

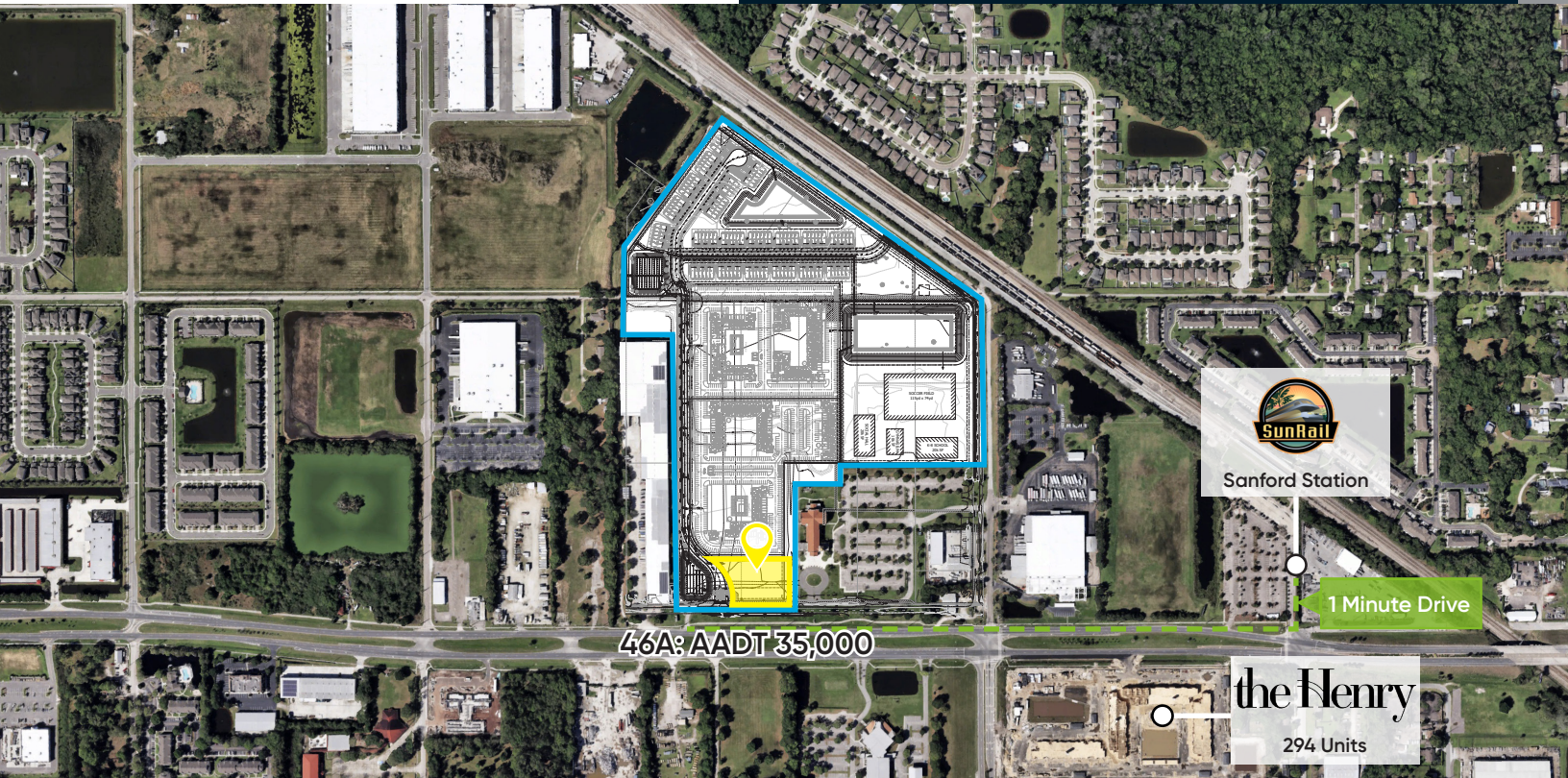


**Bishop Beale Duncan**  
COMMERCIAL REAL ESTATE

# COMMERCIAL PAD

3284 W 1st St  
Sanford, FL 32771

## COMMERCIAL OUTPARCEL ON 46A

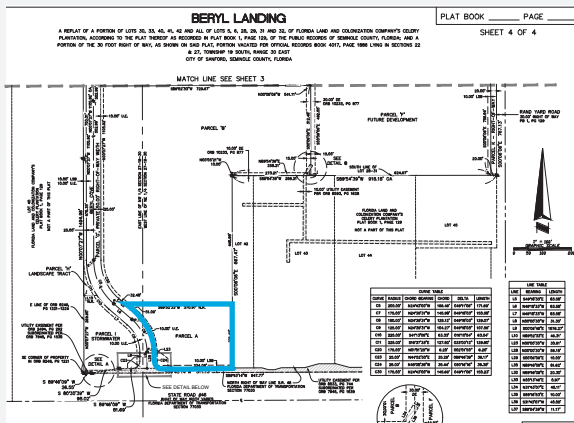


## AVAILABLE COMMERCIAL

- + Price: Call for Pricing
- + Land Size: 1.5 AC Net
- + Zoning: PD
- + Parcel ID: 22-19-30-5AD-0000-0050

