



For Lease

Monroe Commerce Park

4,000 SF | \$14 / SF

Church Street and Monroe Road

Sanford, Florida 32771

Property Highlights

- (5) grade-level office / warehouse buildings totaling 116,500± SF; built in 2003
- 10'-12' x 14' grade-level overhead doors
- Clear height: 16' - 20'; Skylights for natural light
- Zoning: PD - allows a wide variety of uses
- Easy access to I-4 - only ¼ mile south of US Hwy 17-92 interchange
- Excellent visibility with frontage on both US Hwy 17-92 (Monroe Road) and Church Street
- Great location less than a mile from 2 separate I-4 interchanges - convenient to entire Orlando metro area
- Only 7 minutes from HCA Florida Lake Monroe Hospital
- Internet providers: Spectrum / AT&T

**Lease Rate: \$14 / SF NNN
(Op Ex: \$3.88/SF)**

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
703 Progress Way	\$14.00 SF/yr	4,000



For more information

Kevin O'Connor

O: 407 949 0736
koconnor@realvest.com

Matthew Cichocki

O: 407 949 0738
mcichocki@realvest.com

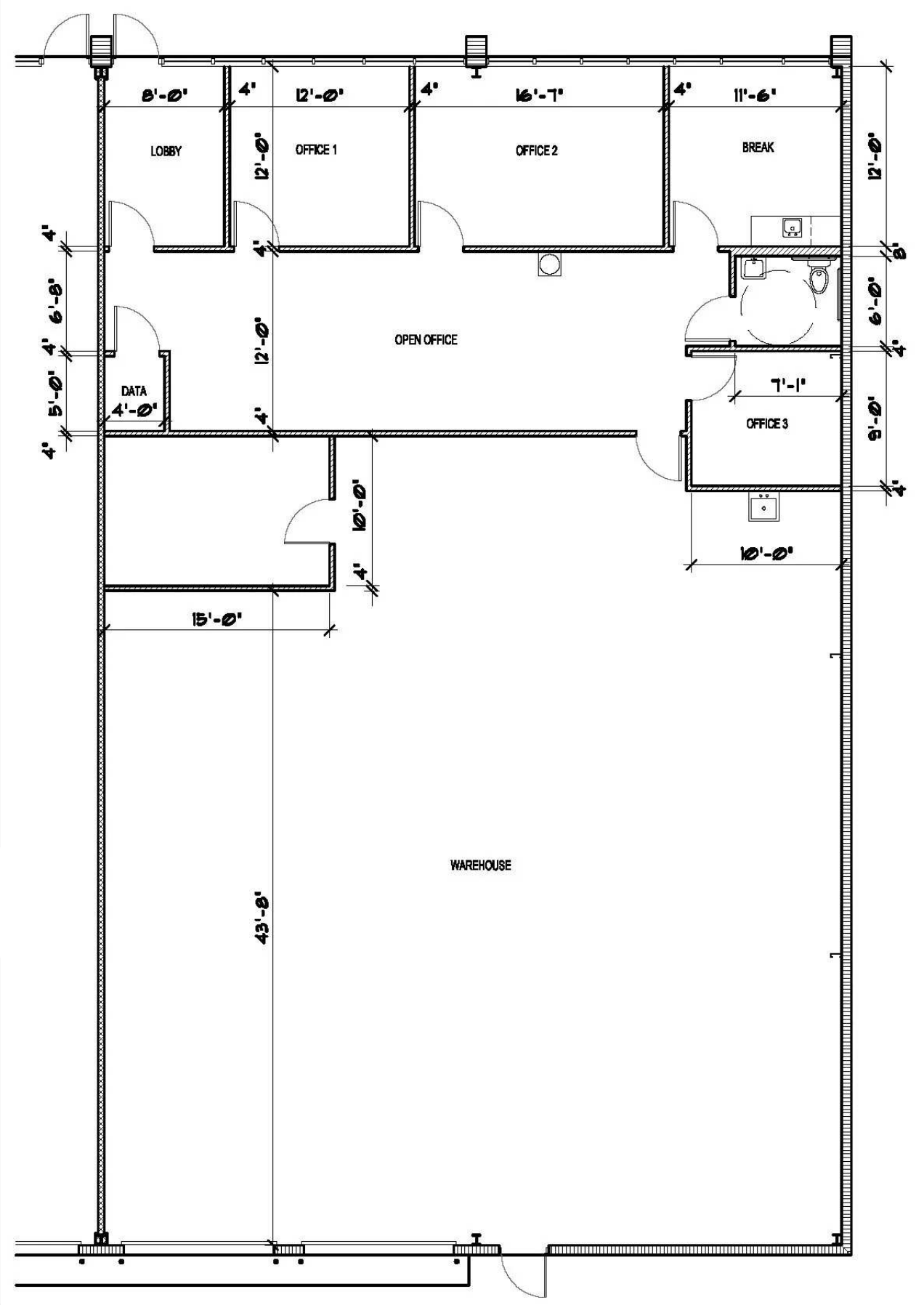
Available Spaces



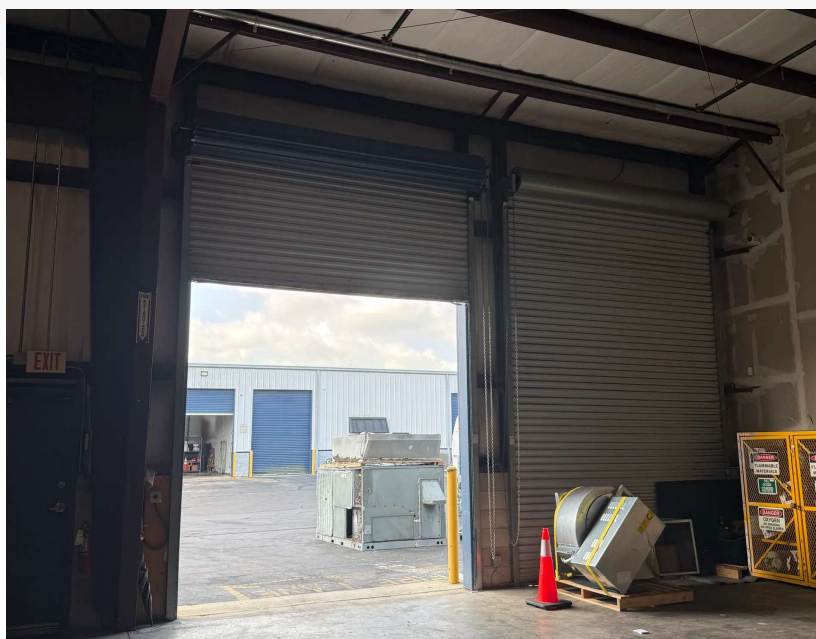
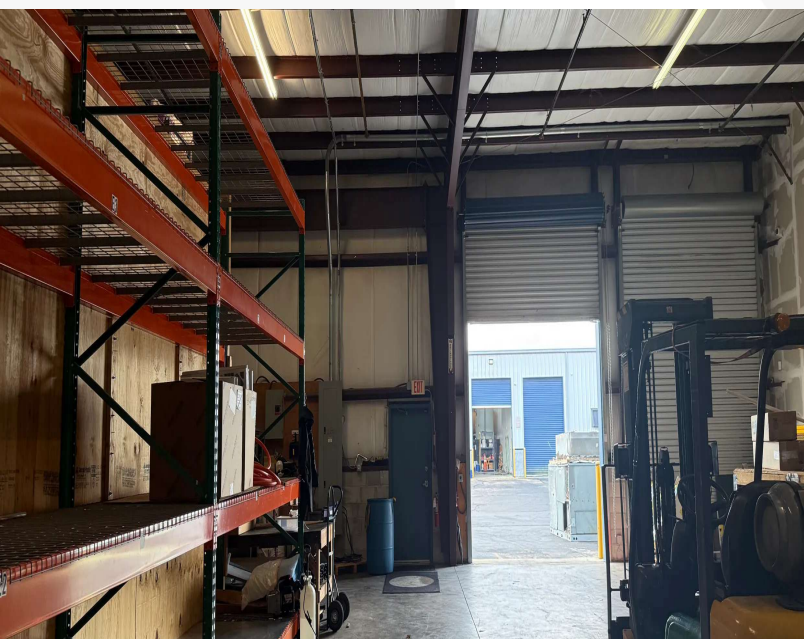
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
703 Progress Way	Available	4,000 SF	NNN	\$14.00 SF/yr

