



Free-standing building

Property description

209 San Carlos Ave is a single-story office building near Downtown Sanford. Zoned RMOI, this planned mixed-use district is designed to accommodate business and professional offices. High density multi-family/residential opportunities and institutional uses are also included. An ideal location for a medical user or professional services.

Asking price

\$799,000

Get more information

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Property highlights

- 5,073± SF building offering ideal professional/medical office layout
- 0.61± AC corner lot with multiple access driveways
- 42± parking spaces
- Existing plumbing infrastructure that includes hot and cold water in every office
- Adaptive reuse opportunity with unique open atrium lobby
- Multiple existing short-term leases in place



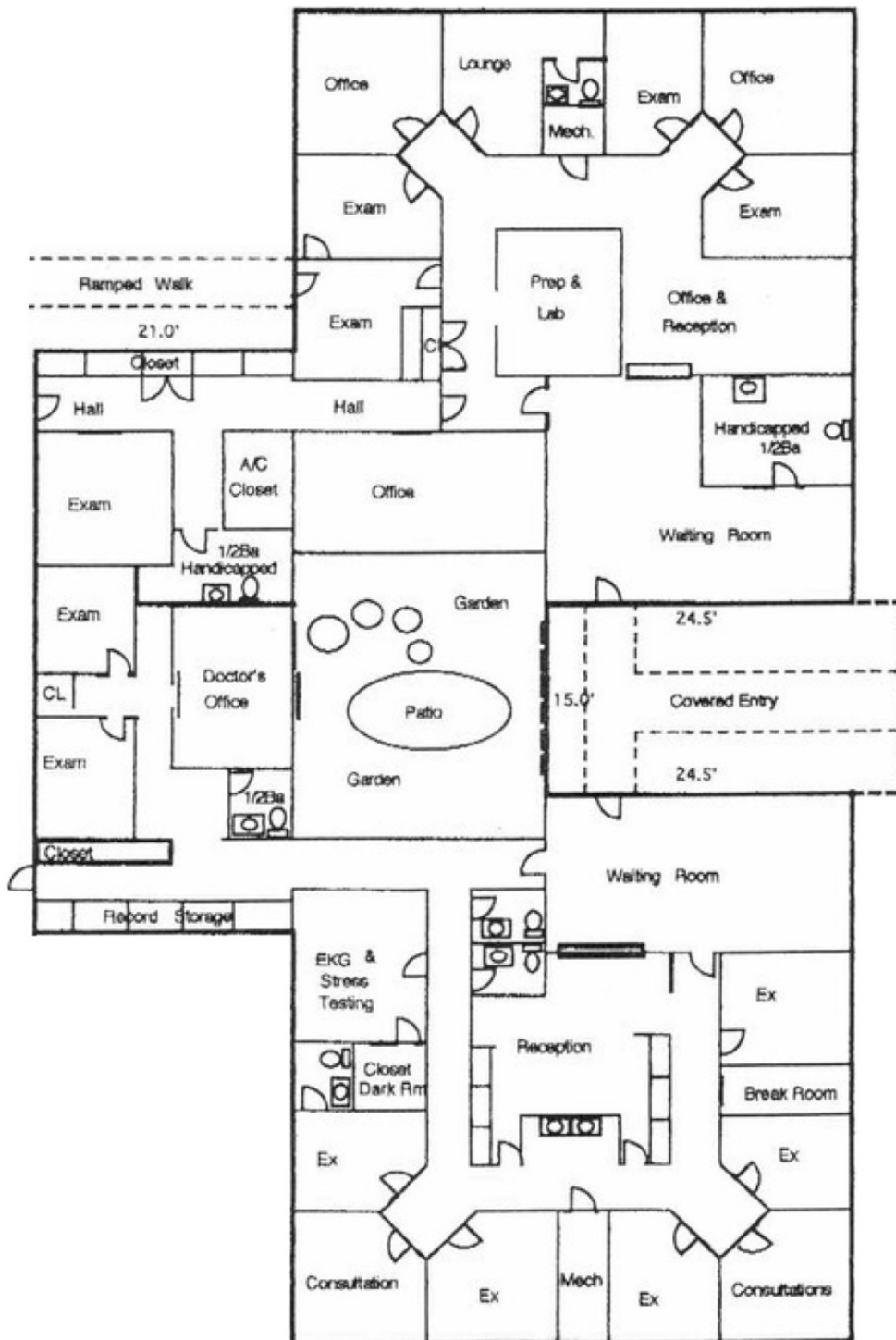
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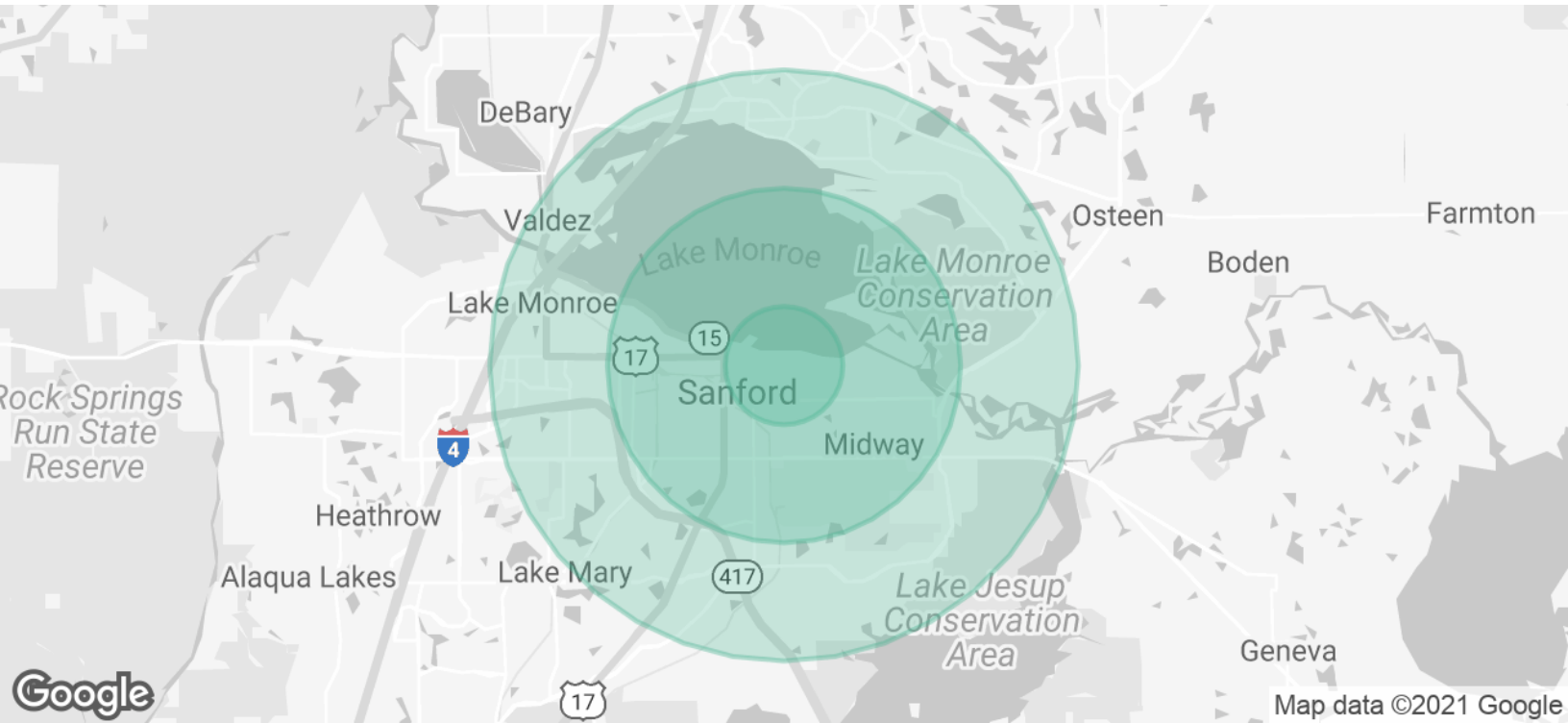
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Population	1 Mile	3 Miles	5 Miles
Total Population	4,689	34,193	81,445
Average age	39.3	34.2	35.6
Average age (Male)	35.7	33.2	34.8
Average age (Female)	45.0	35.8	36.3
Households & Income	1 Mile	3 Miles	5 Miles
Total households	2,001	12,949	30,188
# of persons per HH	2.3	2.6	2.7
Average HH income	\$55,754	\$46,688	\$54,422
Average house value	\$224,087	\$224,711	\$219,898

* Demographic data derived from 2010 US Census



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