are made as to the information presented herein. Warranties or representations can only be made by the Seller or Owner in a written and fully executed purchase and sales agreement between Seller and purchaser. Projections in the presentation are based on assumptions and interpretations based on future events and market conditions, and Broker, Seller or Owner, and, therefore, subject to error and change without notice. The prospective purchaser is encouraged to perform such independent due diligence as he or she finds appropriate. Typically, due diligence activities provide a more comprehensive review and analysis of all aspects of the property (including, but not limited to, financial matters, market conditions, physical condition, regulatory issues and title status) than the material contained herein. This presentation is for information purposes only and is not a solicitation of any nature whatsoever. Seller and Owner reserve the right, at their sole and absolute discretion, to reject any offer.

Confidentiality: The information contained in this presentation is confidential and proprietary and is for the exclusive use of the party receiving the information (whether in printed, electronic, or facsimile format) for the sole purpose of determining if the recipient desires to acquire more information regarding the Property. By acceptance of this information in any format or from any source, the recipient agrees to not distribute nor to disclose this information in any form to any other person or entity without the prior written consent of the Broker.

For further information, please contact:

### **Mark Harkins**

Harkins Commercial Real Estate  
3595 W Lake Mary Blvd Suite B  
Lake Mary, FL 32746

Office | 407.323.9310  
Fax | | 407.641.8479  
[www.harkinscommercial.com](http://www.harkinscommercial.com)



# TABLE OF CONTENTS

Listing Details	<b>Page 3</b>
Site Plan	<b>Page 4</b>
Location Overview	<b>Page 5</b>
Area Map	<b>Page 6</b>
Demographics	<b>Page 7</b>
Broker Information	<b>Page 8</b>







# LISTING DETAILS

**ASKING PRICE:**

**\$3,400,000.00**

PROPERTY

Location:

Northwest Corner of  
School Street & US 17-92/  
Monroe Road

Parcel IDs:

21-19-30-502-0700-0000  
21-19-30-509-0000-0010  
21-19-30-509-0000-0020  
21-19-30-509-0A00-0000

County

Seminole County

Zoning

PD, C2, C3, M-1

Property Type

Land

Parcel Size

Lot 2: 4.86 Acres

Lot 3: 4.385 Acres

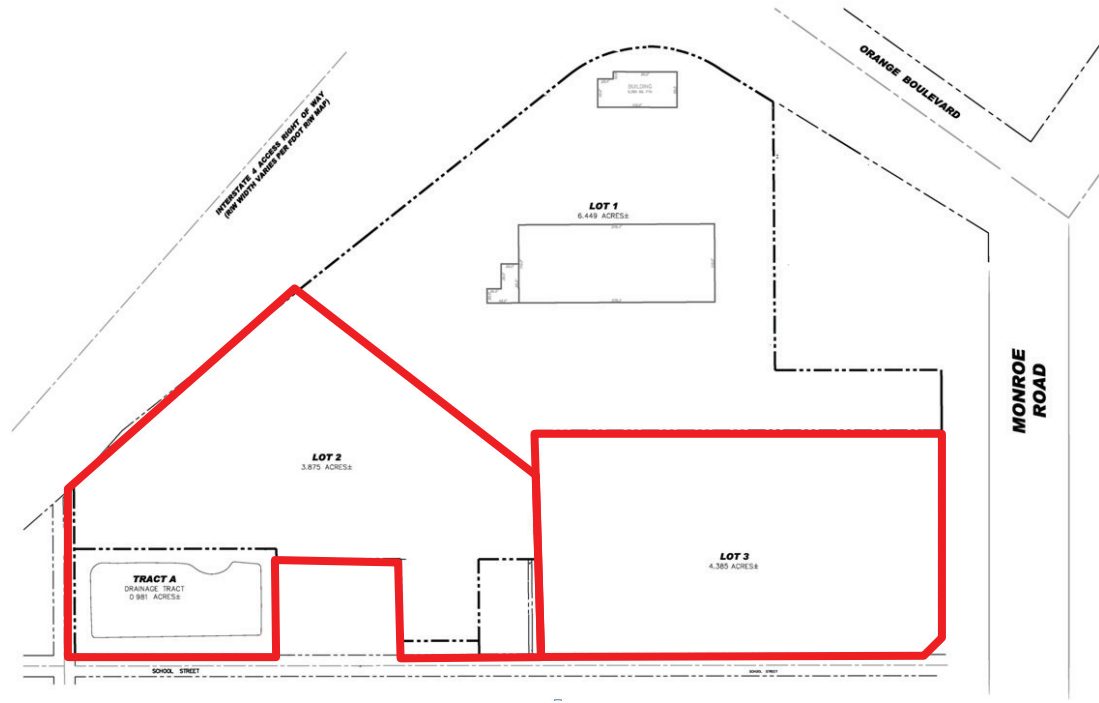
**Total: 9.24 Acres**



# SITE PLAN

Harkins Commercial Real Estate  
3595 W Lake Mary Blvd Suite B  
Lake Mary, FL 32746

Office | 407.323.9310  
Fax || 407.641.8479  
www.harkinscommercial.com



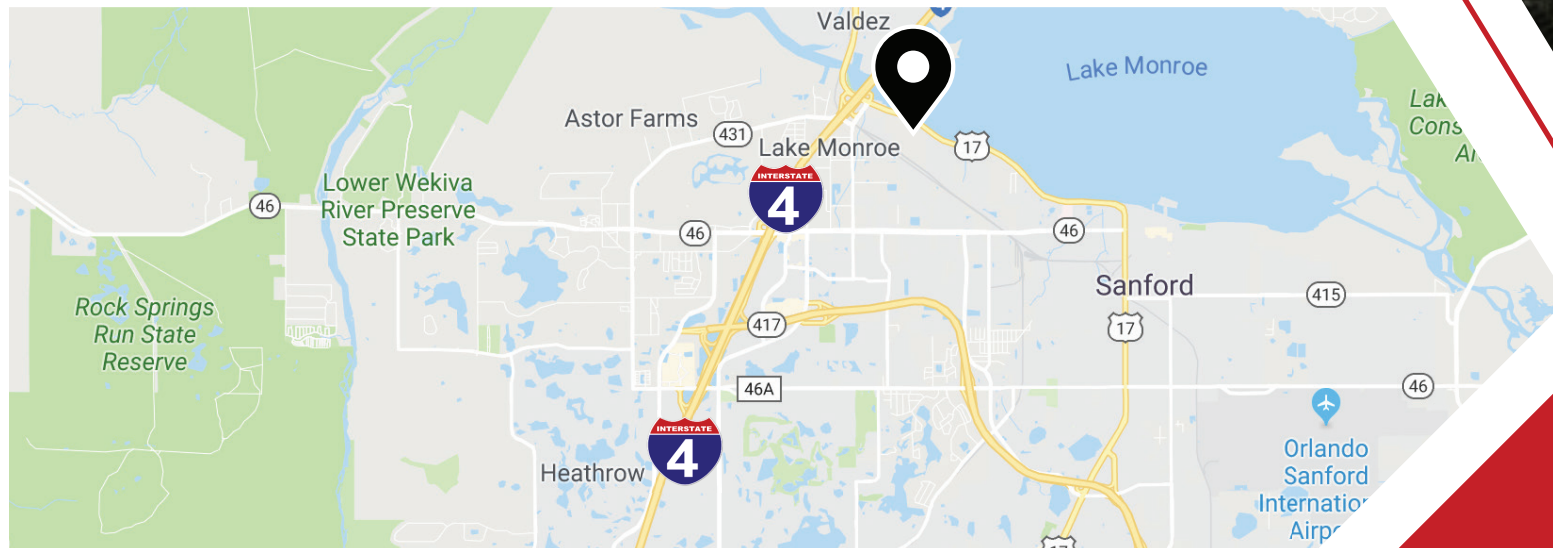


# LOCATION OVERVIEW

As an extension of Orlando's booming economy, Sanford is an area that is experiencing tremendous growth and development.

With all of the developed retail areas and planned Class-A office projects, Sanford has established itself as 'start-up incubator' area, with several companies seeking to setup their headquarters right along the north-end I-4 corridor.

This makes our development location idea for any company seeking to capture this thriving market.