703 Progress Way - 4,000± SF



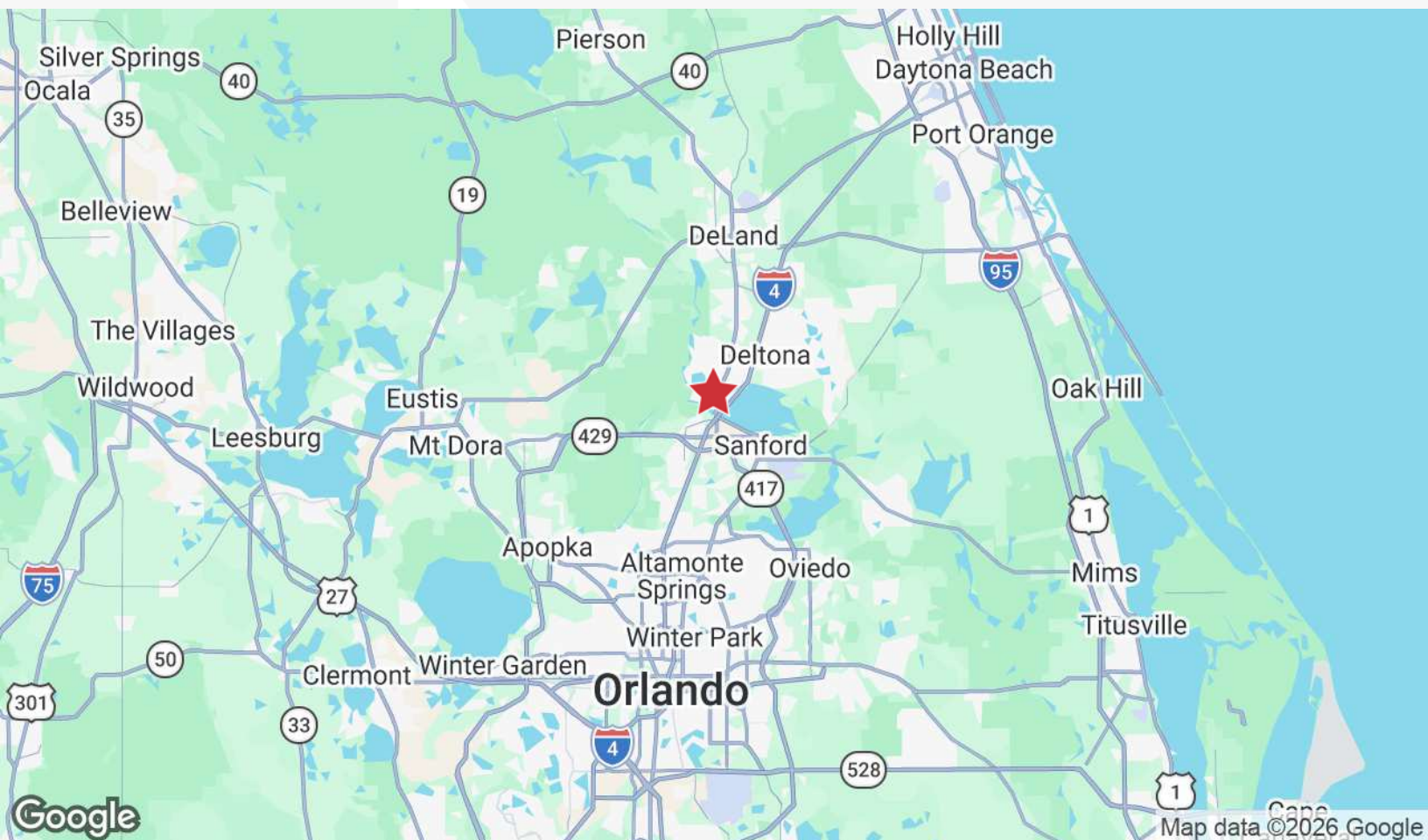
