

FOR SALE
Commercial Development Site

3418 - 3422 Orlando Dr | Sanford, FL



Overview

SALE PRICE \$1,500,000

LOT SIZE 2.6 Acres



Description

- Prime land for commercial development opportunity
- Excellent frontage on US 17-92
- Site near SR 417 exit ramp
- Located in commercial hub with many national retailers

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
Total Population	9,442	58,224	132,815
2025 Growth Rate	0.73%	1.28%	1.64%
Median Household Income	\$42,019	\$54,546	\$61,543
Daytime Population	9,590	53,555	138,313

Year: 2021 | Source: ESRI

Traffic Counts

S Orlando Dr	36,951 VPD
E Lake Mary Blvd	25,500 VPD

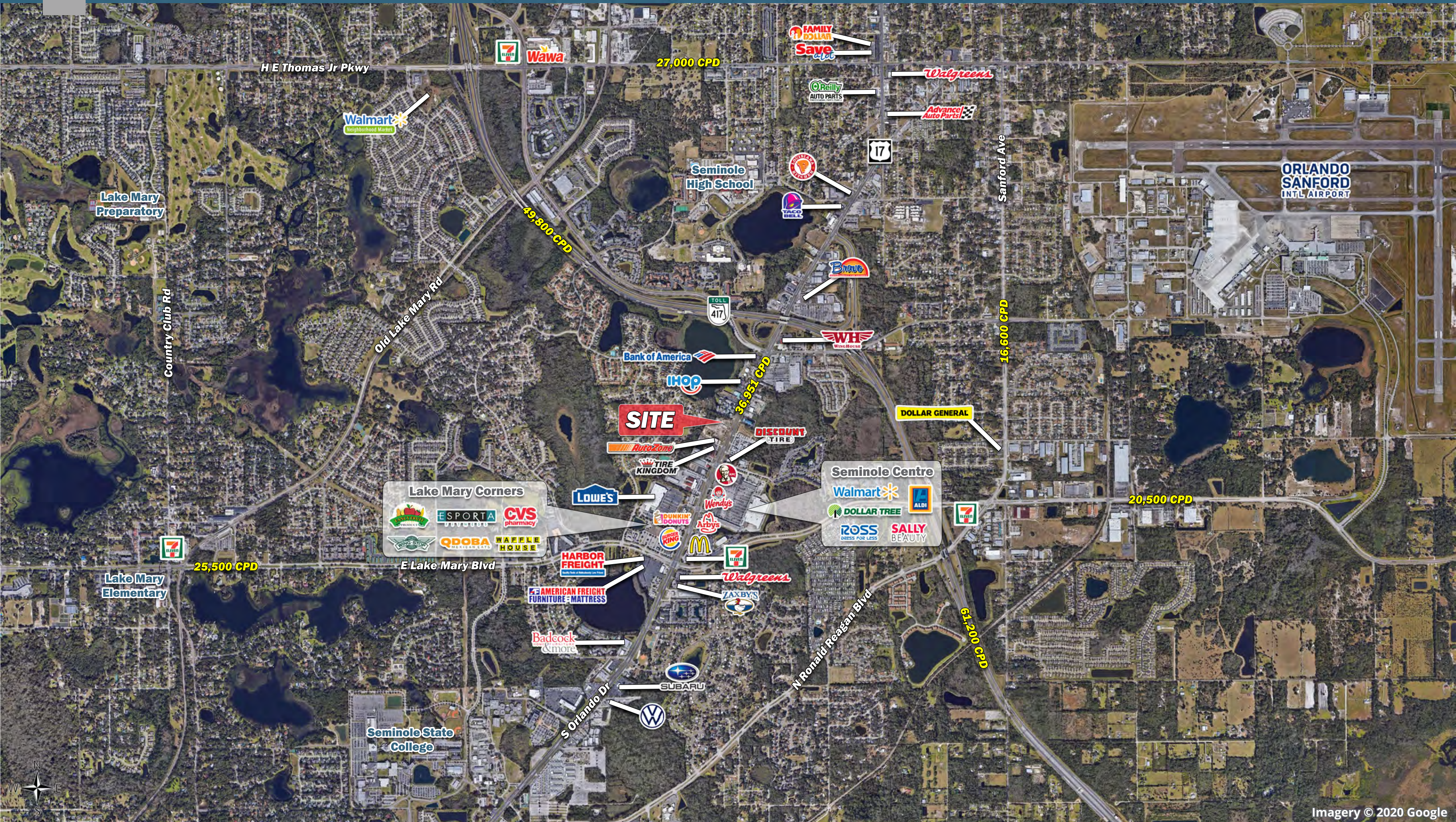
Year: 2020 | Source: FDOT

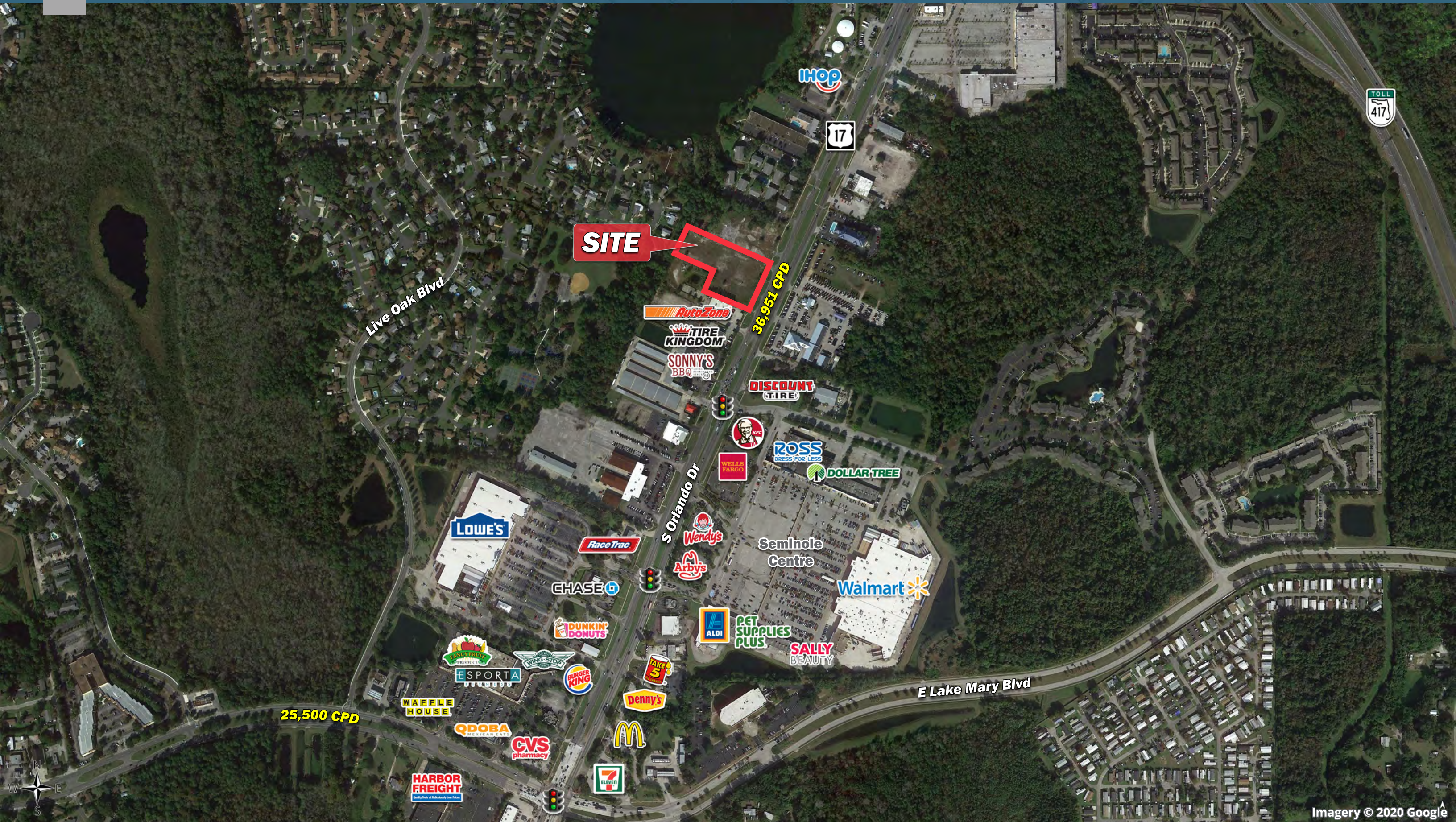
Contact

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This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.





