



Ethnos360 Office Space

312 W. FIRST ST, SANFORD, FL 32771



Property Highlights

- Lease includes Utilities!
- Gorgeous views of the South, East and West of downtown Sanford, FL
- <5 miles from Seminole Town Center
- Walking distance to multiple restaurants
- Minutes from Orlando Sanford International Airport
- Convenient access to I-4

FOR MORE INFORMATION | [MILLENIA-PARTNERS.COM](https://millenia-partners.com)

PRESENTED BY

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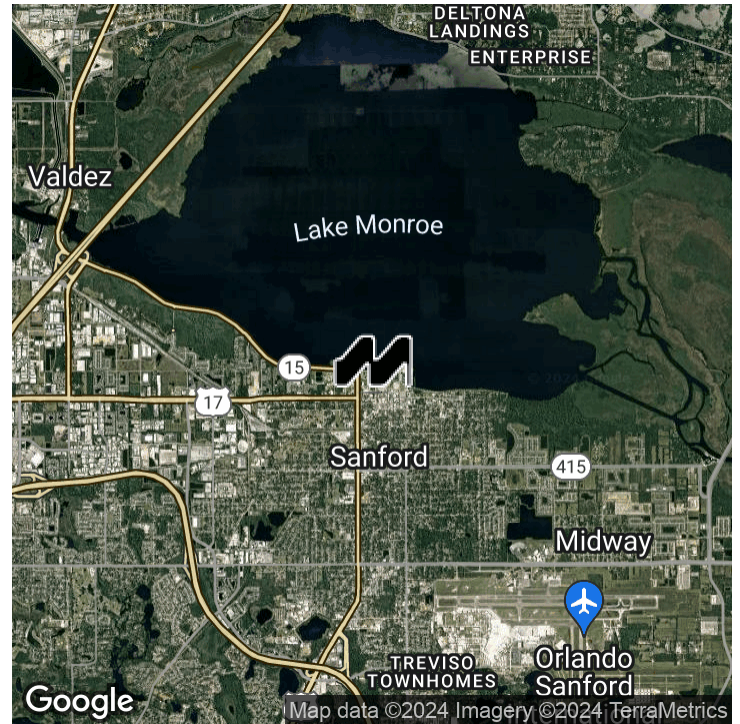
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EXECUTIVE SUMMARY

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OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (MG)
Building Size:	51,634 SF
Available SF:	1,697 SF
Lot Size:	2.05 Acres
Year Built:	1974
Renovated:	2016
Zoning:	SC3
Market:	Sanford
Submarket:	Downtown
Traffic Count:	18,300

PROPERTY OVERVIEW

Located on the 5th floor of this Class A building, this suite consists of 7 individual offices with a reception area and immaculate views. With common area kitchen and break room included, and secure elevator access, this suite provides both privacy and accessibility to clients and employees alike. Price includes water, electric, and all other fees except cleaning.

LOCATION OVERVIEW

Located in downtown Sanford, minutes from Lake Monroe, this Class A office space is perfect for those looking for an optimum location, layout and interior look both for their clients and staff. Easy access to from US17/92 or State Rd 46 via Interstate-4, this multiple-office space is the perfect location for meeting a your commercial office needs.

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OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

