

For Sale & Lease

Commercial Development Site

\$871,200/Acre | Ground Lease: \$2.00/SF



SR 46 & Bernini Way

Sanford, Florida 32771

Property Highlights

- 3.53± acre site with 530 feet of frontage on SR 46 - planned for 3-4 outparcels
- Utilities adjacent; master retention pond offsite
- Publix (Lake Forest Village Shoppes) nearby; next to Lake Forest entry road
- Available for Sale or Ground Lease as well as "Live Local" Housing
- AADT: 28,000 - steadily increasing
- Terracina townhomes adjacent; apartments across the street and down the road
- Less than 1/2 mile to I-4
- One of the last large parcels available for development in the West Corridor
- Ideal for Retail; PD Zoning for commercial uses within Seminole County



For more information

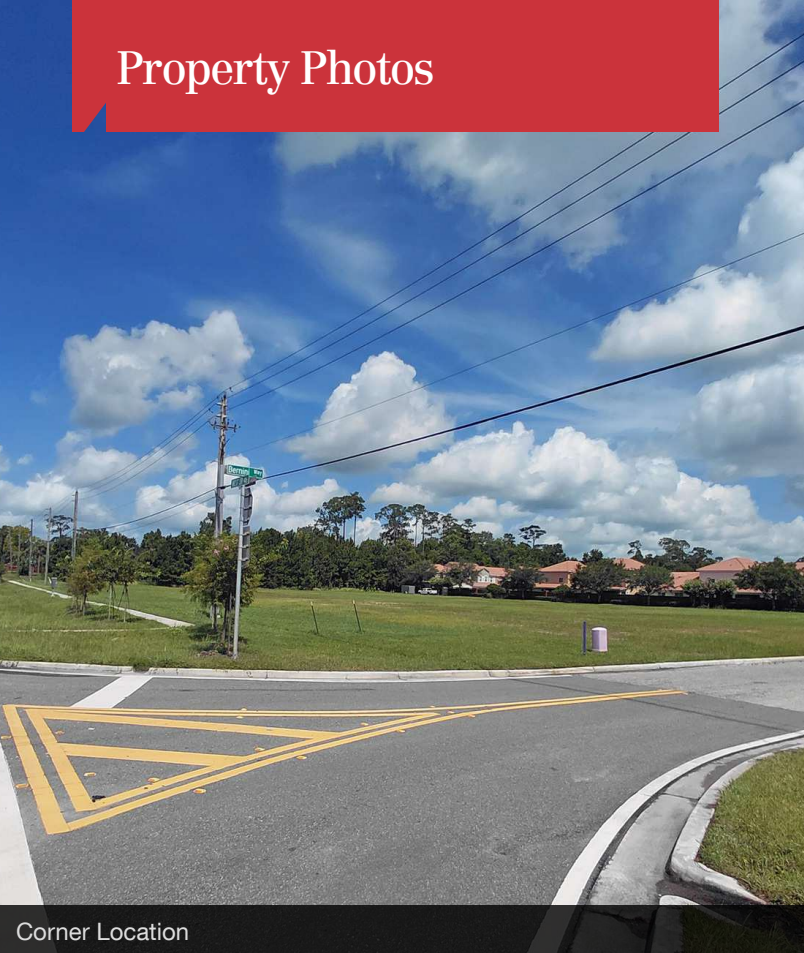
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Property Photos



