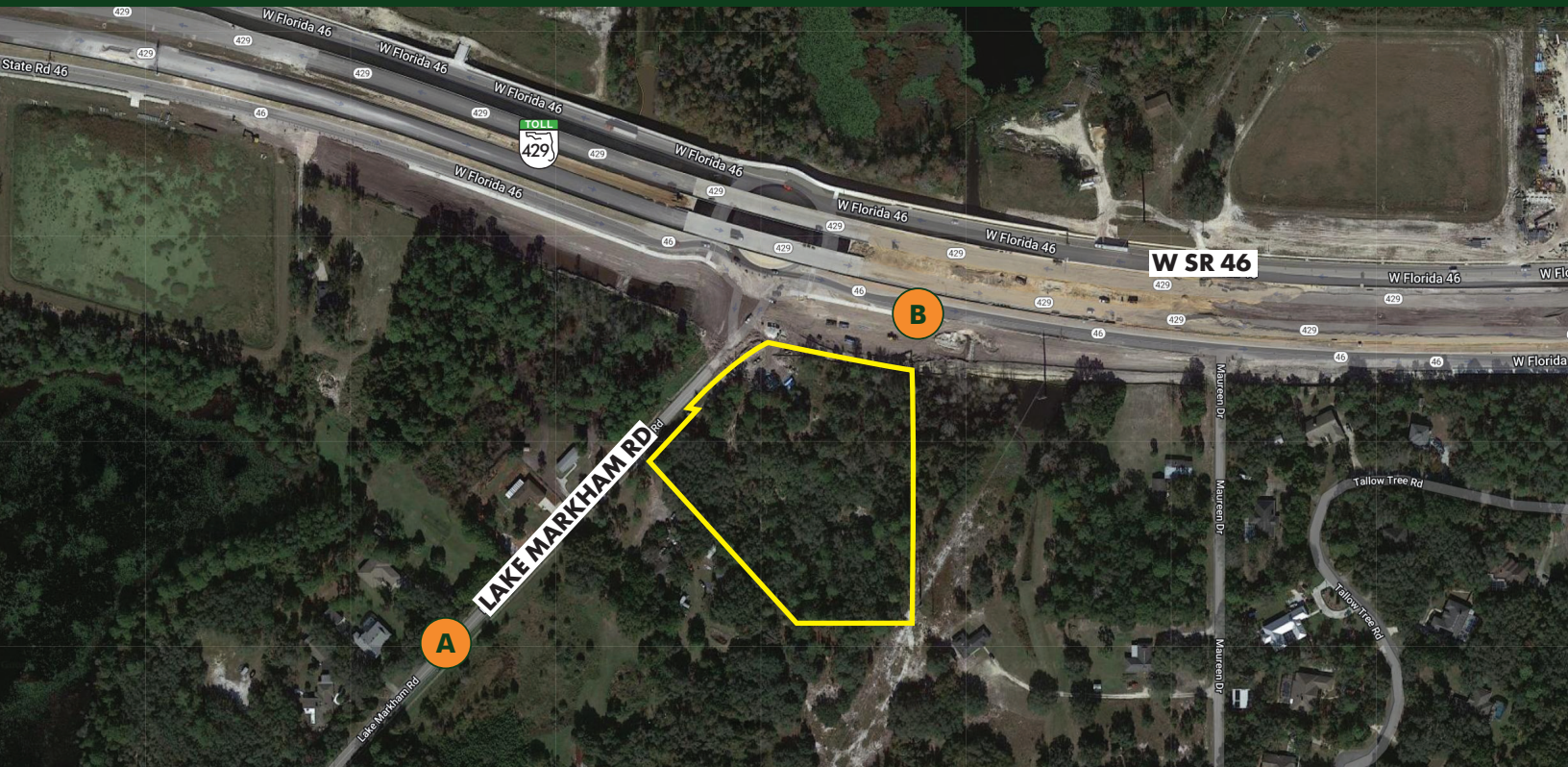


**FOR  
SALE**

# SANFORD COMMERCIAL CORNER SR 46

W SR 46, Sanford, FL 32771

**SOLD!**



## AVERAGE DAILY TRAFFIC COUNTS (2022)

**A** 1,000 on Lake Markham Rd

**B** 18,000 on W SR 46

## ABOUT THE PROPERTY

**SIZE** 5.27 ± acres

**PRICE** **Significant Price Reduction!**  
**NOW: \$500,000**

WAS: \$1,150,000 ( or \$5.00/sf)

**ZONING** C-1 (Retail Commercial District) in Seminole County  
(retail uses: daycares, veterinary clinics, restaurants.  
Medical/professional office use permitted.

