

RETAIL BUILDING FOR SALE

1920 S. Fench Ave., Sanford, FL 32771

EXECUTIVE SUMMARY



LOCATION OVERVIEW

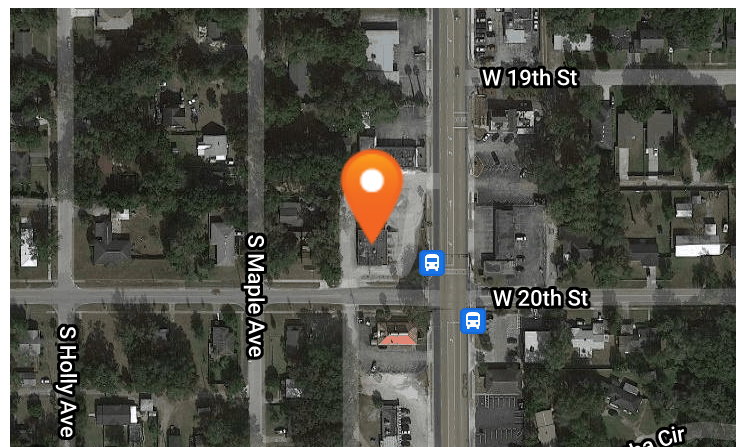
Located at the NW Corner of 20th Street and S. French Avenue in Sanford, FL

PROPERTY HIGHLIGHTS

- SALE PRICE = \$595,000
- Building is 2,464 SF.
- Lot Size is 0.78 Acres (33,977 SF).
- Zoning - GC2 - City of Sanford
- Site will be delivered with fuel pumps, and fuel tanks removed with a clean environmental report.
- Traffic Count: S. French Ave = 28,000 AADT; W. 20th St = 5,100 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Total Population	11,155	55,564	97,264
2019 Total Households	4,035	20,436	36,438
2019 Average HH Income (\$)	49,463	59,789	71,762



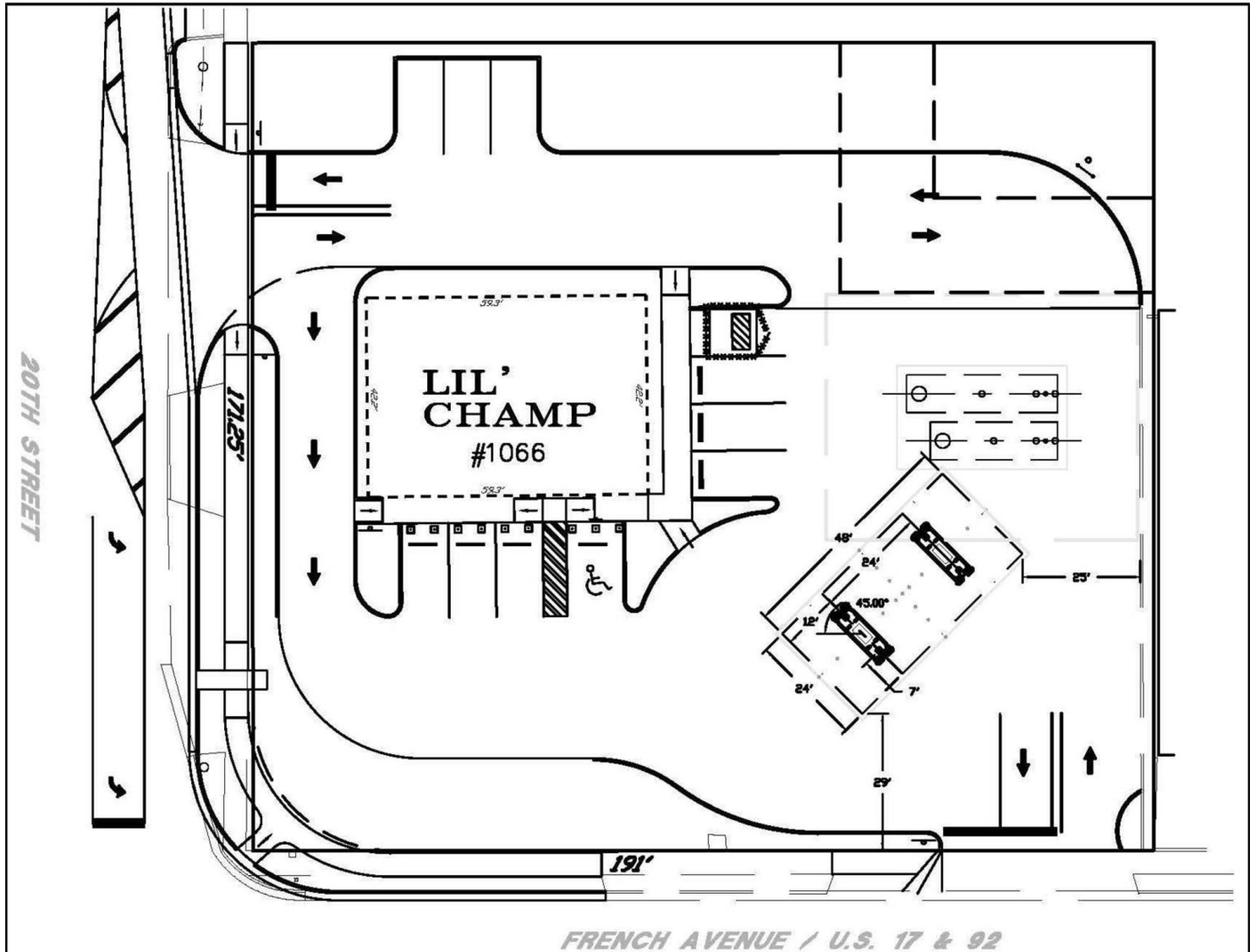
EXCLUSIVE AGENT(S)

SCOTT GILES • scott.giles@tscg.com • 904.565.2635

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SITE PLAN



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