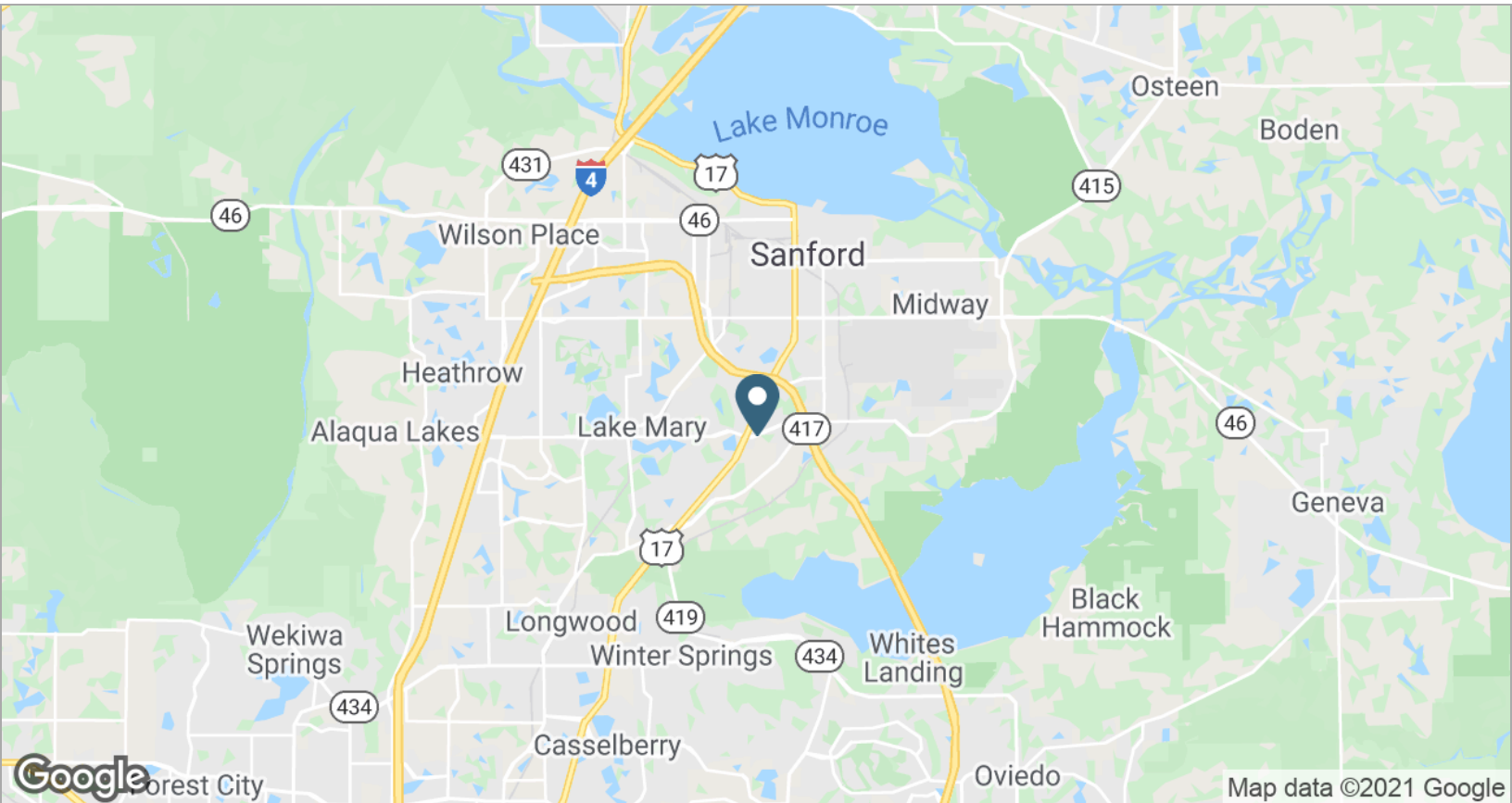
SITE

36,951 CPD

25,500 CPD

Commercial Development Site

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Executive Summary

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	1 mile	3 miles	5 miles
Population			
2020 Population	9,442	58,224	132,815
2000 Population	6,507	45,204	90,813
2010 Population	8,750	52,989	114,092
2025 Population	9,790	62,045	144,058
2000-2010 Annual Rate	3.01%	1.60%	2.31%
2010-2020 Population: Annual Growth Rate	0.75%	0.92%	1.49%
2020-2025 Population: Annual Growth Rate	0.73%	1.28%	1.64%
2020 Median Age	34.0	36.6	37.0
Households			
2000 Households	2,670	16,101	34,001
2010 Households	3,567	19,218	43,866
2020 Total Households	3,805	20,910	50,551
2025 Total Households	3,941	22,270	54,811
2000-2010 Annual Rate	2.94%	1.79%	2.58%
2010-2020 Households: Annual Growth Rate	0.63%	0.83%	1.39%
2020-2025 Households: Annual Growth Rate	0.70%	1.27%	1.63%
2020 Average Household Size	2.45	2.73	2.59
Housing Units			
2020 Total Housing Units	4,168	23,109	55,248
2020 Owner Occupied Housing Units	1,979	12,563	28,768
2020 Renter Occupied Housing Units	1,826	8,347	21,782
