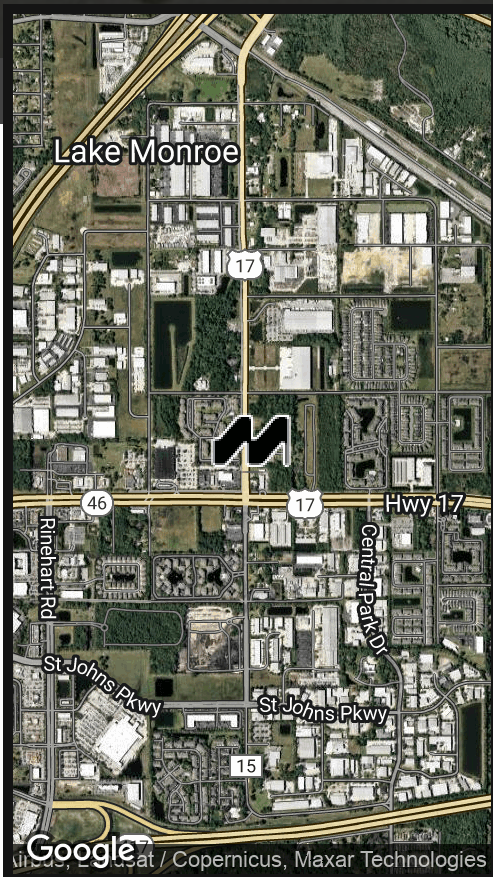




# 125 Monroe Rd

SANFORD, FL 32771



## Property Highlights

- Fast growing Sanford area
- Adjacent to Orlando MSA
- Minutes from I4 and the Sunrail
- Easy access to Seminole Town Center

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

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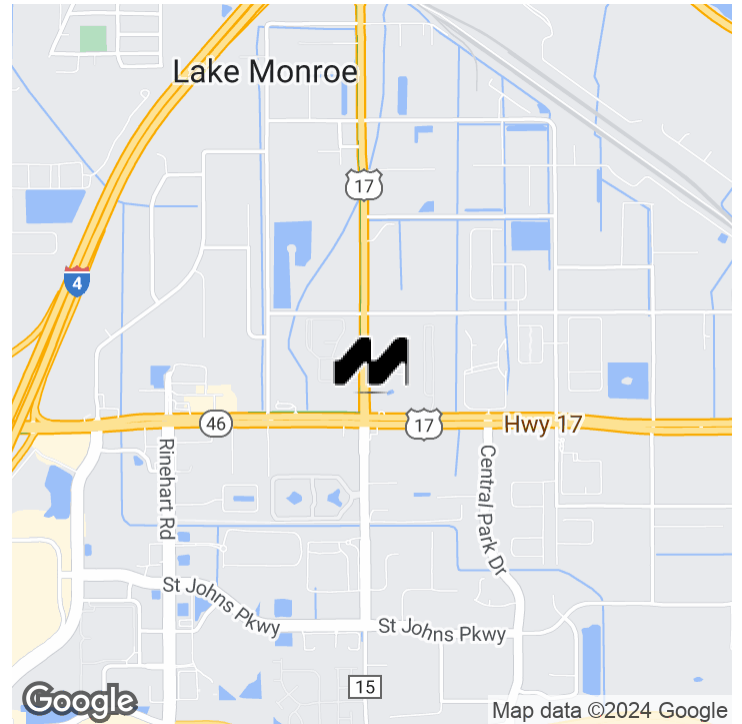
[lsawyer@millenia-partners.com](mailto:lsawyer@millenia-partners.com)



## EXECUTIVE SUMMARY

SANFORD, FL 32771

# 125 Monroe Rd



### OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	1,710 SF
Lot Size:	0.26 Acres
Price / SF:	-
Year Built:	1960
Zoning:	C1
Traffic Count:	35,000

### PROPERTY OVERVIEW

This 1,710 SF freestanding retail building sits on approximately .26 acres with excellent road frontage on Hwy 17. While Monroe Rd sees approximately 9,000 cars a day, the adjacent Sate Road 46 benefits from over 35,000 in AADT. This building provides an optimum location for any retail concept. Exterior bathrooms maximize space and multiple entrances allow for ease of access.