Harkins Commercial Real Estate  
3595 W Lake Mary Blvd Suite B  
Lake Mary, FL 32746

Office | 407.323.9310  
Fax | | 407.641.8479  
[www.harkinscommercial.com](http://www.harkinscommercial.com)



# AREA MAP

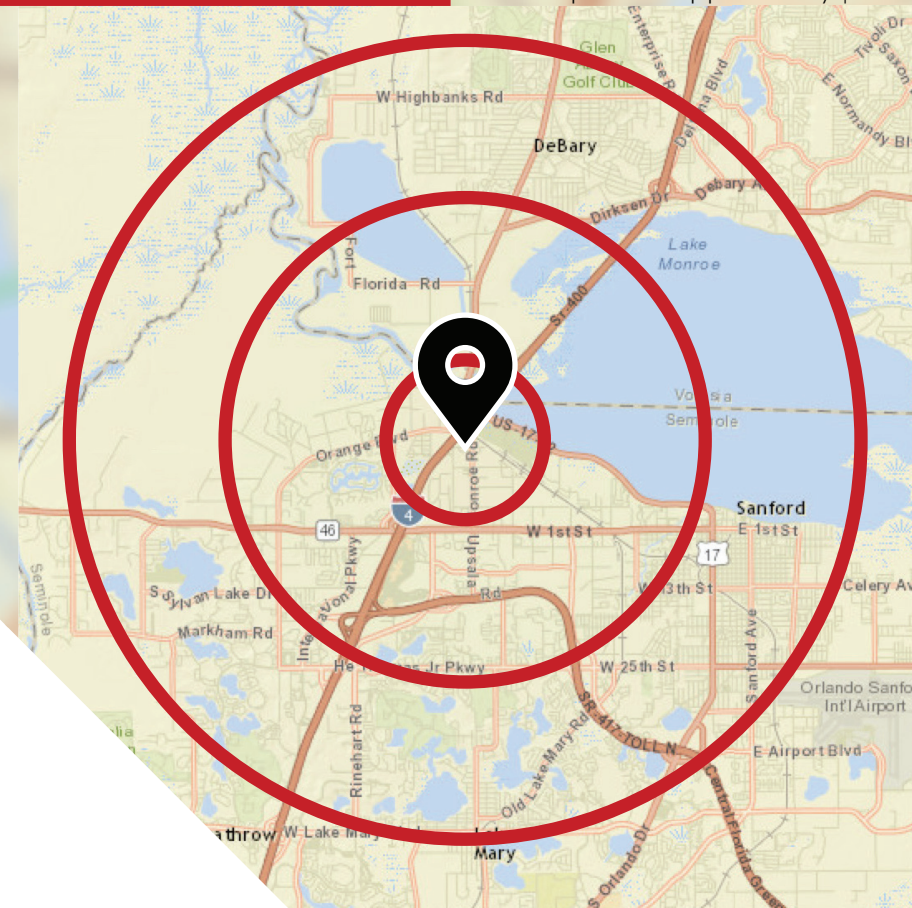




# DEMOGRAPHICS

<b>2017 Summary</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	1,564	30,949	98,062
Households	554	12,099	37,998
Families	356	7,816	25,339
Average Household Size	2.82	2.55	2.55
Owner Occupied Housing Units	196	5,594	21,946
Renter Occupied Housing Units	358	6,505	16,052
Median Age	30.6	34.7	38.5
Median Household Income	\$51,170	\$54,013	\$54,631
Average Household Income	\$71,425	\$73,881	\$77,107

<b>2022 Summary</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	1,688	33,354	104,665
Households	593	13,018	40,482
Families	380	8,372	26,882
Average Household Size	2.85	2.56	2.56
Owner Occupied Housing Units	207	5,979	23,265
Renter Occupied Housing Units	386	7,039	17,217
Median Age	31.1	35.4	39.3
Median Household Income	\$57,294	\$60,320	\$60,960
Average Household Income	\$84,005	\$85,701	\$87,767






# BROKER INFORMATION

Harkins Commercial, Inc. provides expertise in commercial leasing, tenant representation, property management, and commercial investments. Harkins Commercial, Inc. has become a “one-stop shop” for all owners and investors of real estate, management, and development needs.

## Mark Harkins

Licensed Real Estate Broker

 | 407.323.1993

 | [markh@harkinscommercial.com](mailto:markh@harkinscommercial.com)

Harkins Commercial Real Estate  
3595 W Lake Mary Blvd Suite B  
Lake Mary, FL 32746

Office | 407.323.9310  
Fax | | 407.641.8479  
[www.harkinscommercial.com](http://www.harkinscommercial.com)



**HARKINS**  
COMMERCIAL  
REAL ESTATE