## Highlights

- Located on 46A, a main thoroughfare of Sanford with over 35,000 cars driving the site daily
- The site is fronting 520 multifamily units developed by Davis Development and 130 Townhomes being developed by Pulte Homes
- There are strong Household Incomes of \$100,000+ within a 10-Minute drivetime
- Historic Downtown Sanford has undergone a revitalization and is less than 5 minutes from the property



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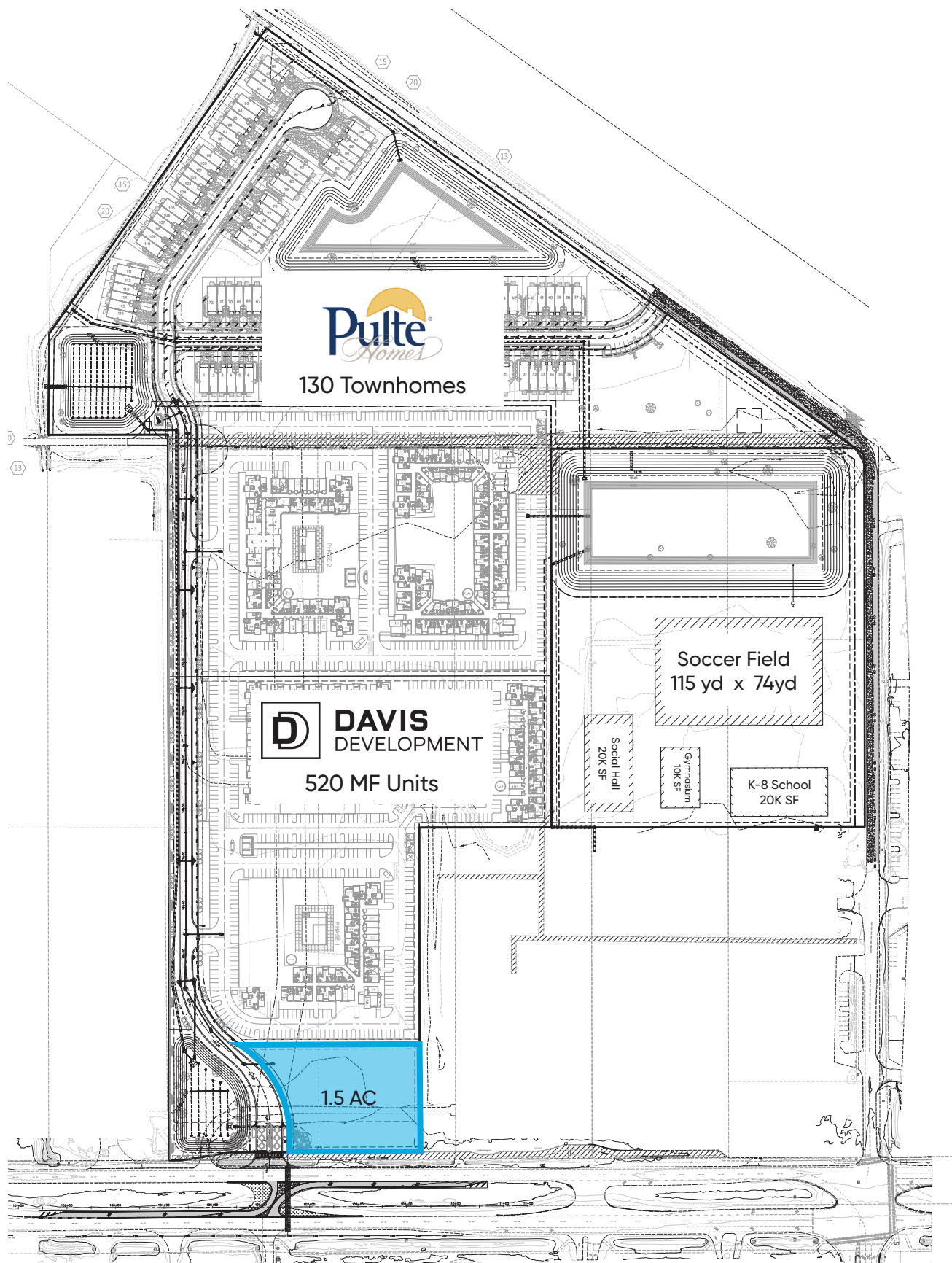
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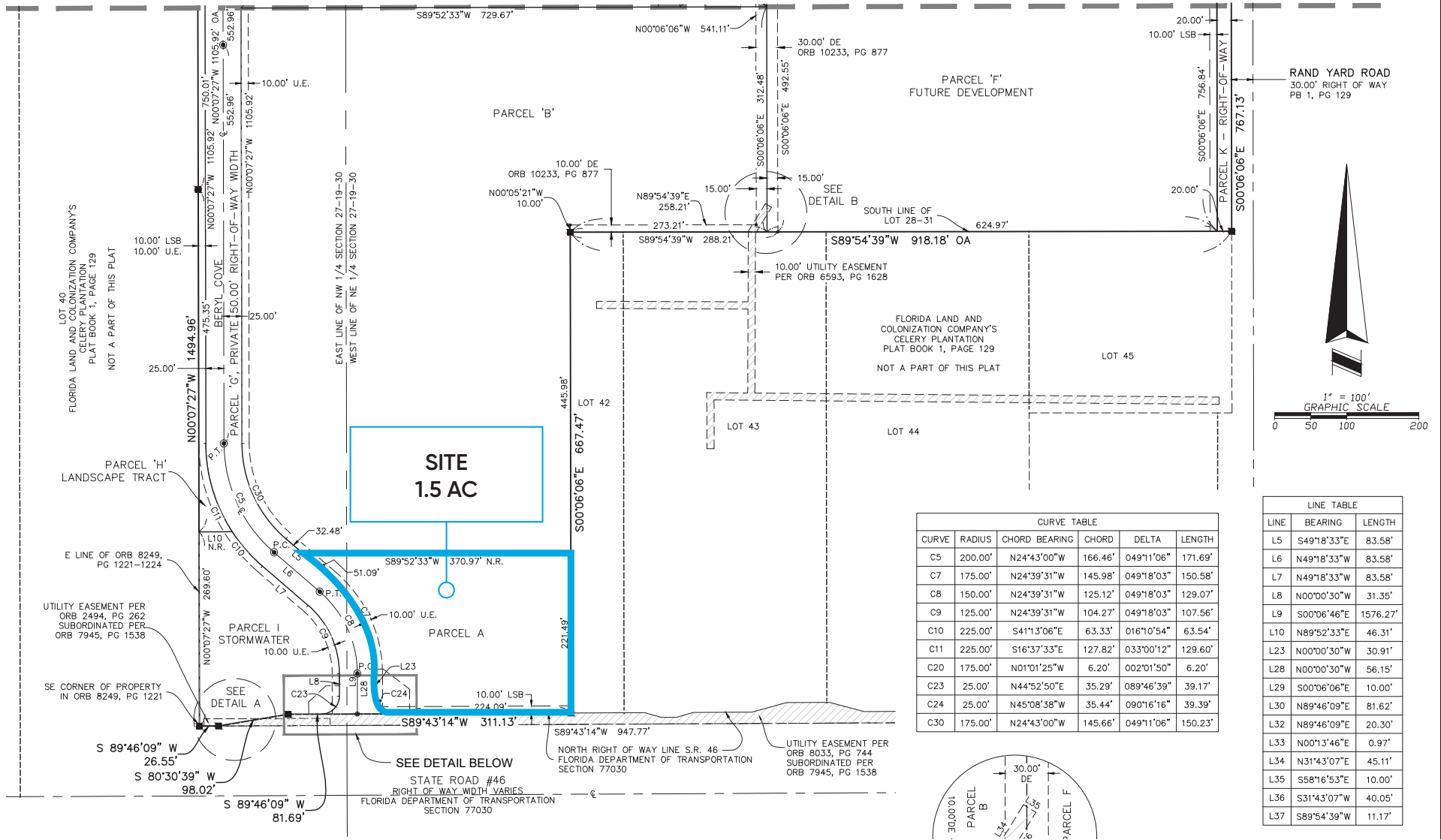
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# Master Plan



