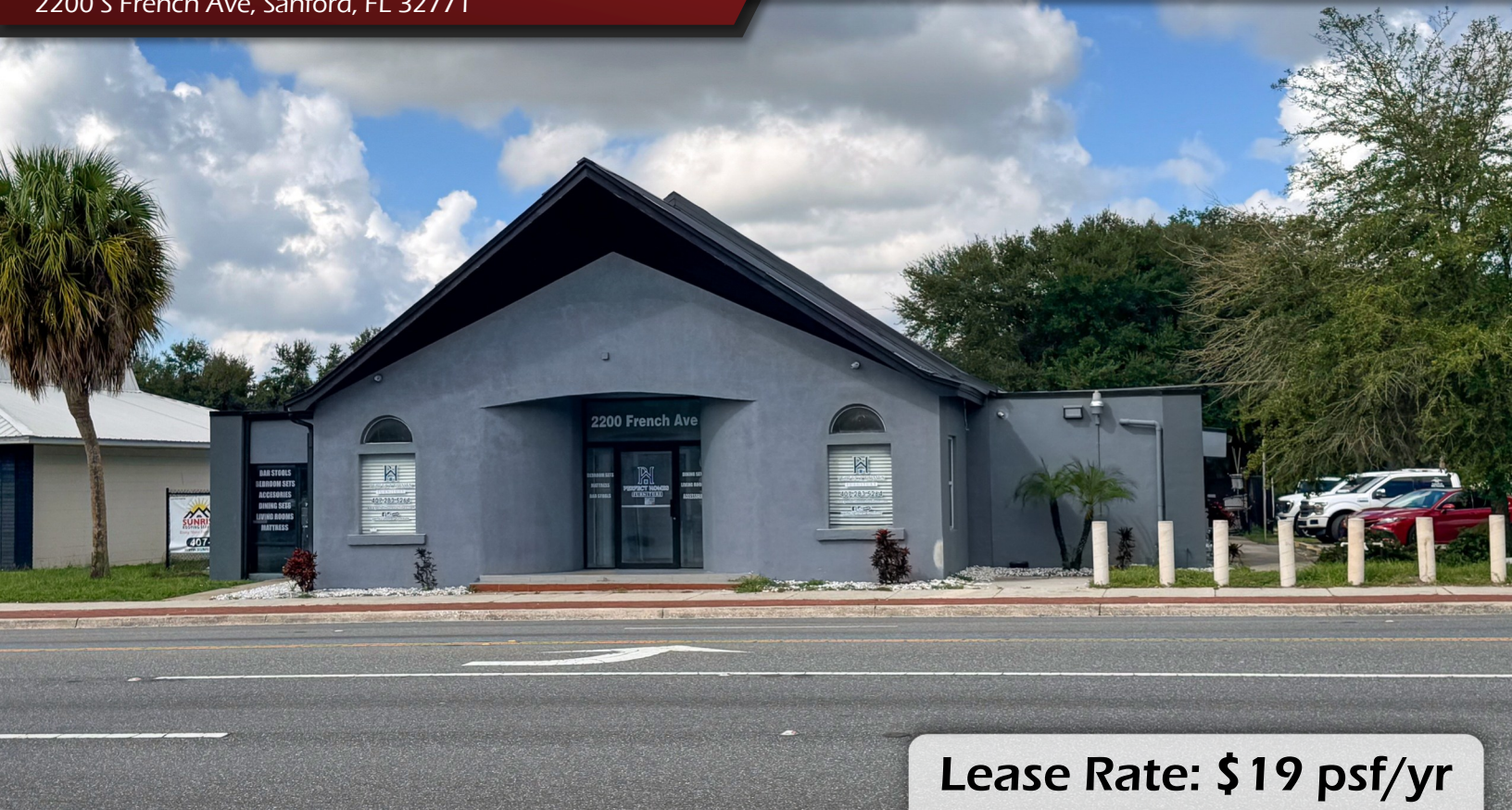


Downtown Sanford Office/ Retail Spaces

2200 S French Ave, Sanford, FL 32771

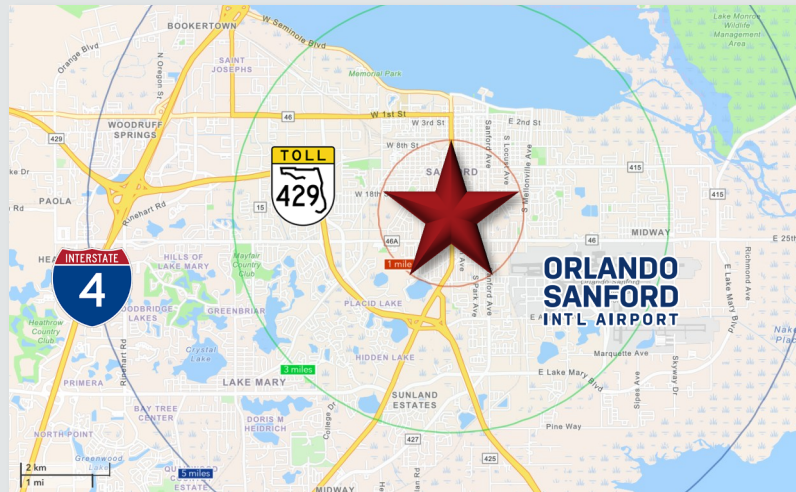
Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



Lease Rate: \$19 psf/yr

LOCATION DETAILS

Situated on the corner of W 22nd St and S French Ave, with a traffic count of 27,500 VPD. Just south of Historic Downtown Sanford and less than 3 miles from Orlando Sanford International Airport. Conveniently located less than 5 minutes from SR-417 and under 10 minutes from the SR-429/I-4 interchange, offering easy access across Central Florida.



