

LA GRANJA



3852 S ORLANDO DRIVE
SANFORD, FL 32773

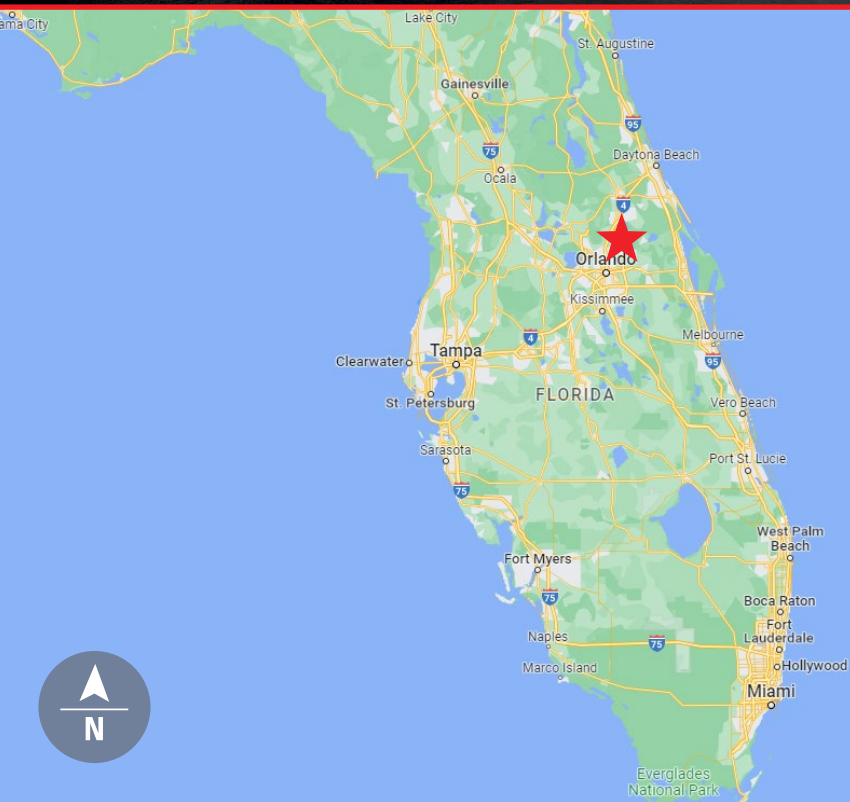
NEW PRICE

Price: \$2,400,850

Cap rate: 6.25%



CLICK HERE FOR OM



PROPERTY SUMMARY

ADDRESS	3852 S Orlando Drive Sanford, FL 32773
ACREAGE	3.82AC
GLA	3,472 SF
BUILT/ RENOVATED	2007/2022
COUNTY	Seminole

**INVESTMENT
SALES ADVISORY**

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Investment Highlights



The Property is located on one of the main thoroughfares through Sanford (US 17/92 – 32,500 VPD) with access via a corner (West Lake Mary Boulevard – 23,500). This allows individuals to access La Granja without restrictions of right in/right out or left in/right out – providing entry/exit via a full access point.



Densely populated area - The substantial concentration of households, nearly 20,000 within a three-mile radius, will aid in drawing additional customers to this location.



Corporate guaranteed lease - A prospective buyer does not have to fear if a single-operator defaults because they are endorsed by the multi-million-dollar corporation.



Florida's population grew by almost 212,000 residents between July 1, 2020, and July 1, 2021. This was the second largest gain in the nation with only Texas having a larger increase. Florida and Texas have quickly become hotspots for its no income tax attractiveness. Florida is expected to continue this trend with steady growth in the Orlando area.