# Plat

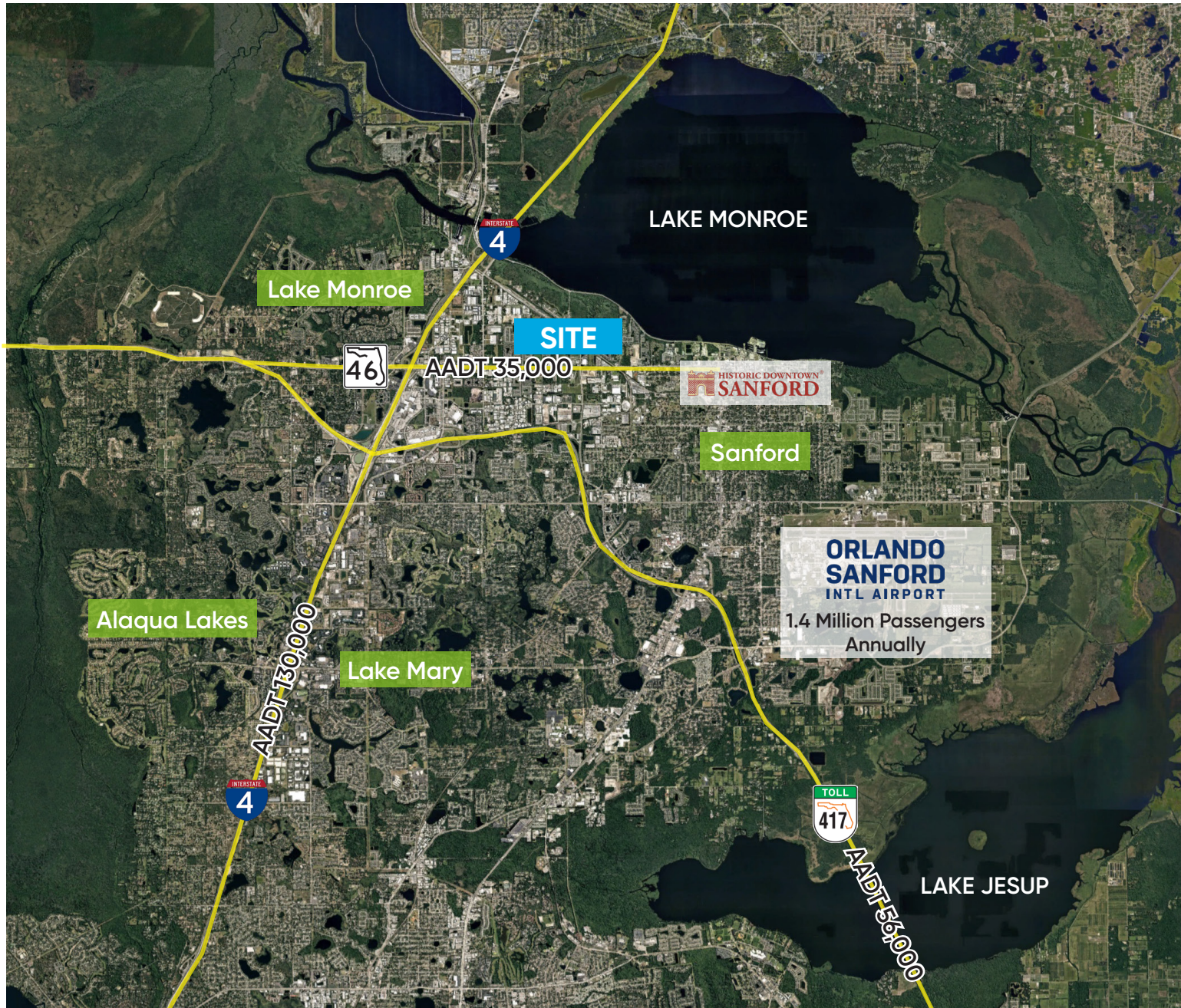


CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C5	200.00'	N24°43'00"W	166.46'	049°11'06"	171.69'
C7	175.00'	N24°39'31"W	145.98'	049°18'03"	150.58'
C8	150.00'	N24°39'31"W	125.12'	049°18'03"	129.07'
C9	125.00'	N24°39'31"W	104.27'	049°18'03"	107.56'
C10	225.00'	S41°13'06"E	63.33'	016°10'54"	63.54'
C11	225.00'	S16°37'33"E	127.82'	033°00'12"	129.60'
C20	175.00'	N01°01'25"W	6.20'	002°01'50"	6.20'
C23	25.00'	N44°52'50"E	35.29'	089°46'39"	39.17'
C24	25.00'	N45°08'38"W	35.44'	090°16'16"	39.39'
C30	175.00'	N24°43'00"W	145.66'	049°11'06"	150.23'

