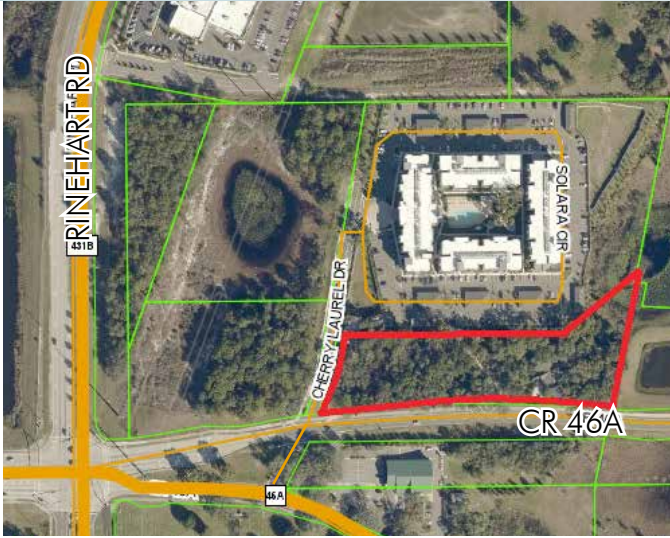


SANFORD/CR 46A COMMERCIAL SITE

3.44± acres
Sanford, FL

LAND FOR SALE



LOCATION

Located immediately east of I-4 along the north side of CR 46A, just east of Rinehart Road in Seminole County, Florida.

SIZE

3.44± acres

PRICE

\$2,150,000

ZONING

PCD (Planned Commercial Development)

FRONTAGE

750'± on the N side of CR 46A

200'± on the E side of Cherry Laurel Dr

Direct access available to Cherry Laurel Drive from both directions of CR 46A.

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,497	57,759	119,308
TOTAL HOUSEHOLDS	3,940	22,704	44,827
AVG HOUSEHOLD INCOME	\$83,673	\$94,392	\$87,212

DESCRIPTION

- Excellent retail, office, multi-family, senior living, etc. site with assemblage potential
- Dense population with upper income families
- Less than 1 mile south of the Seminole Town Center Mall/Power Center
- Immediately north of the new Florida Hospital Lake Mary ER/Medical Center and Publix shopping center
- Excellent visibility/accessibility to I-4 and SR 417
- Adjacent signalized intersection
- Prime location for infill development adjacent the Lake Mary/Heathrow business district
- All utilities available
- 20± minutes to downtown Orlando; 10± minutes to the Sanford Int'l Airport

Offering subject to errors, omission, prior sale or withdrawal without notice.

