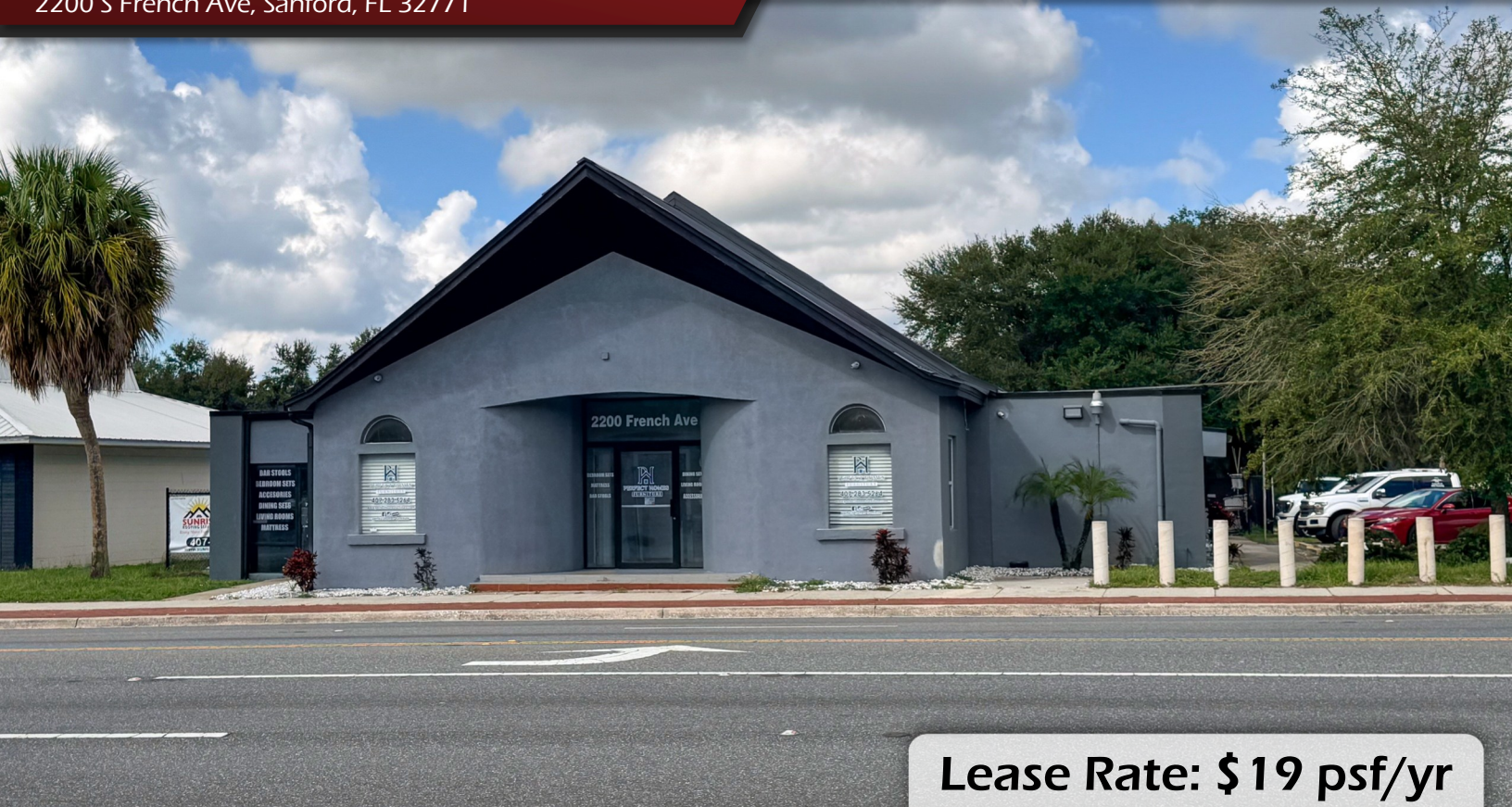


# Downtown Sanford Office/ Retail Spaces

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 Spaces Available Now:

- Ste. 1005: ±1,320 SF
- Ste. 1006: ±1,170 SF

- **13 Shared parking spaces** with additional overflow parking also available

- **Electric included**

### 2024 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	10,915	60,132	106,384
Average HH Income	\$84,649	\$87,001	\$104,246
Median HH Income	\$59,577	\$64,656	\$75,902

### CONTACT FOR MORE INFORMATION

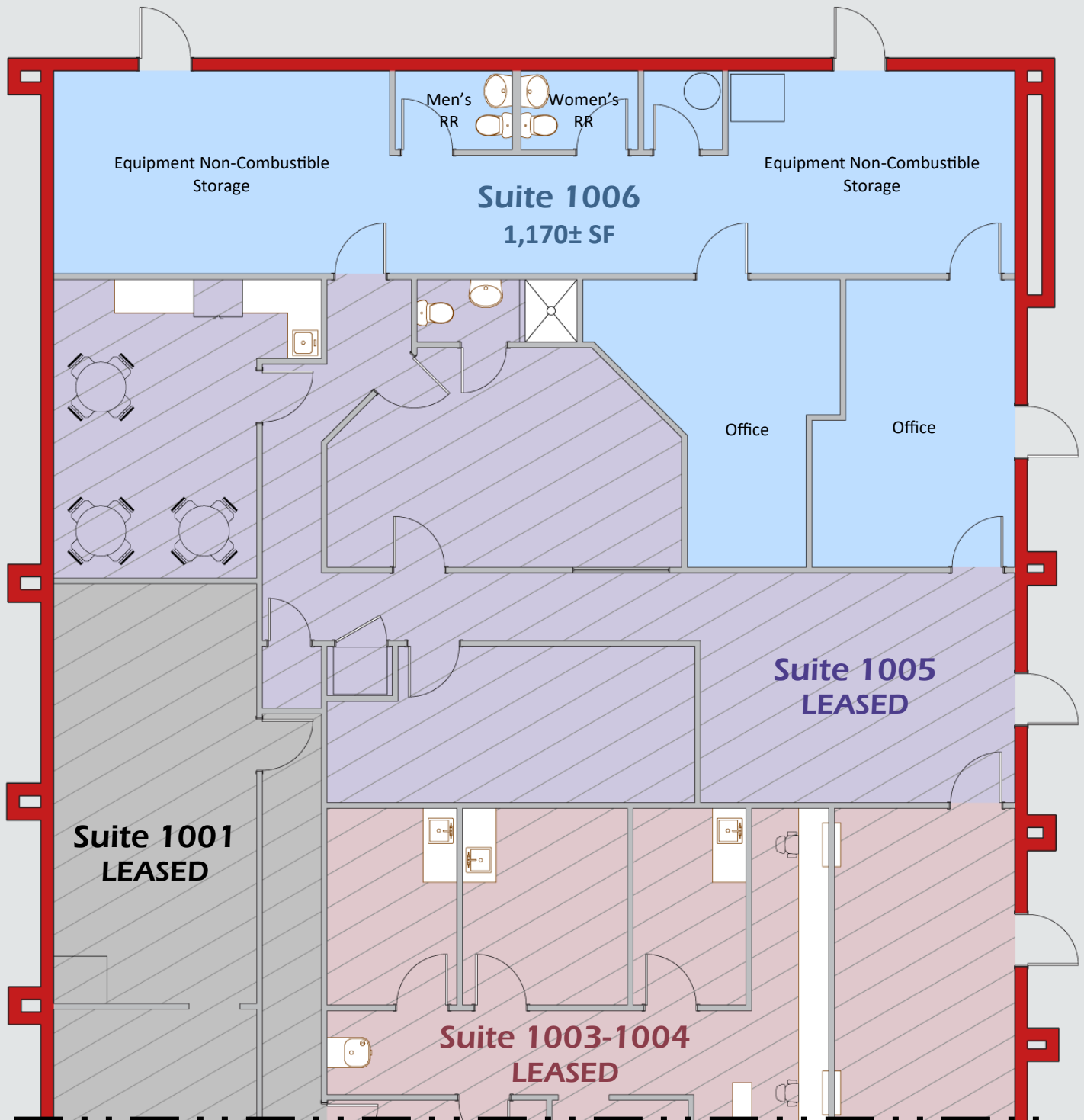
**Marie Shorey, CCIM**

(407) 383-8142

[marie@palkiper.com](mailto:marie@palkiper.com)

