

FOR SALE / ENTITLED  
COMMERCIAL PARCEL

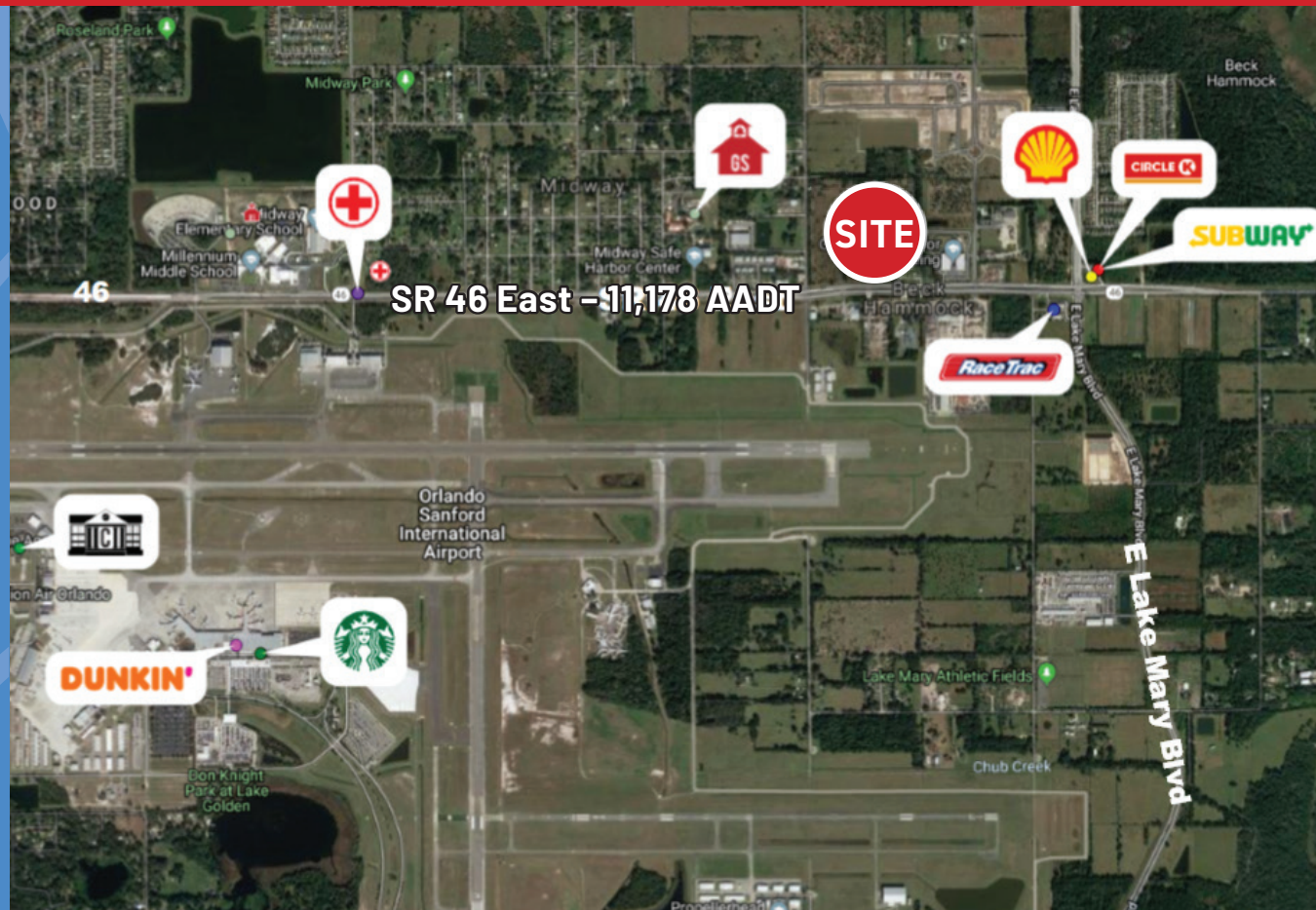
# COMMERCIAL LAND FOR SALE

SR 46 East, Sanford, FL 32771

## 5.98 ACRE SITE

- PD Zoning GC-2 uses for commercial parcel
- Minutes from Sanford International Airport
- Minutes from downtown Sanford
- Minutes from 417
- 66 New single family homes and 110 new townhouse units abutting property
- .35 Floor area ratio entitlement
- Nearby Retailers: Orlando Sanford International Airport, Circle K, Subway, Shell, RaceTrac
- Traffic Count: 11,178 AADT