**FLU** Commercial

**UTILITIES** All available (see map)

**ROAD FRONTAGE** 350' ± on Lake Markham Rd  
300' ± on W SR 46

**PARCEL IDs** 26-19-29-300-006A-0000;  
26-19-29-300-0060-0000

## DESCRIPTION

**Do not miss this great location!** Located at the southeast corner of Lake Markham Road and West SR 46 in Sanford, Seminole County, Florida. Adjacent to the new SR 429 Expressway connecting Seminole County and Lake County to the Orange County markets. Surrounding established/upper income residential neighborhoods near city limits of Sanford and Lake Mary. The exclusive Heathrow community is immediately south of the property.

**Call for a showing today!**

**MAURY L. CARTER & ASSOCIATES, INC.**

Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144

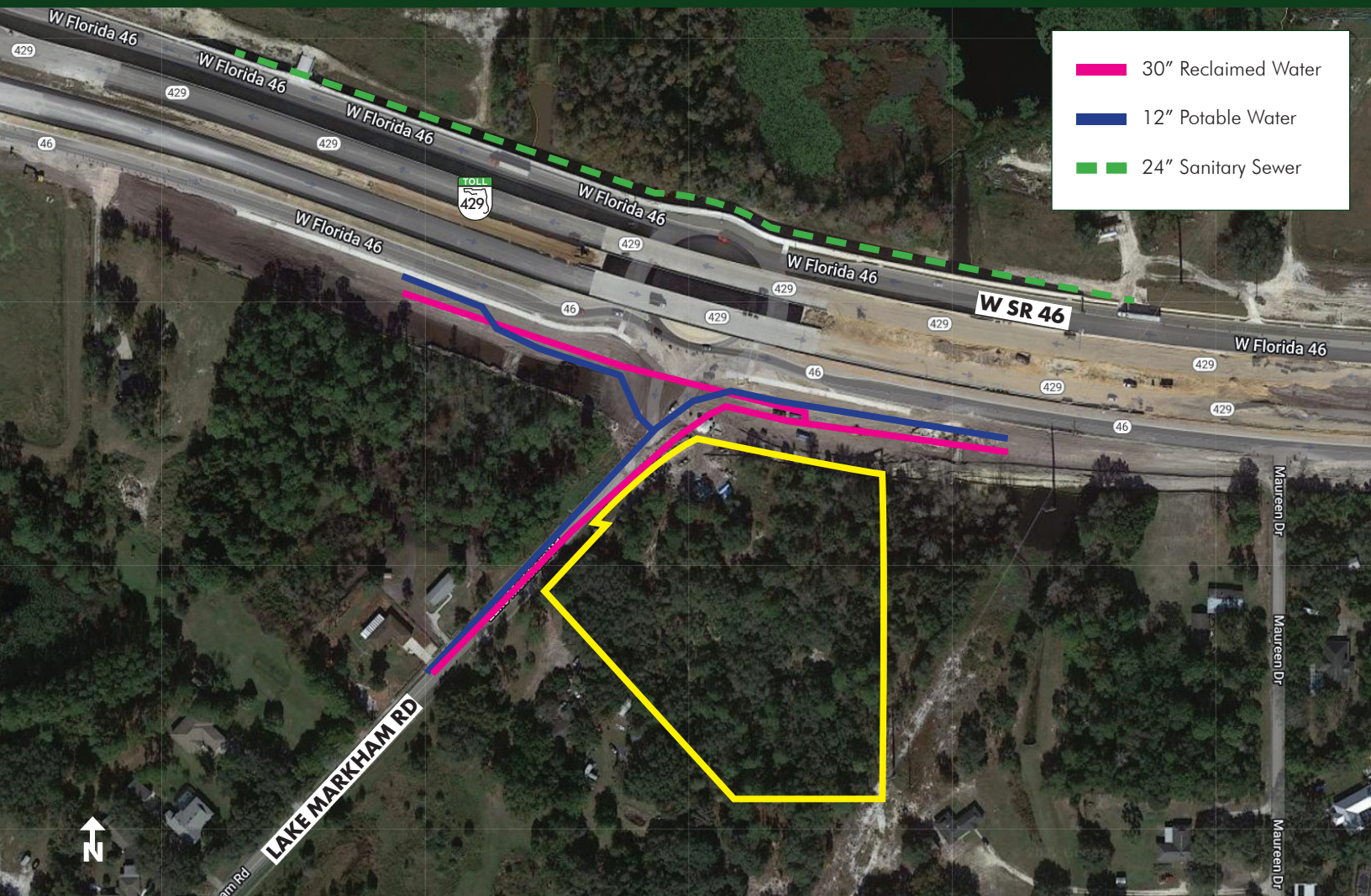




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**UTILITIES MAP**

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**REGIONAL MAP**

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## DRIVE TIMES

