

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 **7,083**
 3 miles **46,157**
 5 miles **108,456**

TRAFFIC COUNTS

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

DAYTIME BUSINESS POPULATION

1 mile **3,977**
 3 miles **21,963**
 5 miles **50,673**

AVERAGE HH INCOME

1 mile **\$41,673**
 3 miles **\$50,980**
 5 miles **\$63,973**



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