DEMOGRAPHICS	3 mile	5 mile	10 mile
Residential Pop.	10,607	31,720	173,581
Avg. HH Income	\$56,840	\$56,819	\$78,854
No. of Businesses	562	1,846	11,045
Daytime Population	18,321	53,150	305,578



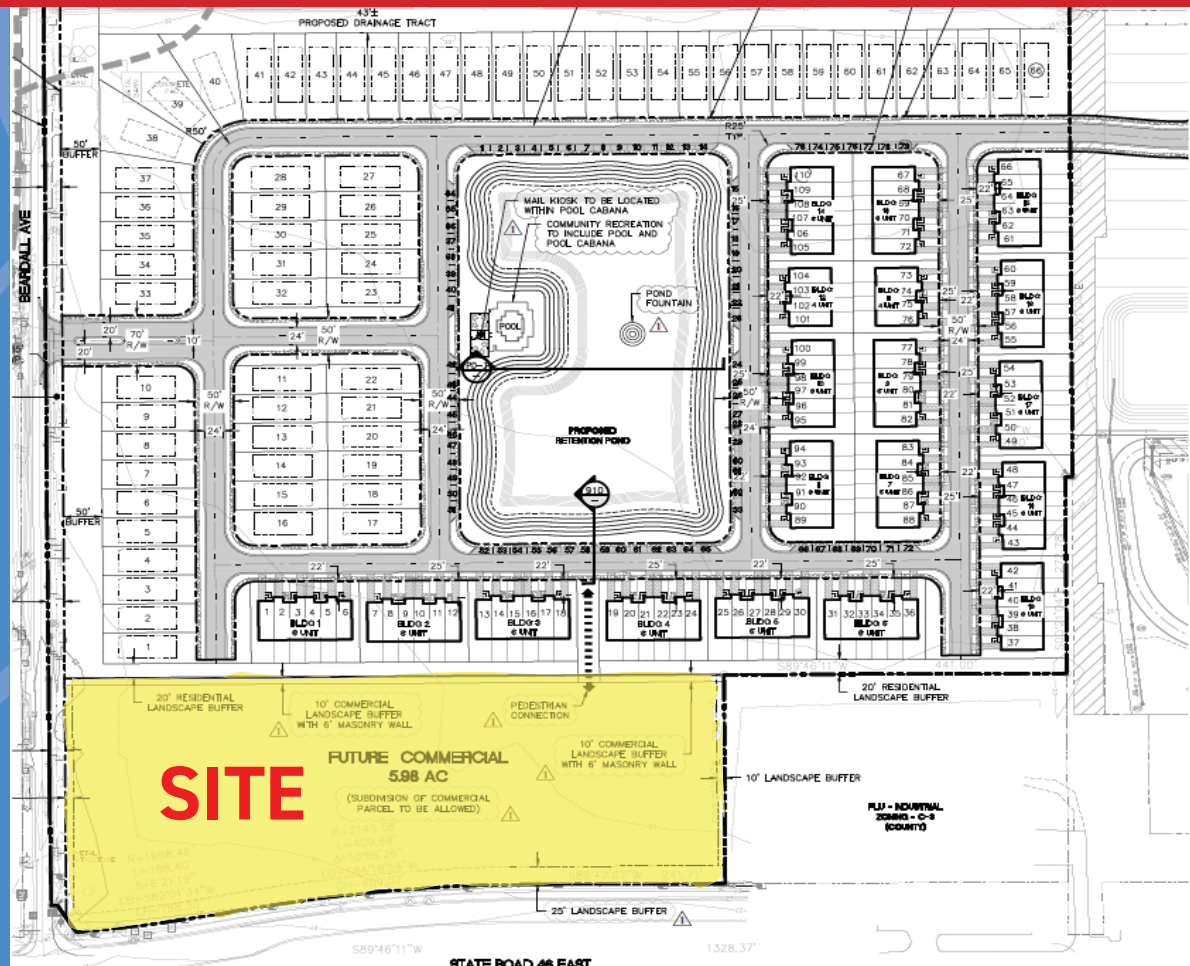
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## SITE PLAN

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