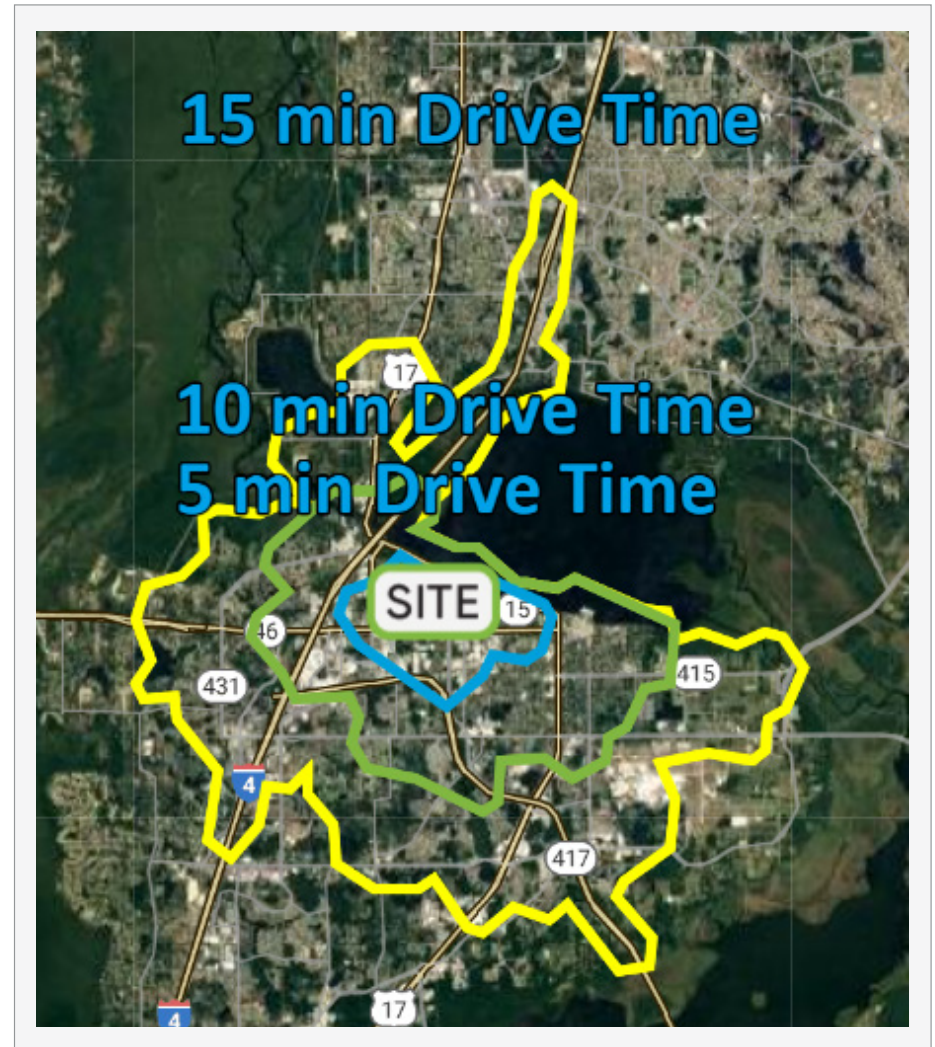
LINE TABLE		
LINE	BEARING	LENGTH
L5	S49°18'33"E	83.58'
L6	N49°18'33"W	83.58'
L7	N49°18'33"W	83.58'
L8	N00°00'30"W	31.35'
L9	S00°06'46"E	1576.27'
L10	N89°52'33"E	46.31'
L23	N00°00'30"W	30.91'
L28	N00°00'30"W	56.15'
L29	S00°06'06"E	10.00'
L30	N89°46'09"E	81.62'
L32	N89°46'09"E	20.30'
L33	N00°13'46"E	0.97'
L34	N31°43'07"E	45.11'
L35	S58°16'53"E	10.00'
L36	S31°43'07"W	40.05'
L37	S89°54'39"W	11.17'



# Site Location



# Demographics



Drive	Population	HH Income	Businesses	Employees
1-Mile	5,430	\$95,367	323	3,296
3-Mile	46,764	\$103,463	3,431	26,111
5-Mile	119,159	\$109,750	8,482	66,470

Drive	Population	HH Income	Businesses	Employees
5-Minute	10,691	\$75,572	860	9,420
10-Minute	47,796	\$100,643	3,380	25,900
15-Minute	104,505	\$105,422	7,281	56,336