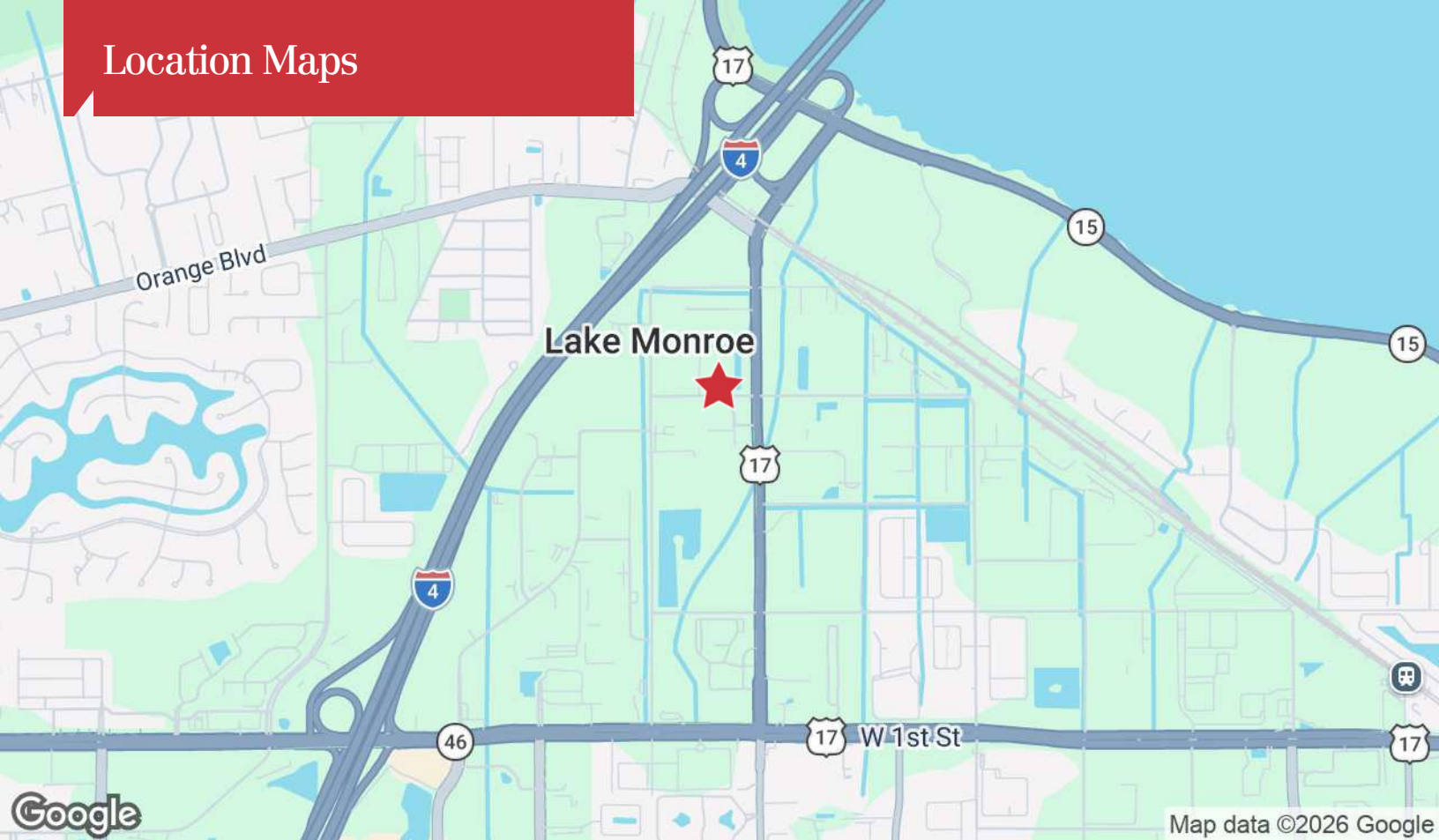
Property & Space Photos