Corner Location



Adjacent Development

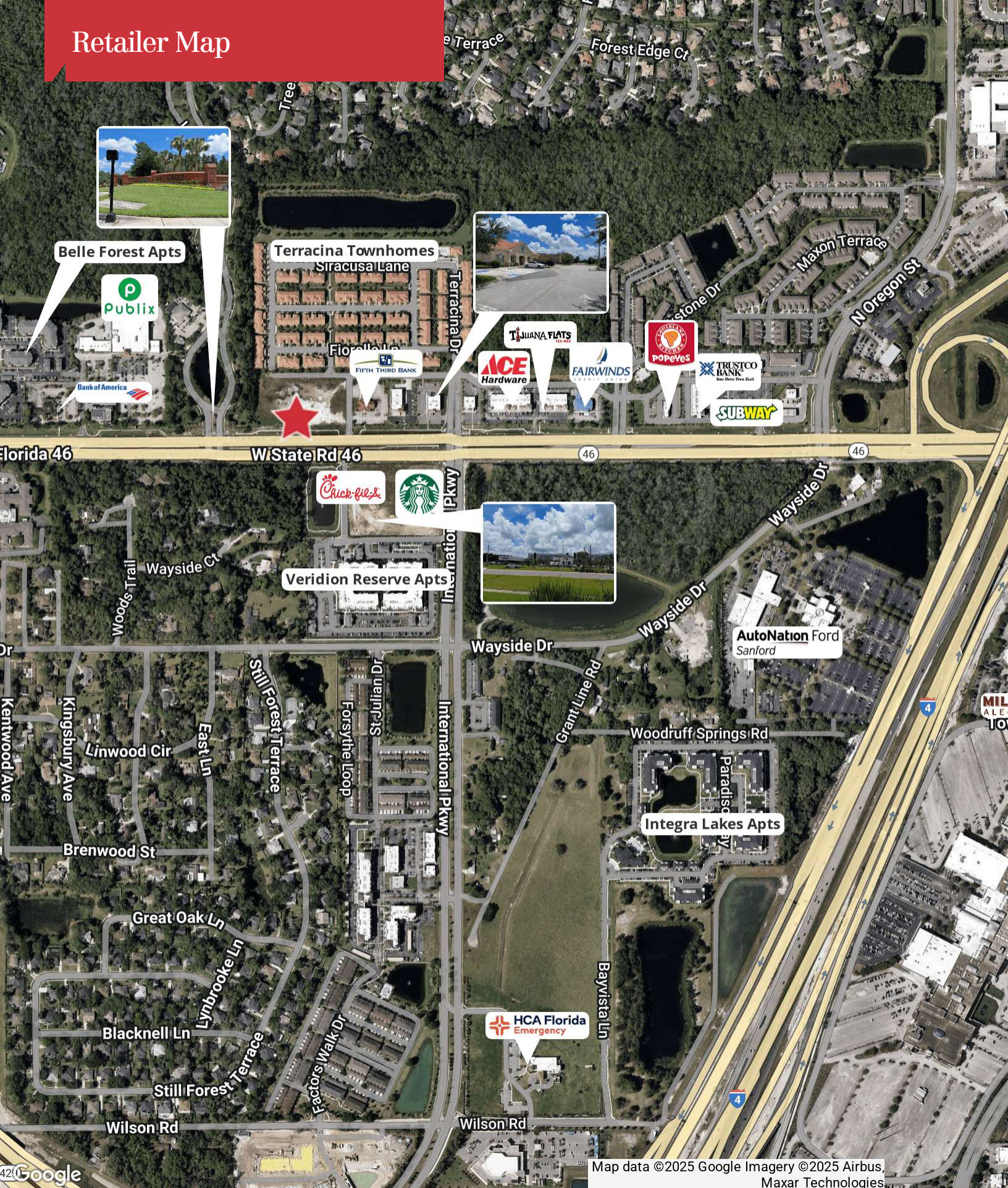


Terracina Townhomes Behind Property



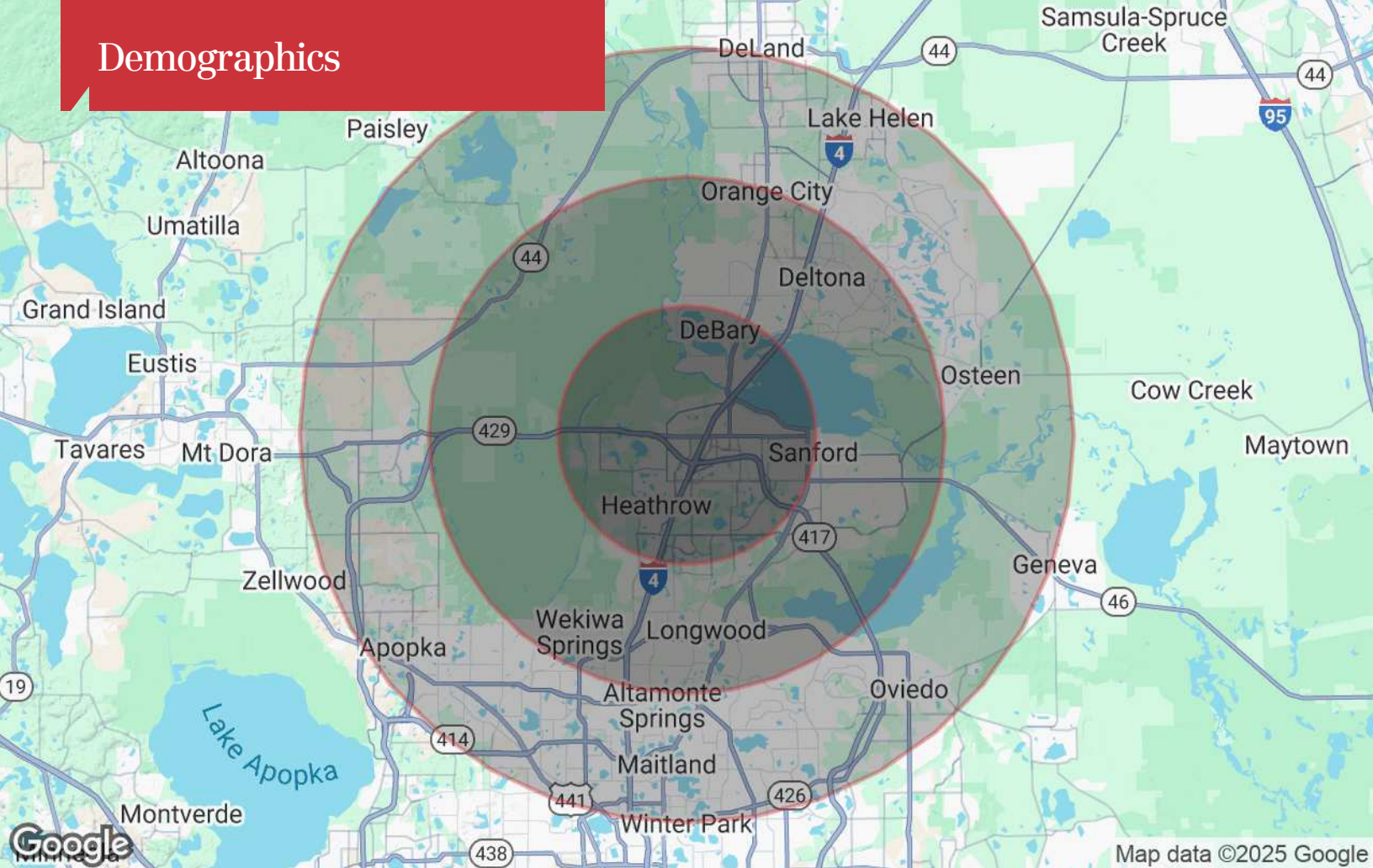
New Development Across the Street

Retail Map



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

Demographics



Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	99,713	279,536	855,073
MEDIAN AGE	41	42	42
MEDIAN AGE (MALE)	39	40	40
MEDIAN AGE (FEMALE)	42	43	43

Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	38,600	107,550	332,073
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$125,418	\$108,545	\$103,770
AVERAGE HOUSE VALUE	\$471,883	\$397,860	\$397,773

* Demographic data derived from 2020 ACS - US Census