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

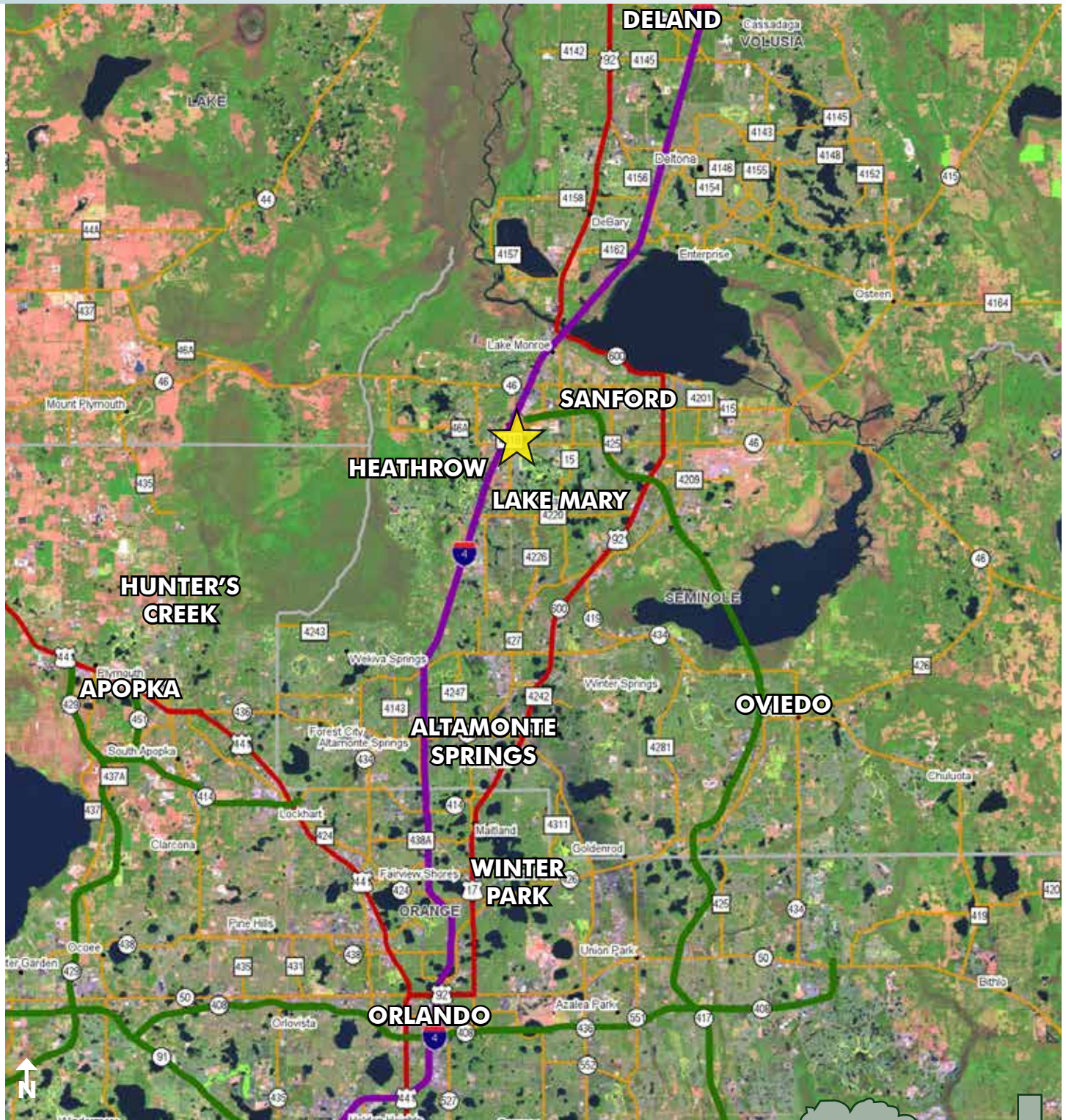
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



SANFORD/CR 46A COMMERCIAL SITE

3.44± acres

Sanford, FL



LOCATION MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

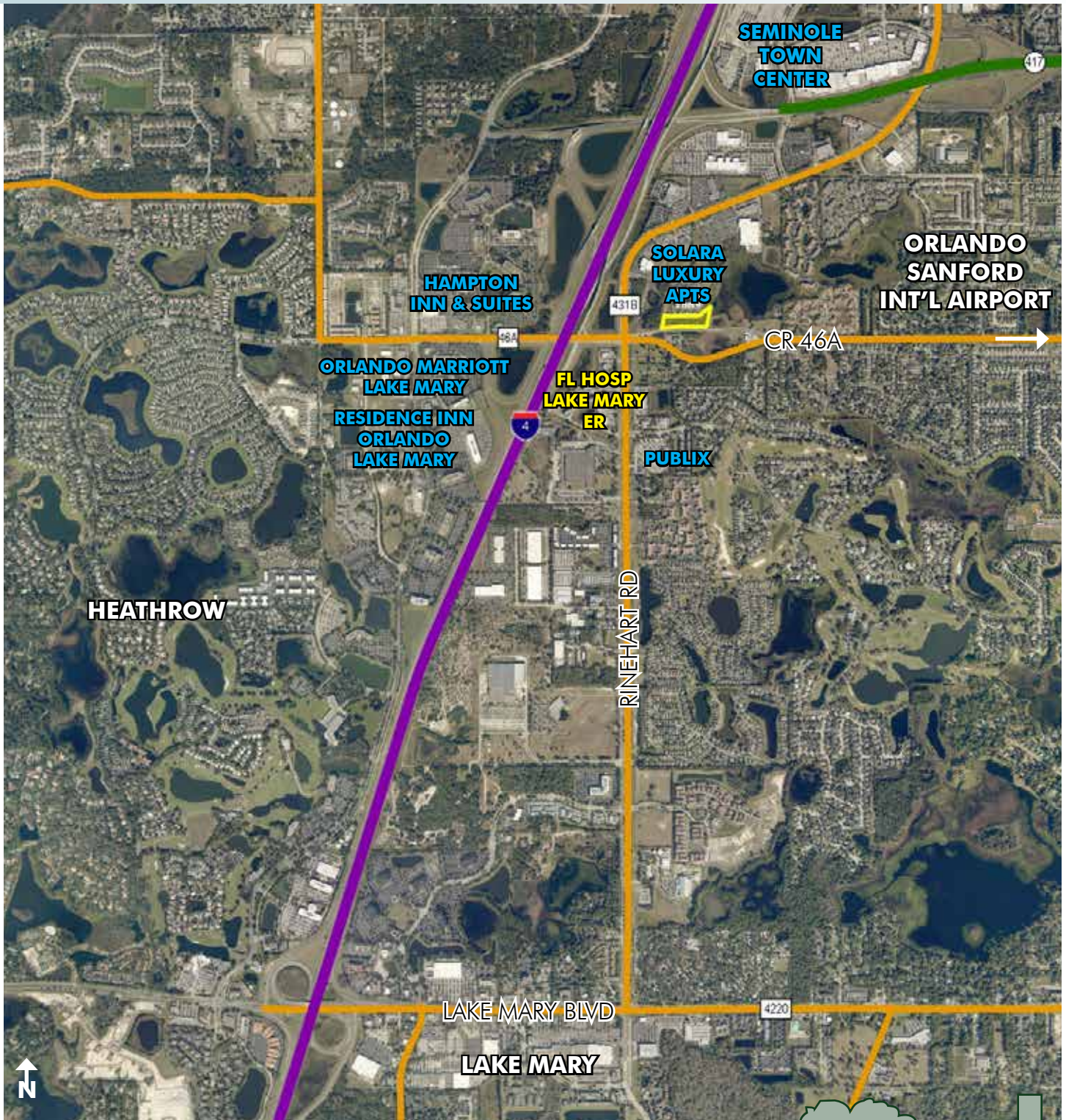
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



