

For Sale

# Former Sandwich Shop

2,246 SF | \$790,000



## 2435 South French Avenue

Sanford, Florida 32771

### Property Highlights

- Rare opportunity to purchase a turn key second generation restaurant
- 2,246± SF quick serve restaurant (QSR) with outdoor patio
- 2 parking areas with a total of 46 spaces
- Seating capacity: 58
- All FF&E included:
- 1 walk-in cooler; 1 walk-in freezer; proofer, pizza oven, 2 well fryer, 30" flat top griddle
- 40" stove with oven; 2 door refrigerator; 48" sandwich bar; 8-foot hot bar; hood panini press
- Fire suppression system; 750 gallon grease trap
- 49 feet of frontage on US Hwy 17-92 (with 2 curb cuts); AADT: 25,000
- 5 min to downtown Sanford & 9 min to Sanford Airport



**Sale Price: \$790,000**

For more information

**Hillary S. Bressler**

O: 407 949 0729  
hbressler@realvest.com

**Al Fishalow**

O: 407 949 0731  
afishalow@realvest.com



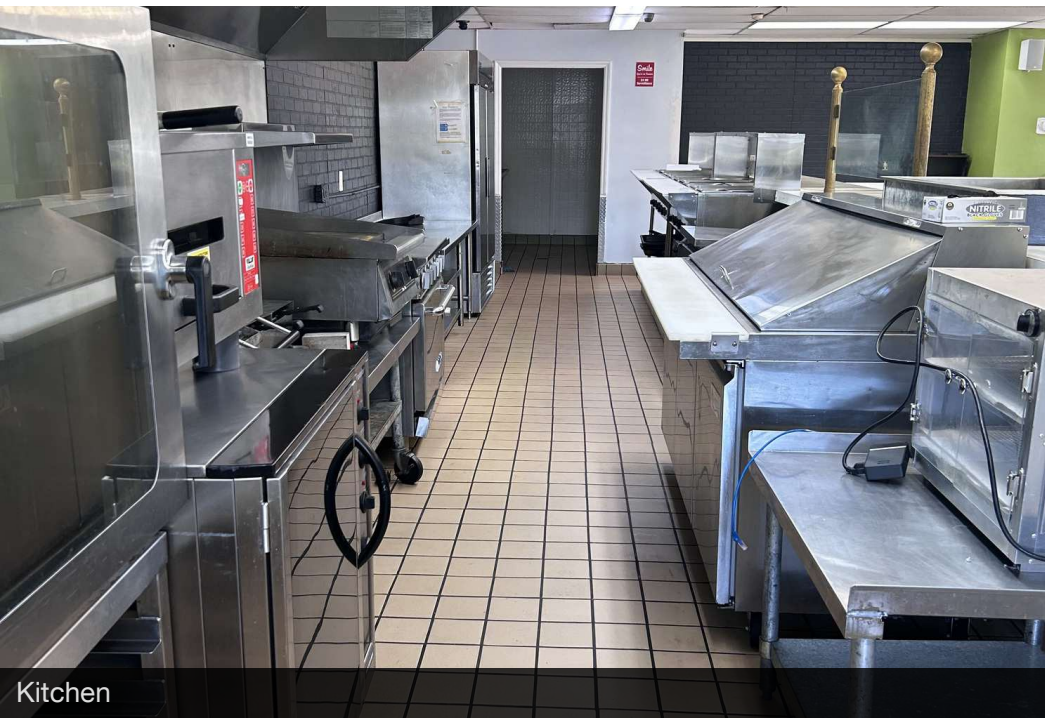
## Property Photos



Front Patio



Seating Area and Sandwich Bar



Kitchen



Prep Area



Aerial

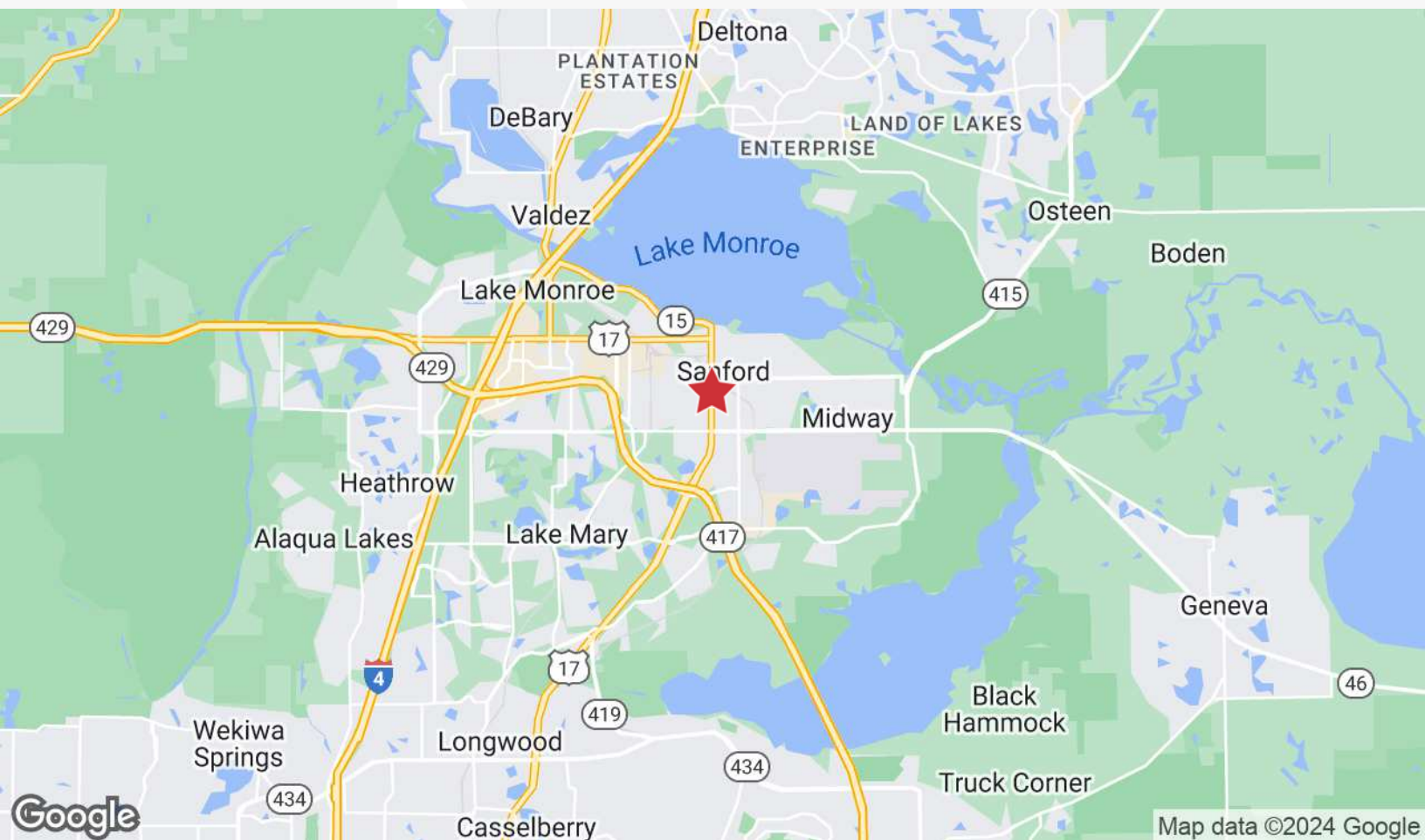
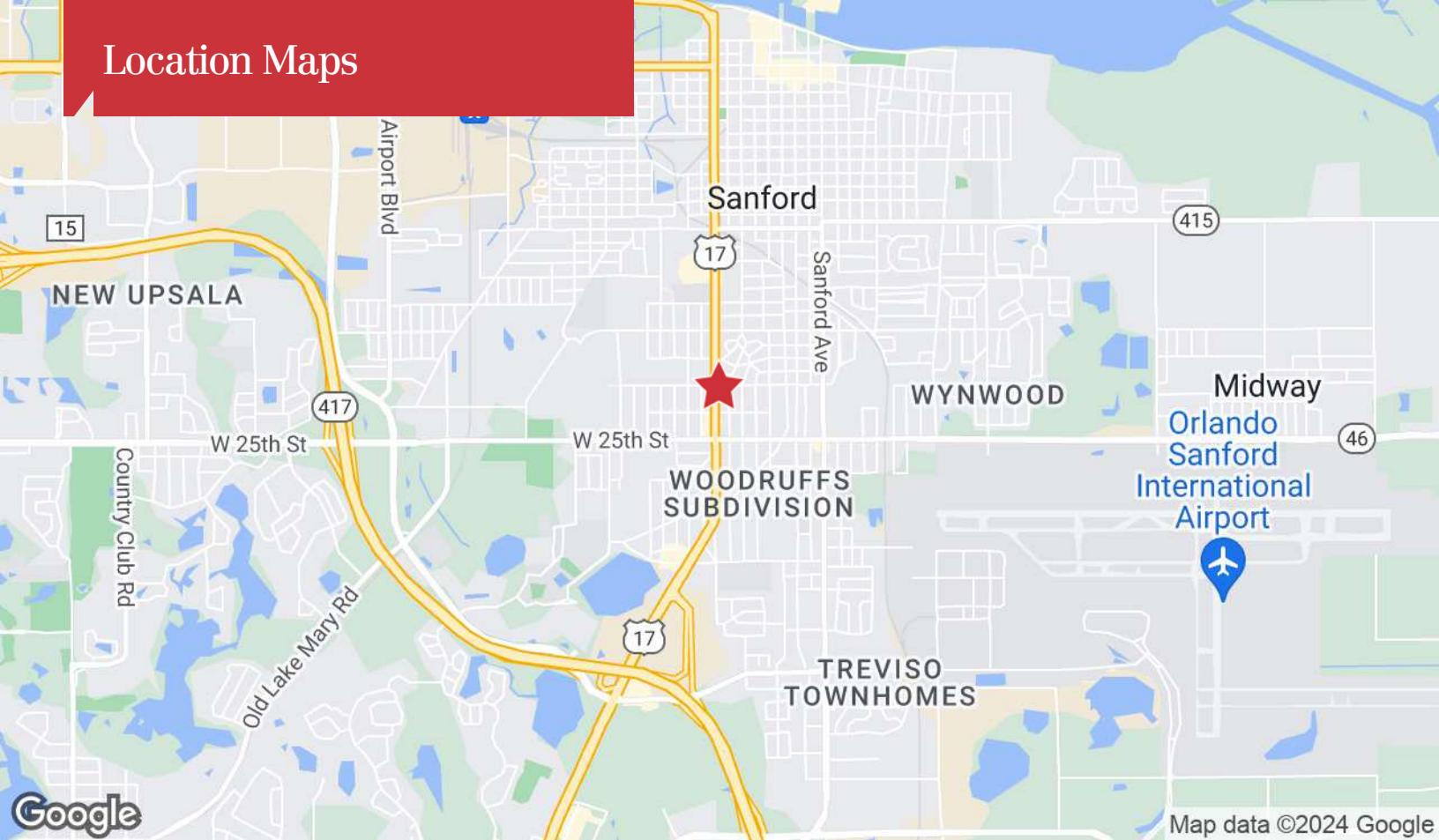