2020 Vacant Housing Units	363	2,199	4,697
Race and Ethnicity			
2020 White Alone	62.2%	59.9%	64.1%
2020 Black Alone	20.4%	25.2%	21.1%
2020 American Indian/Alaska Native Alone	0.7%	0.5%	0.5%
2020 Asian Alone	2.5%	3.9%	4.7%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Hispanic Origin (Any Race)	35.0%	24.1%	24.5%
Income			
2020 Median Household Income	\$42,019	\$54,546	\$61,543
2020 Average Household Income	\$56,121	\$71,965	\$79,386
2020 Per Capita Income	\$20,825	\$26,049	\$30,063
2020 Population 25+ by Educational Attainment			
Total	6,273	39,823	91,584
High School Graduate	33.1%	25.3%	21.1%
GED/Alternative Credential	5.2%	6.3%	4.9%
Some College, No Degree	22.1%	20.1%	20.5%
Associate Degree	10.2%	13.0%	13.1%
Bachelor's Degree	14.4%	19.4%	23.4%
Graduate/Professional Degree	4.8%	6.8%	10.0%
Data for all businesses in area			
Total Businesses:	380	2,122	7,083
Total Employees:	4,470	19,088	70,913
Total Residential Population:	9,442	58,224	132,815
Employee/Residential Population Ratio:	0:1	0:1	1:1
2020 Total Daytime Population	9,590	53,555	138,313
Workers	3,867	22,180	70,528
Residents	5,723	31,375	67,785

Source: Esri, Esri and Infogroup, U.S. Census