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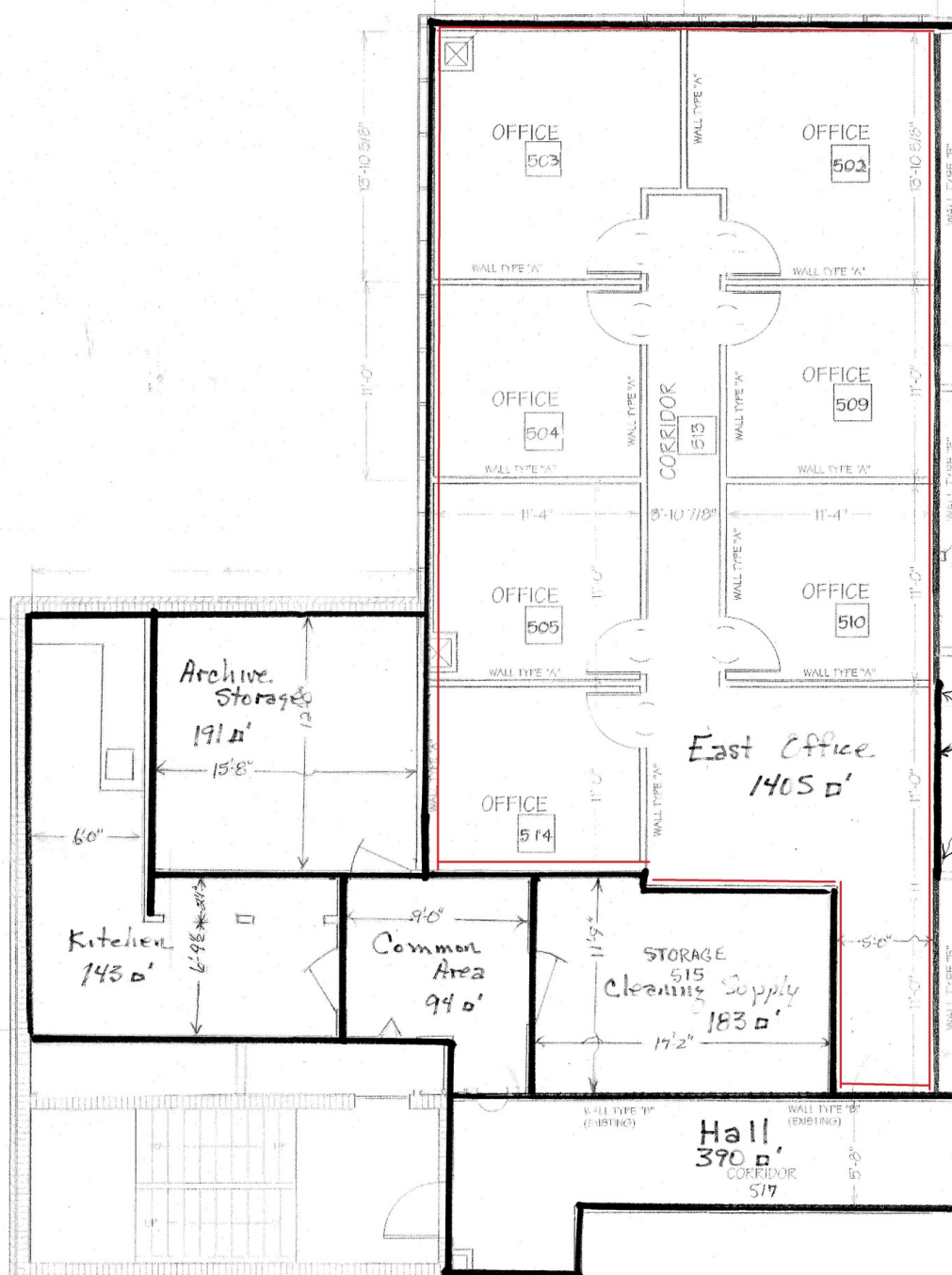
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FLOOR PLANS

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EAST FLOOR PLAN

1/4" = 1'-0"

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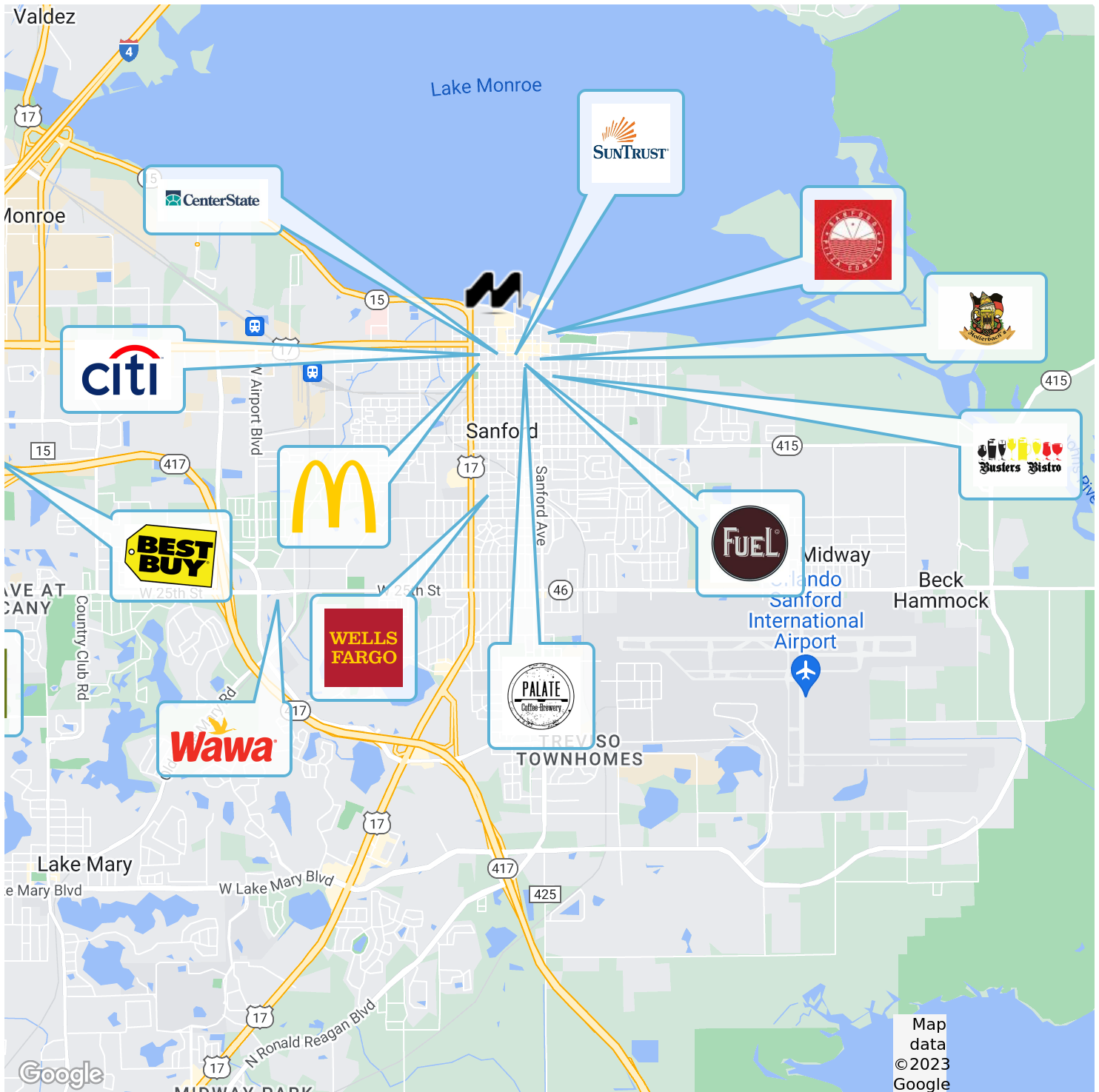
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LOCATION MAPS