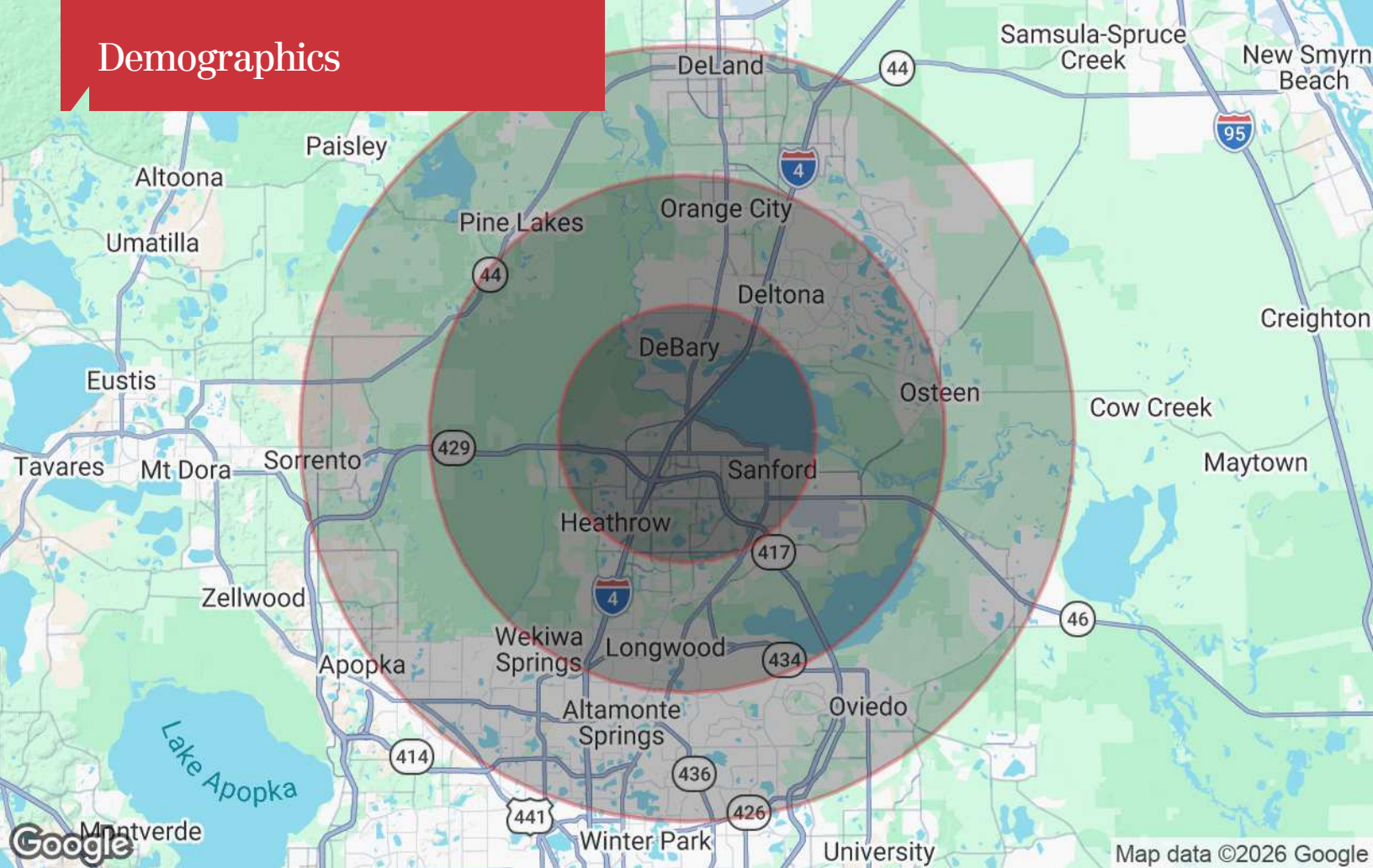
Property Aerials



Location Maps



Demographics



Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	111,553	339,601	804,823
MEDIAN AGE	40	42	42
MEDIAN AGE (MALE)	39	41	41
MEDIAN AGE (FEMALE)	42	43	43

Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	43,546	130,098	311,586
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$108,314	\$106,215	\$105,213
AVERAGE HOUSE VALUE	\$402,953	\$381,639	\$401,842

* Demographic data derived from 2020 ACS - US Census