



605 South Orange Blvd Sanford, FL 32771

Property Highlights

- Redevelopment possibilities
- The building sits on a beautiful five-acre plot of land.
- Currently zoned as A-1, future land use (FLU) is low density residential (LDR).
- Several conditional use options including ALF and medical office.
- Near Heathrow comprises a master-planned, private, gated residential community of approximately 2,000 homes and the Heathrow International Business Center, an office park.
- Lake Mary/ Sanford area are well populated and is a fast-growing area with a 2% jump in annualized growth



FOR MORE INFORMATION | MILLENNIA-PARTNERS.COM

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Google

Map data ©2021

EXECUTIVE SUMMARY

SANFORD, FL 32771

605 South Orange Blvd



OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	11,629 SF
Price / SF:	-
Year Built:	1985

PROPERTY OVERVIEW

The asking price for the property is \$1,500,000.

PROPERTY HIGHLIGHTS

- This is a 5-acre development parcel
- There are two buildings on the property. The first building is 8,489 square feet and has two stories. The second building is 3,140 square feet.
- The property was originally used as an equine hospital.
- The property is only minutes away from I-4 and Wekiva Parkway (429) with easy access to and from the property. Additionally, the property backs up into the beltway of 46 and I-4.
- Seminole County Parcel ID: 30-19-30-300-032G-0000

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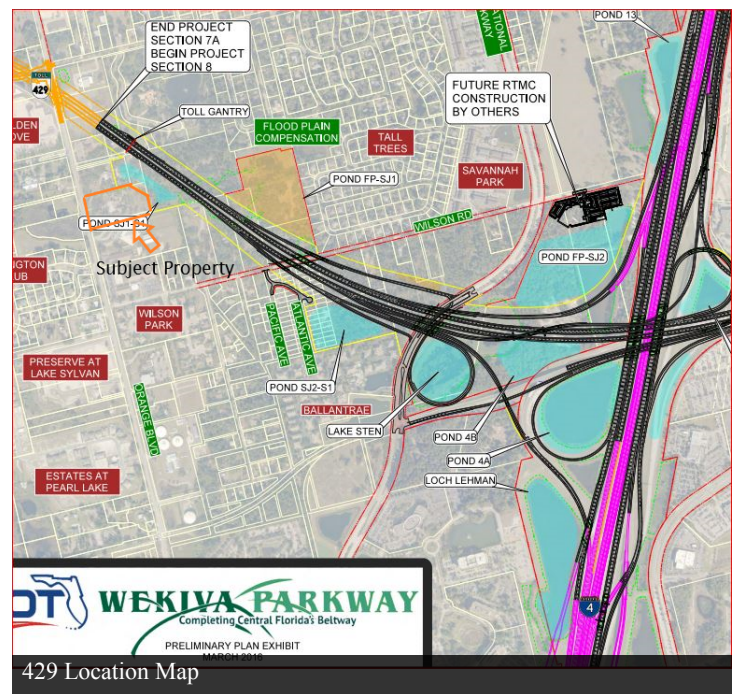
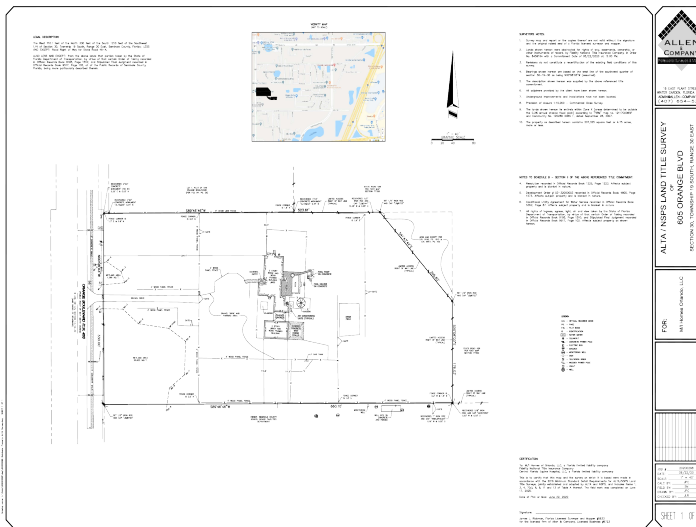
OFFICE BUILDING