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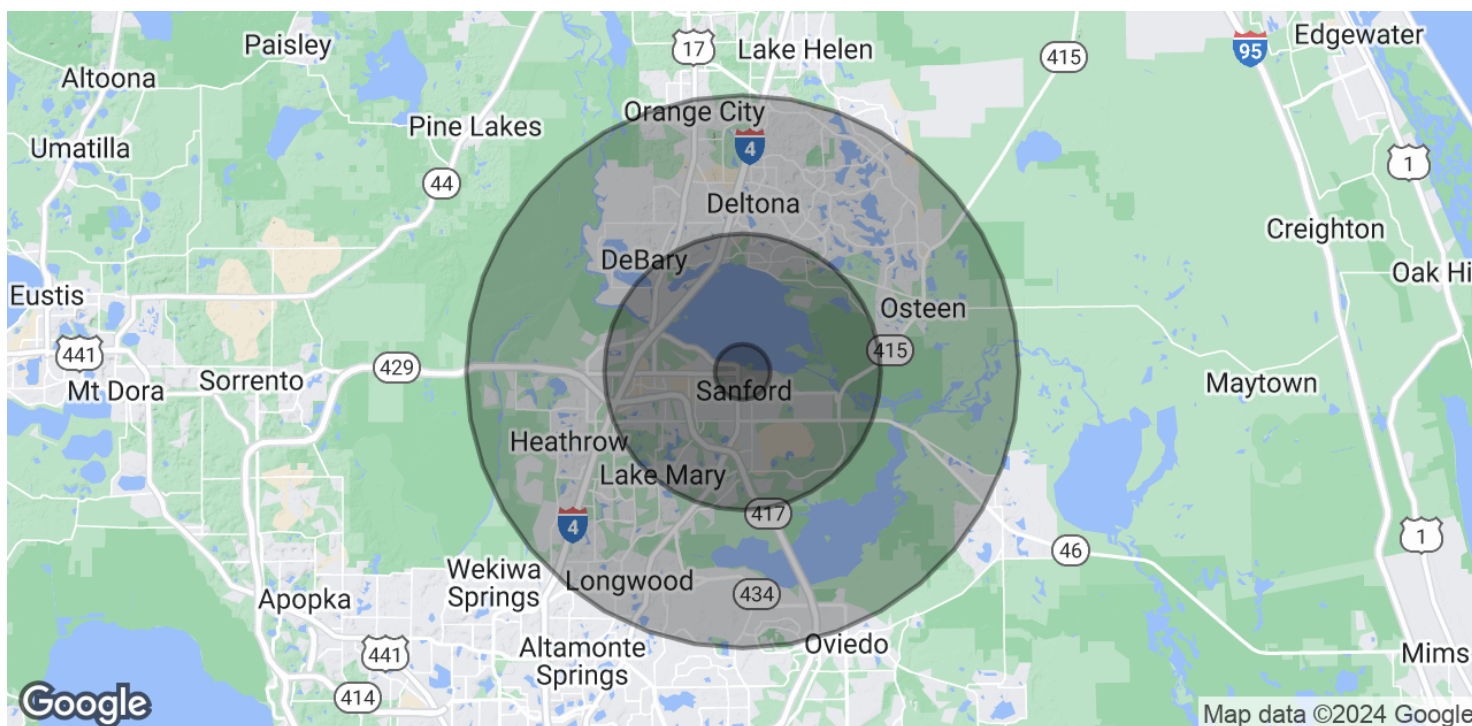
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,818	81,514	298,460
Median age	42.2	37.9	40.9
Median age (Male)	39.0	36.3	39.3
Median age (Female)	46.3	39.4	42.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,358	32,175	120,264
# of persons per HH	2.0	2.5	2.5
Average HH income	\$51,117	\$69,221	\$79,877
Average house value	\$293,285	\$278,115	\$277,985

* Demographic data derived from 2020 ACS - US Census

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