### LOCATION OVERVIEW

Situated at the busy intersection of US Highway 17 and Sate Road 46, 125 Monroe has excellent proximity to the Seminole Town Center retail hub and a vast array of retail and service seeking customers. The property sits only 3.5 miles from historic downtown Sanford, a rapidly growing community with an extensive amount of retail, single and multi-family development underway.

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RETAIL PROPERTY

## For Sale



ADDITIONAL PHOTOS

SANFORD, FL 32771

125 Monroe Rd



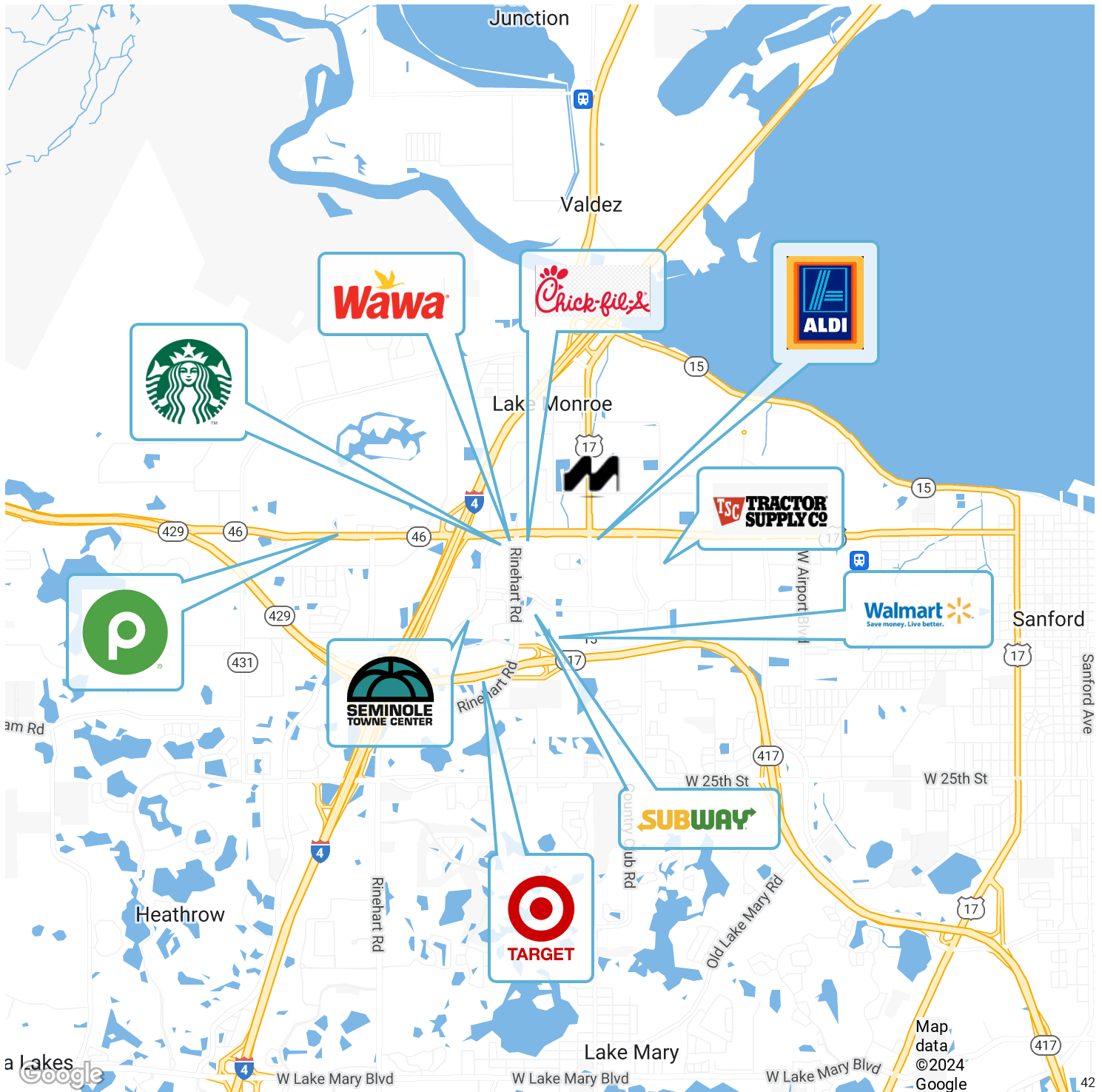
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RETAIL PROPERTY  
**For Sale**