For Sale

ADDITIONAL PHOTOS

SANFORD, FL 32771

605 South Orange Blvd



Survey Plan

429 Location Map

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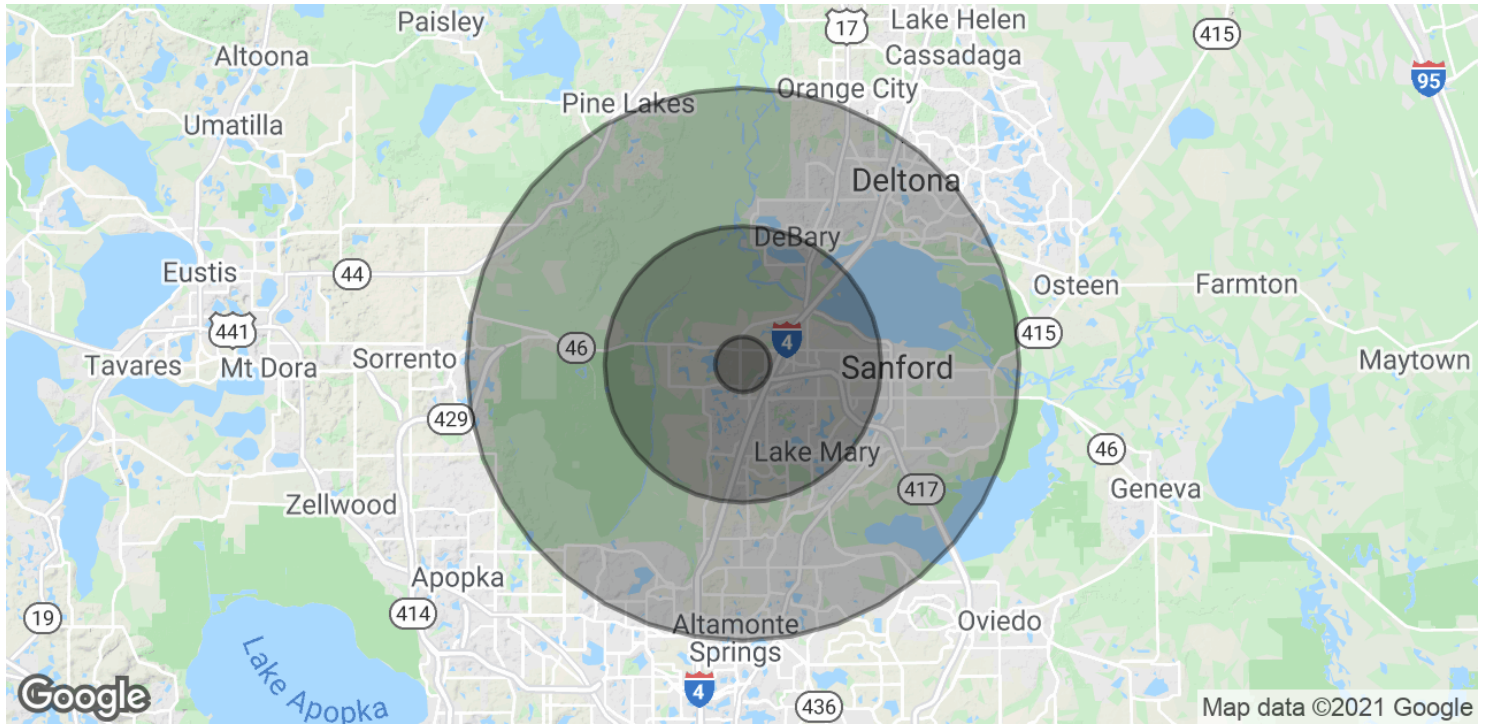
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DEMOGRAPHICS MAP & REPORT

SANFORD, FL 32771

605 South Orange Blvd



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,970	81,835	308,301
Average age	38.8	37.9	38.6
Average age (Male)	38.8	38.2	37.8
Average age (Female)	38.8	37.7	39.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	752	30,248	115,993
# of persons per HH	2.6	2.7	2.7
Average HH income	\$123,081	\$94,665	\$74,228
Average house value	\$541,322	\$396,466	\$314,291

* Demographic data derived from 2010 US Census

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