

# LAND FOR SALE ±1.42 AC

- Excellent Access and Visibility on State Road 46A
- Adjacent to Central Florida Regional Hospital
- Zoning: C-2
- Allowable Uses: Retail, Business and Professional Offices, Restaurant / Drive-Thru and Day Cares.
- 1.10 Miles from the Sanford SunRail Station
- 3.12 Miles from Interstate 4
- 200 Feet of Frontage on SR 46
- **Reduced Asking Price: \$325,000**



## DEMOGRAPHICS:

### POPULATION

1 mile	<b>7,083</b>
3 miles	<b>46,157</b>
5 miles	<b>108,456</b>

### TRAFFIC COUNTS

<b>+/-18,000</b> vehicles/day
at the site
<b>+/-26,500</b> on SR 46

### DAYTIME BUSINESS POPULATION

1 mile	<b>3,977</b>
3 miles	<b>21,963</b>
5 miles	<b>50,673</b>

### AVERAGE HH INCOME

1 mile	<b>\$41,673</b>
3 miles	<b>\$50,980</b>
5 miles	<b>\$63,973</b>



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