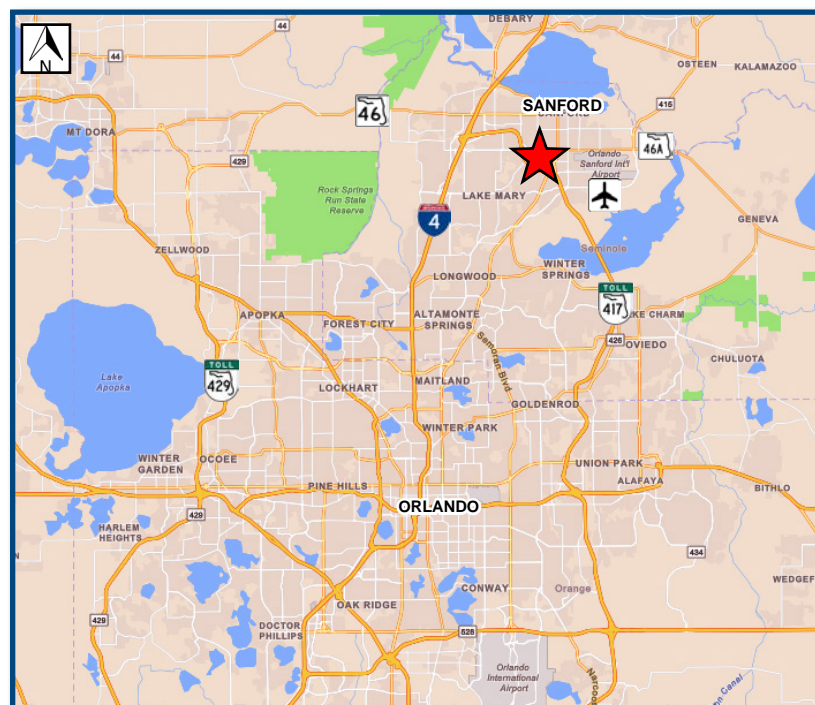


Industrial Development Land For Sale

2.42± Acres - 2201 West 25th Street, Sanford, FL 32771

This industrial development site is exceptionally located on State Road 46A in close proximity to State Road 417 (Central Florida Greenway) in Sanford, Florida. The site is zoned RI-1 (Restricted Industrial) by the City of Sanford and is intended for light wholesale and manufacturing uses.

- Half mile from SR 417 (Central Florida Greenway); 1.5 miles from U.S. Highway 17-92
- Four miles from Orlando Sanford International Airport
- Located in an industrial pocket with 445' of frontage on SR 46A
- 21,000 AADT* on SR 46A
- Utilities are available



SALE PRICE: \$475,000

255 South Orange Avenue
Suite 1300
Orlando, FL 32801



*Source: 2019 Florida Department of Transportation

Industrial Development Land For Sale - 2.42± Total Acres

2201 West 25th Street, Sanford, FL 32771



Area Demographics/Workforce

Nearly 1.1 million people reside within a 30 minute drive time of the subject property. Approximately one-fifth of the area's workforce are employed in the construction, manufacturing, wholesale trade, transportation or warehousing industries.

Variable	2201 W 25th St, Sanford, Florida, 32771	
	15 minutes	30 minutes
2019 Total Population	164,703	1,094,577
2024 Total Population	178,568	1,174,451
% Growth 2019-2024	8%	7%
2019 Employed Civilian Population Age 16+	82,373	551,400
Employed % of Population	50%	50%
2019 Unemployment Rate	4.4%	4.3%
Industry:		
Construction/Manufacturing/Wholesale Trade/Transportation/Warehousing	16,972	107,670
% of Workforce	21%	20%
2019 Median Household Income	\$64,704	\$57,990
Index vs Orlando Metro Market	116	104

Note: 100 = Base Comparison: Orlando-Kissimmee-Sanford, FL CBSA (i.e. index of 130 is 30% higher than the Base Comparison)

Source: US Census Bureau; Esri 2019 Forecasts



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