



Bishop Beale Duncan  
COMMERCIAL REAL ESTATE

4185 North Highway 17-92  
Sanford, Florida 32773

**FREESTANDING OFFICE W/LIT + GATED PARKING**

**PRICE DROP**



## FOR LEASE

- + Lease Rate: ~~\$4,900 / Month~~  
\$4,300 / Month
- + Building Size: 1,395 SF - Sales Office  
750 SF - Service/Detail
- + Total Parking: Up to 30 Cars
- + Signage: Monument on 17-92



## Highlights

- Located on Heavily-Traveled South Orlando Drive (U.S. Highway 17-92)
- Directly Across the Street from the Seminole County Government Complex and Seminole State College
- Minutes from State Road 417 and Lake Mary Boulevard
- The Property Offers Two Freestanding Buildings
- Fully Lighted and Gated
- 36,000 AADT on South Orlando Drive

**PATRICK GOETZ**

Vice President  
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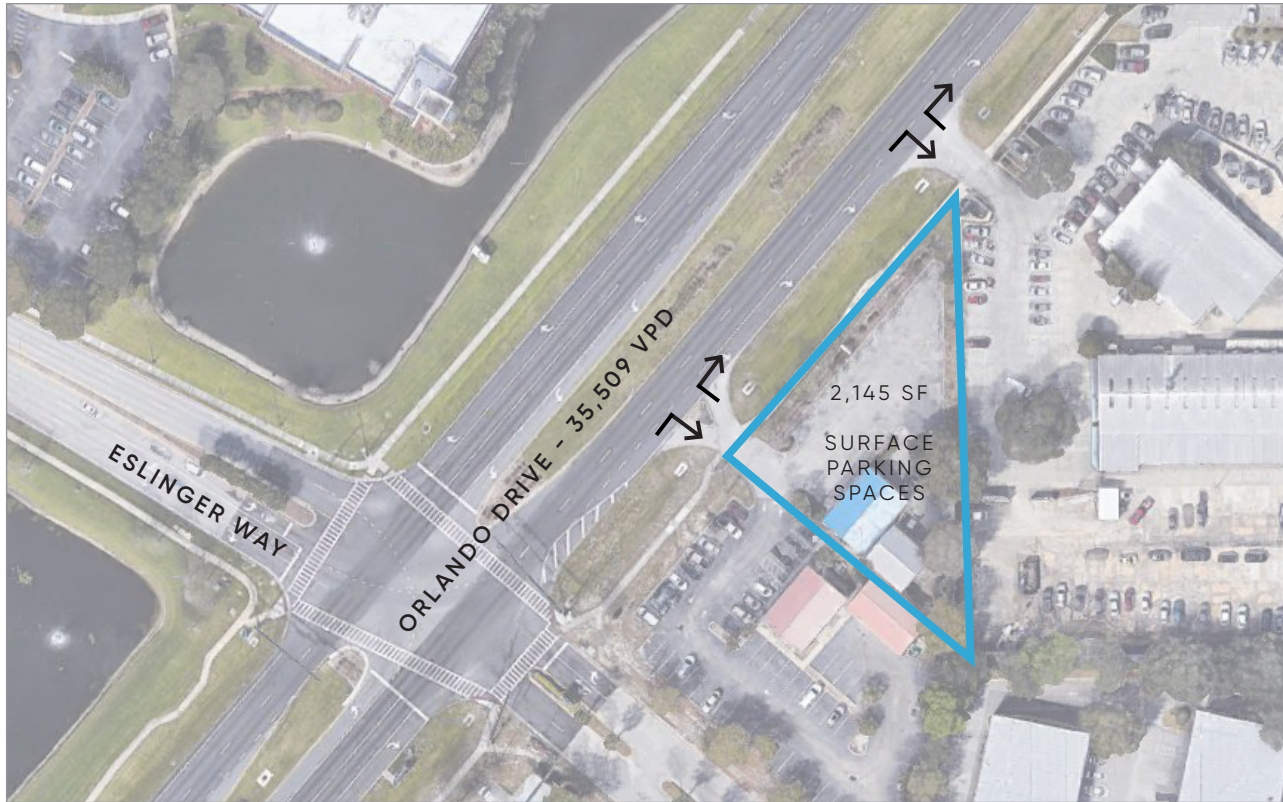


**BISHOP BEALE DUNCAN**

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# Site Plan & Demographics



## AREA DEMOGRAPHICS

### 1 MILE RADIUS



5,490

ESTIMATED  
POPULATION



\$199,946

MEDIAN HOME VALUE  
2020



36.7

AVERAGE AGE



\$80,764

AVG HOUSEHOLD  
INCOME

### 3 MILE RADIUS



51,590

ESTIMATED  
POPULATION



\$193,580

MEDIAN HOME VALUE  
2020



36.6

AVERAGE AGE



\$72,813

AVG HOUSEHOLD  
INCOME

### 5 MILE RADIUS



159,082

ESTIMATED  
POPULATION



\$204,719

MEDIAN HOME VALUE  
2020



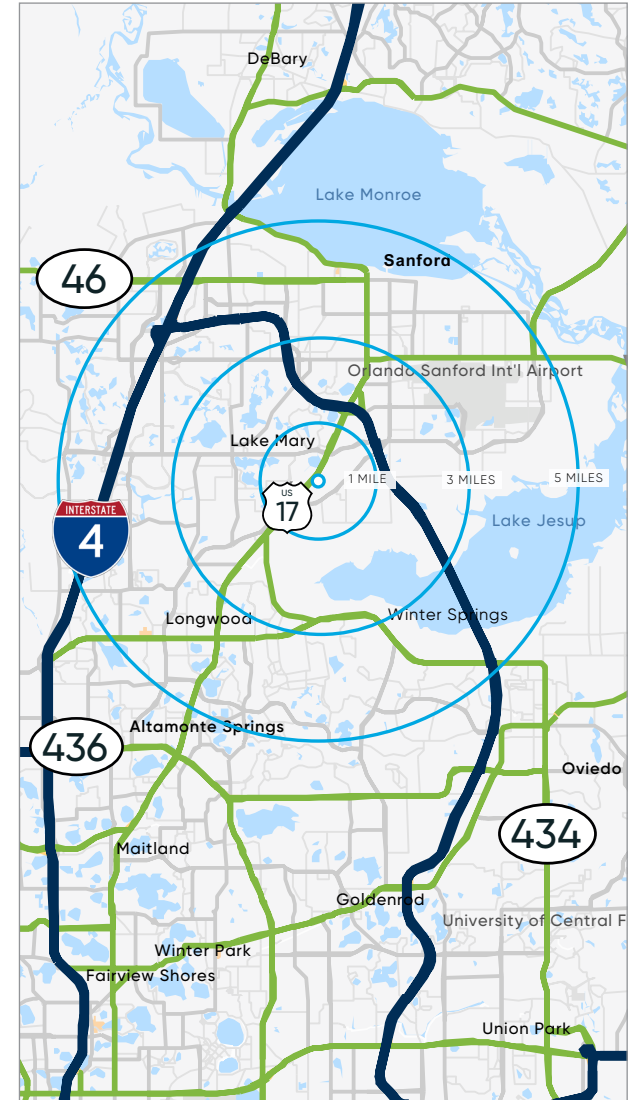
38.2

AVERAGE AGE



\$72,443

AVG HOUSEHOLD  
INCOME





# Merchant Aerial