**Sanford:** 15 min

**Lake Mary:** 15 min

**Sanford Int'l Airport:** 20 min

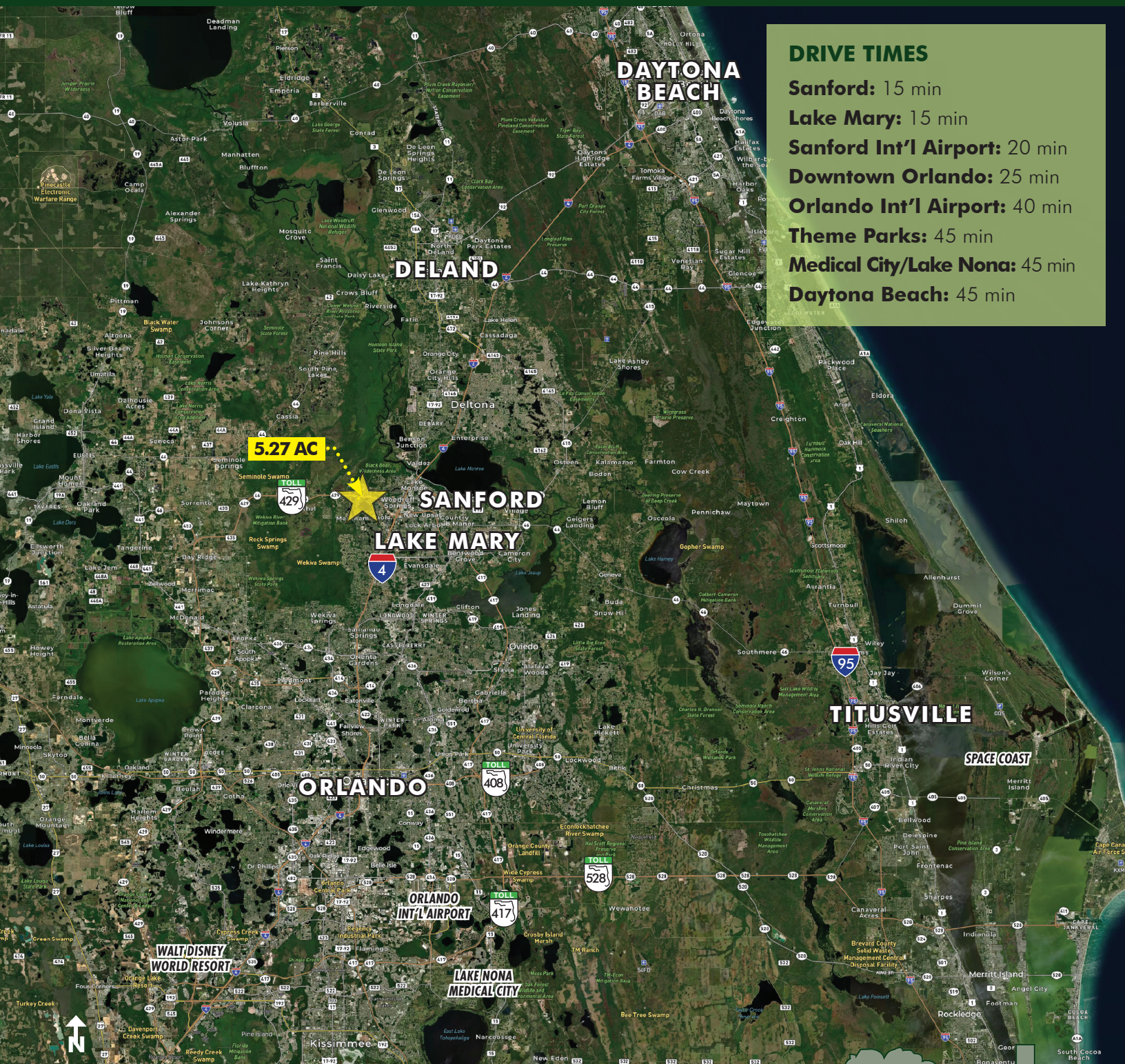
**Downtown Orlando:** 25 min

**Orlando Int'l Airport:** 40 min

**Theme Parks:** 45 min

**Medical City/Lake Nona:** 45 min

**Daytona Beach:** 45 min



## LOCATION MAP

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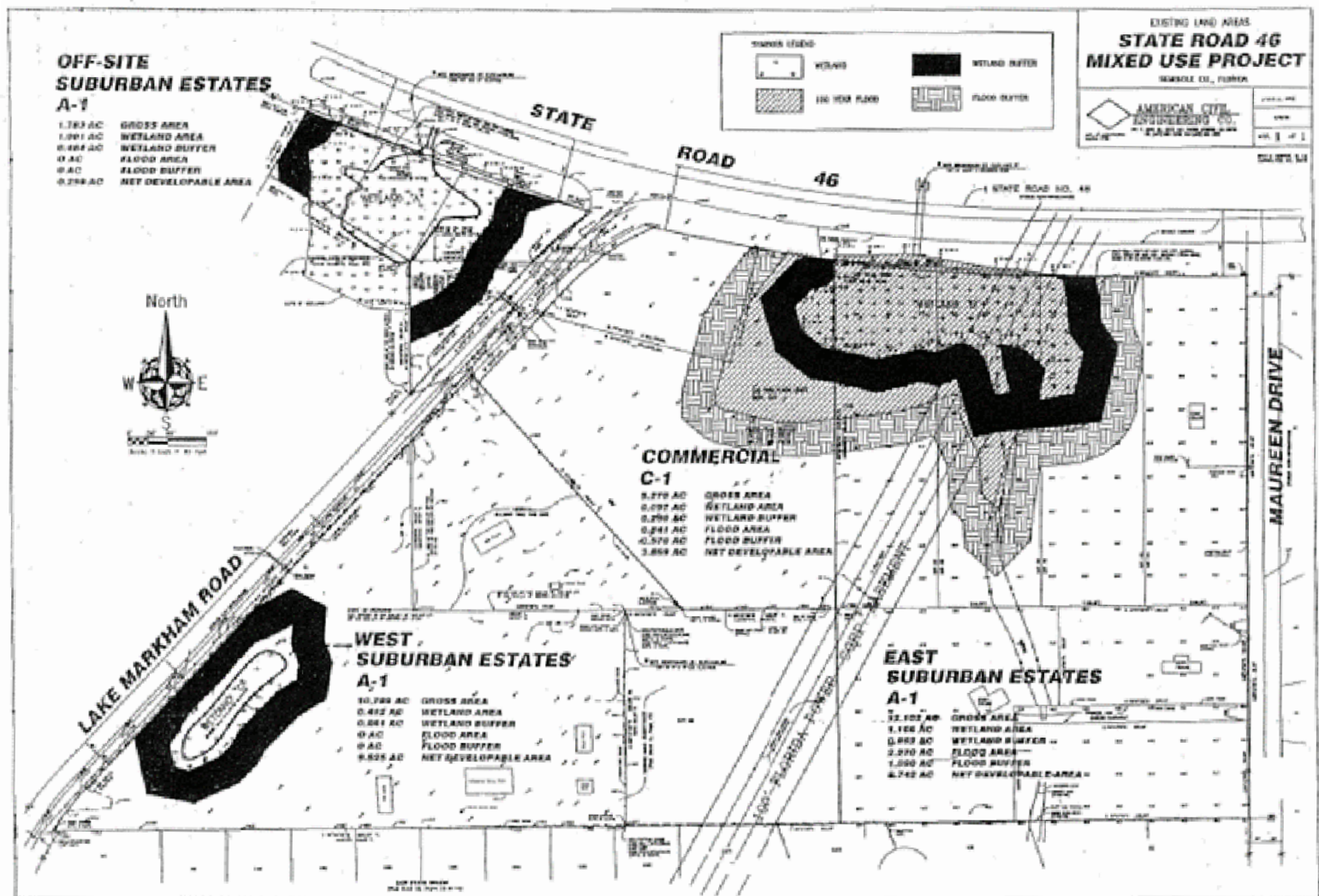




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**SURVEY**

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