## LOCATION MAP

SANFORD, FL 32771

# 125 Monroe Rd



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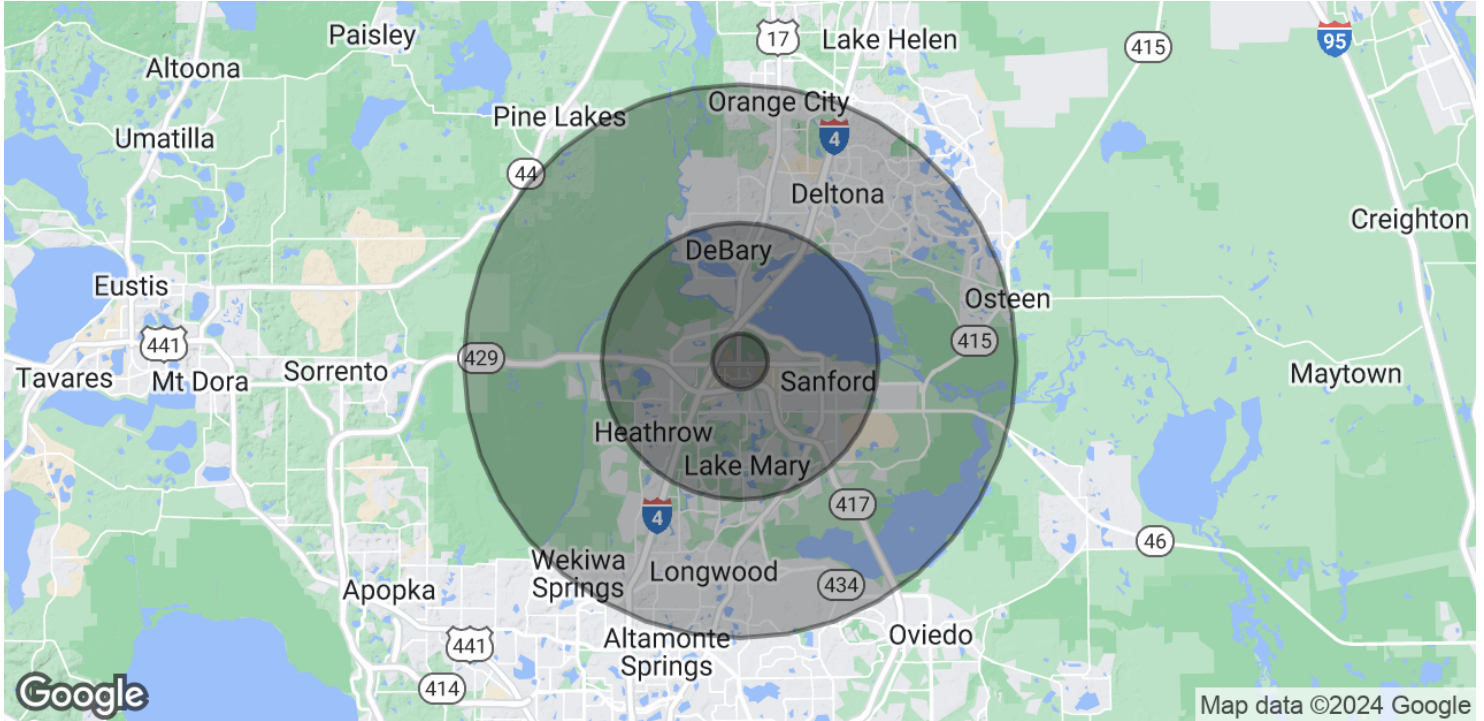
RETAIL PROPERTY

## For Sale

## DEMOGRAPHICS MAP & REPORT

SANFORD, FL 32771

# 125 Monroe Rd



### POPULATION

#### 1 MILE

#### 5 MILES

#### 10 MILES

Total Population	3,987	117,103	328,979
Average Age	33.5	39.7	41.5
Average Age (Male)	31.9	37.6	40.0
Average Age (Female)	35.1	41.1	42.7

### HOUSEHOLDS & INCOME

#### 1 MILE

#### 5 MILES

#### 10 MILES

Total Households	1,641	47,670	133,707
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$65,826	\$84,319	\$81,232
Average House Value	\$194,360	\$245,802	\$242,536

2020 American Community Survey (ACS)

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RETAIL PROPERTY

## For Sale