SANFORD/CR 46A COMMERCIAL SITE

3.44± acres

Sanford, FL



NEIGHBORHOOD/RETAIL MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

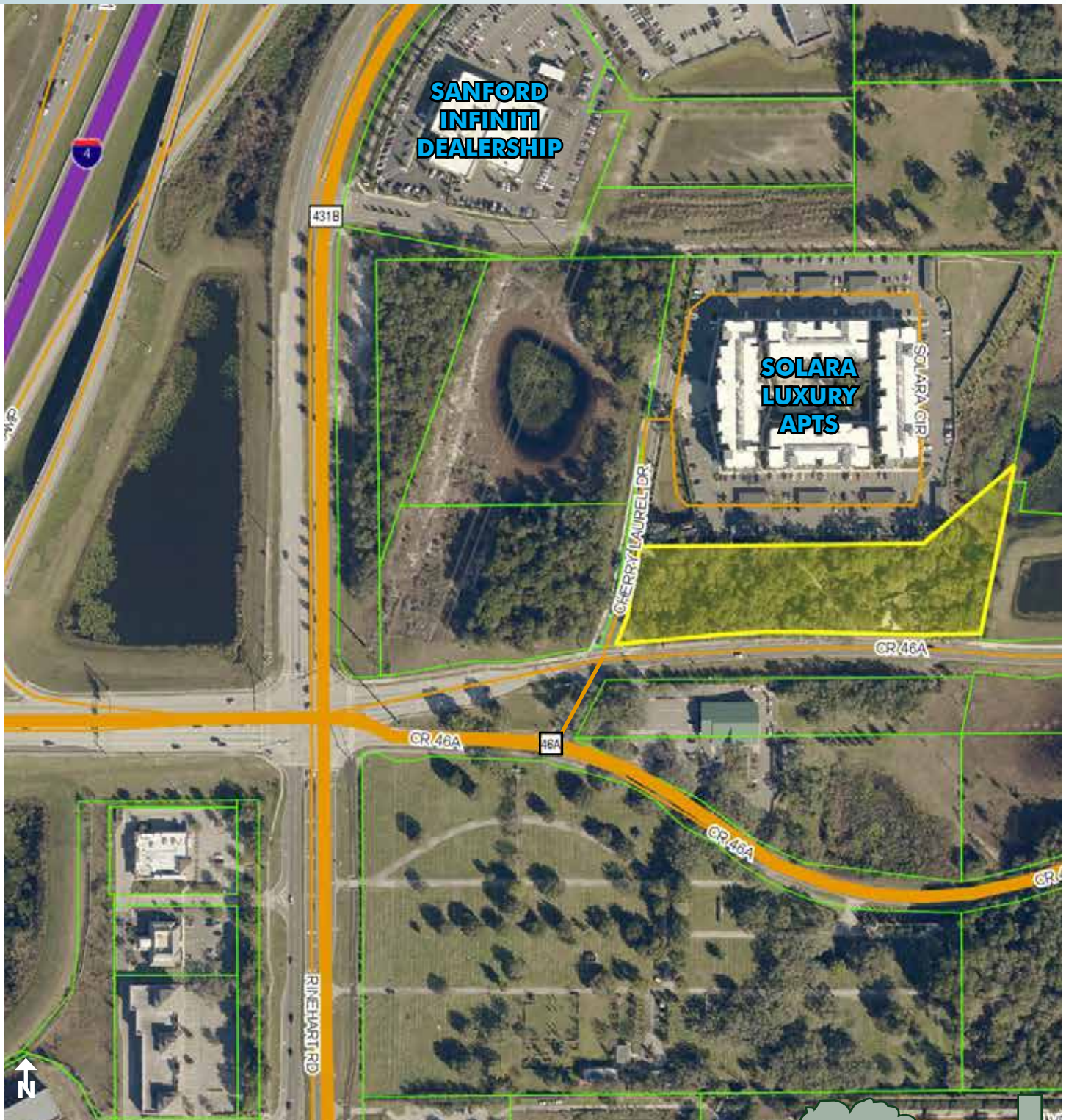
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