LISTING DETAILS

- **2nd Generation Space Available Now:**
 - Ste. 1006: ±1,170 SF
- **13 Shared parking spaces** with additional overflow parking also available
- **Electric included**

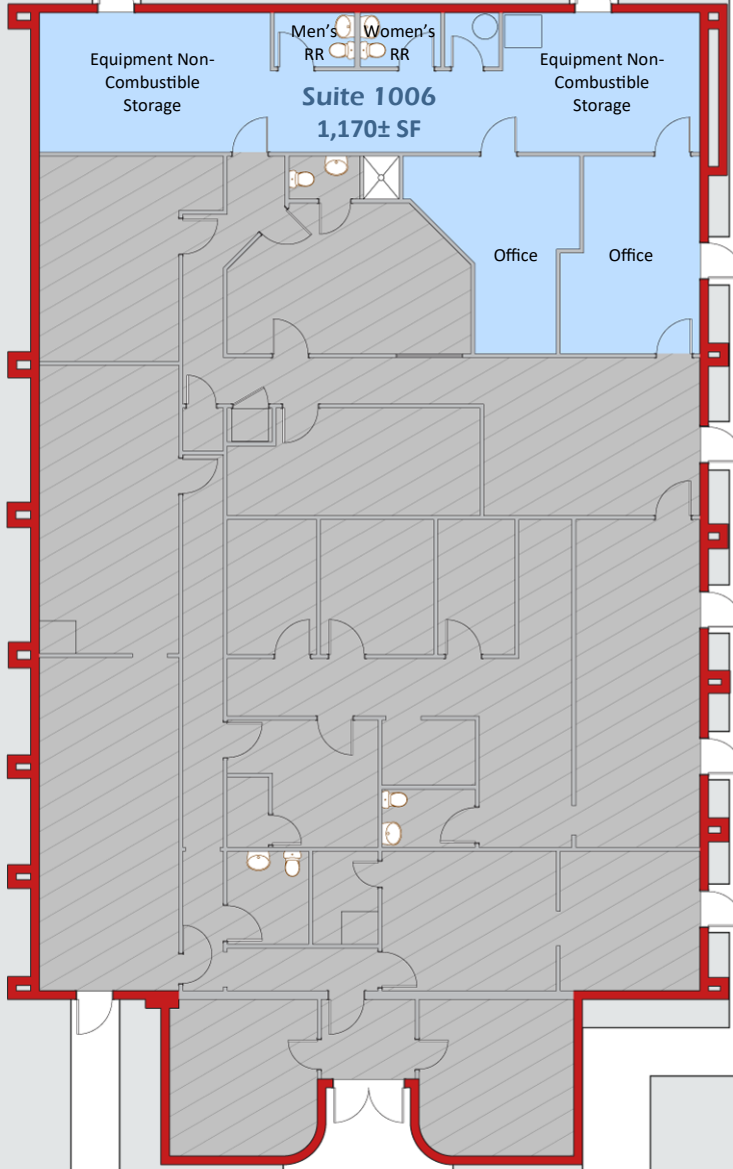
2025 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	11,017	61,532	109,501
Average HH Income	\$83,779	\$86,968	\$101,245
Median HH Income	\$59,064	\$66,406	\$76,922

CONTACT FOR MORE INFORMATION

Marie Shorey, CCIM
(407) 383-8142
marie@palkiper.com

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W 22ND ST

US HWY 17-92

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