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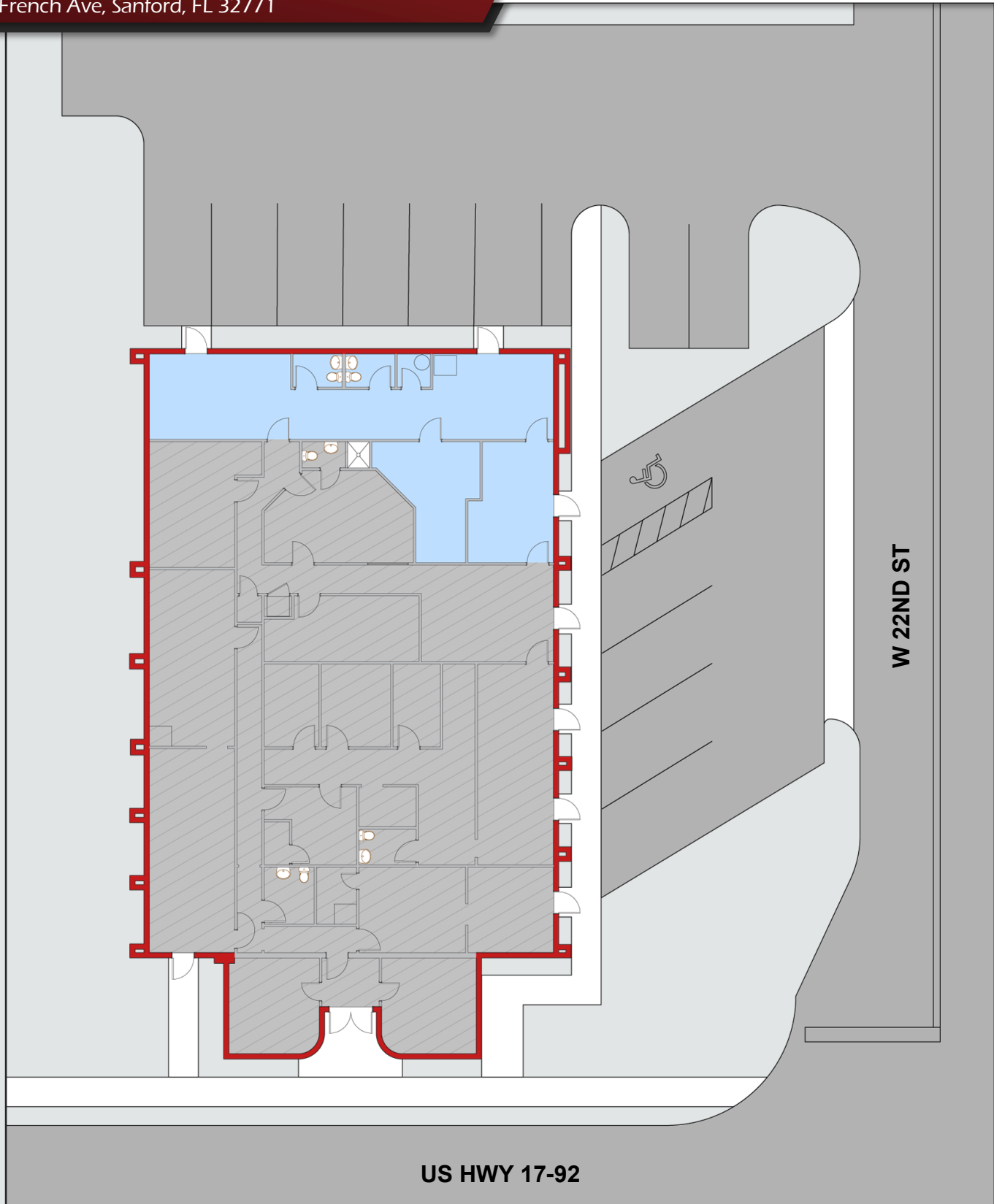
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