SANFORD/CR 46A COMMERCIAL SITE

3.44± acres

Sanford, FL



PROPERTY MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

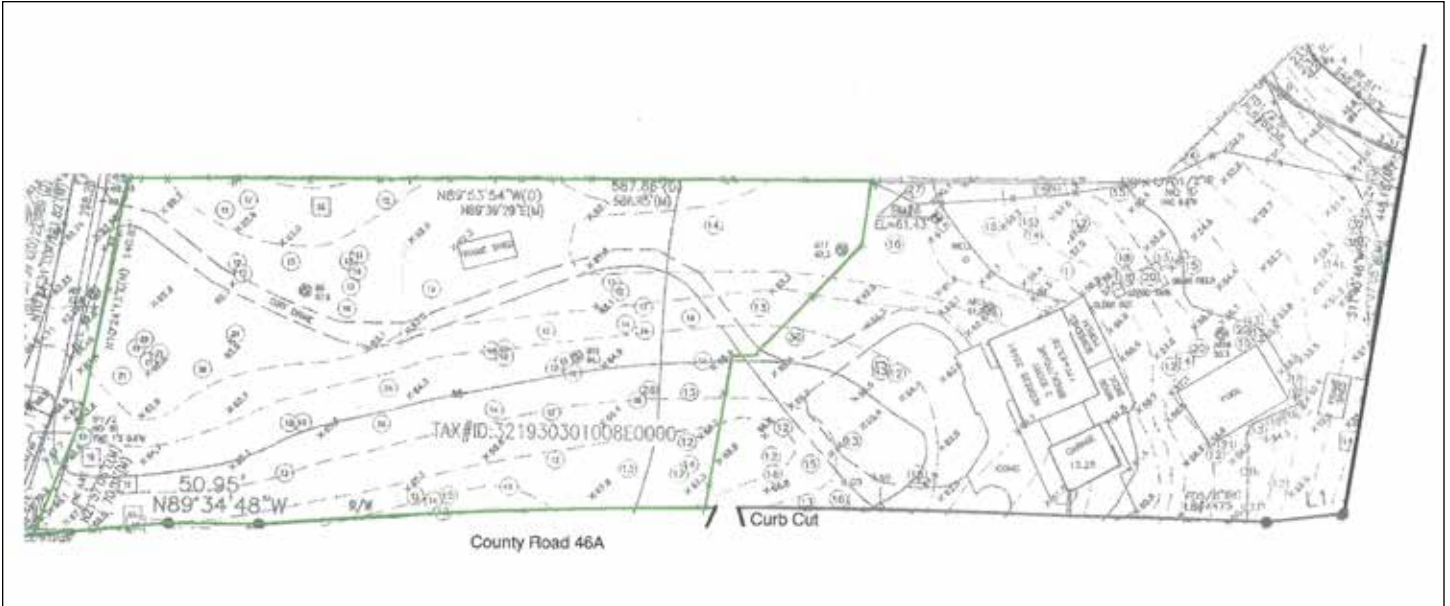
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



SANFORD/CR 46A COMMERCIAL SITE

3.44± acres

Sanford, FL



SITE PLAN

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.

407-422-3144 | www.maurycarter.com