French Avenue / SR 46





## Location Maps





**Retailer Map**

Winn-Dixie

SUNOCO

Lee's Famous

cricket wireless

ACE

DOLLAR GENERAL

Hungry Howie's

AutoZone

AMSCOT

FAMILY DOLLAR

Save A Lot

Seacoast Bank

K

O'Reilly

Captain D's

Valvoline

Walgreens

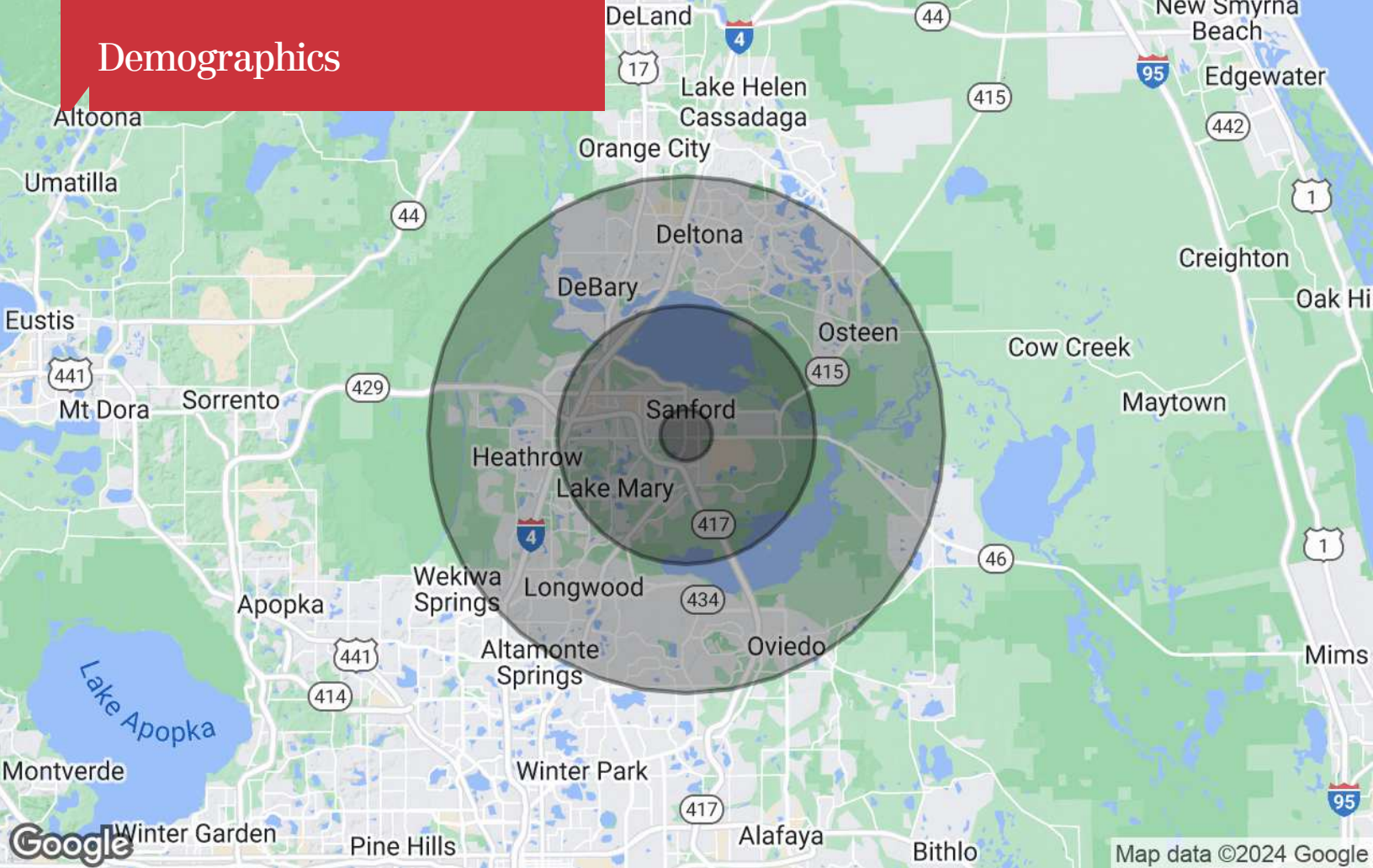
Little Caesars

Advance Auto Parts

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey



# Demographics



## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	10,845	98,689	368,341
MEDIAN AGE	36.5	38.4	41.4
MEDIAN AGE (MALE)	34.0	36.4	39.9
MEDIAN AGE (FEMALE)	37.7	40.1	42.5

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	4,434	39,538	148,705
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$61,282	\$75,023	\$82,817
AVERAGE HOUSE VALUE	\$123,262	\$212,937	\$248,801

\* Demographic data derived from 2020 ACS - US Census