

100 Commerce Way
Sanford, FL 32772

**Industrial
Leasing Opportunity**
Leasing Brochure



MATTHEWS™

Christian Peters
Associate
(407) 362-1758
christian.peters@matthews.com
License No. SL3592674 (FL)

Nick Watson
FVP & Associate Director
(727) 579-8449
nick.watson@matthews.com
License No. SL3469703 (FL)

PROJECT SCOPE

2 units

Available

±10,300 VPD

Martin Luther King Jr Blvd

±44,600 VPD

Hwy 417

Building Information

- 3 Phase Power
- Each unit has a bathroom and multiple office spaces
- Air Conditioned Offices
- Clear Height 18'
- Near I-4, and Florida 417 Toll Rd
- Zoning: R1 - Industrial
- Additional mezzanine storage on top of offices

Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	5,858	70,012	130,399
Five-Year Projection	6,204	73,424	136,856
2020 Census	5,151	65,309	121,914
Growth Current Year-Five-Year	1.2%	1.0%	1.0%
Growth 2020-Current Year	3.4%	1.8%	1.7%
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,021	27,153	49,664
Five-Year Projection	2,141	28,503	52,192
2020 Census	1,786	25,379	46,433
Growth Current Year-Five-Year	1.2%	1.0%	1.0%
Growth 2020-Current Year	2.8%	1.6%	1.8%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$63,949	\$77,199	\$92,306



PROPERTY PHOTOS - UNIT C



SUITE 100A

1ST FLOOR: 1,705.54 FT²

2ND FLOOR: 0.00 FT²

TOTAL AREA: 1,705.54 FT²

SUITE 100C

1ST FLOOR: 1,685.51 FT²

2ND FLOOR MEZZANINE: 370.92 FT²

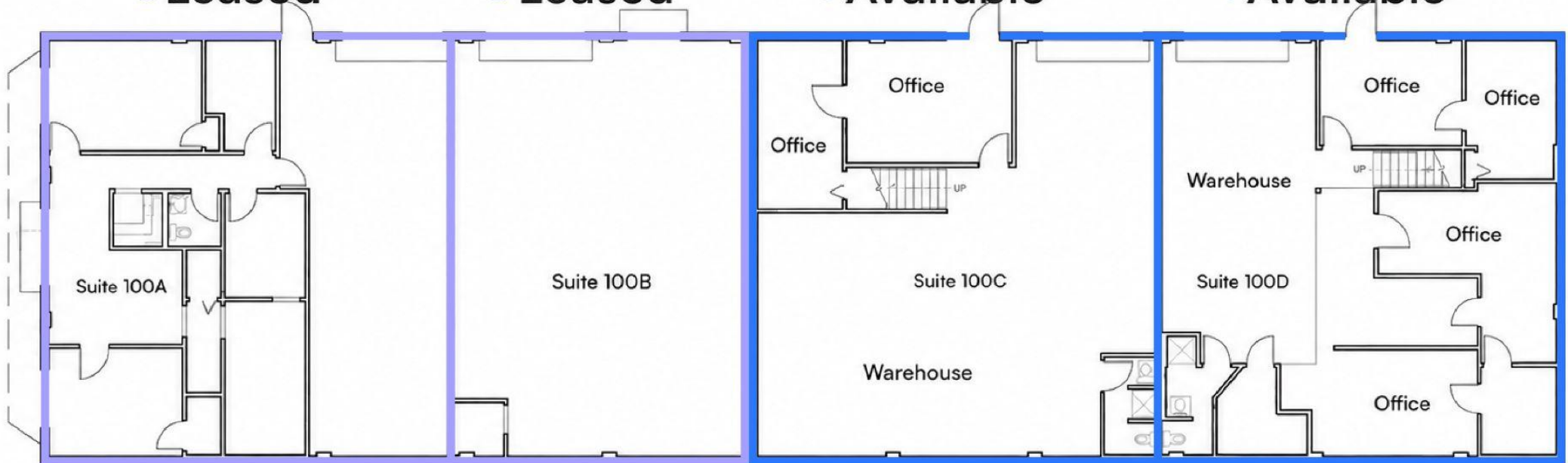
TOTAL AREA: 2,056.43 FT²

● **Leased**

● **Leased**

● **Available**

● **Available**



SUITE 100B

1ST FLOOR: 1,259.03 FT²

2ND FLOOR: 0.00 FT²

TOTAL AREA: 1,259.03 FT²

SUITE 100D

1ST FLOOR: 1,706.81 FT²

2ND FLOOR MEZZANINE: 1,056.64 FT²

TOTAL AREA: 2,763.45 FT²

Warehouse Space For Lease

MATTHEWS™

100 Commerce Way

Sanford, FL 32772



Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **100 Commerce Way, Sanford, FL, 32772** ("Property"). It has been prepared by Matthews.™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

Christian Peters

Associate

(407) 362-1758

christian.peters@matthews.com

License No. SL3592674 (FL)

Nick Watson

FVP & Associate Director

(727) 579-8449

nick.watson@matthews.com

License No. SL3469703 (FL)

Broker of Record

Kyle Matthews

License No. CQ1066435 (FL)