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# For Sale

SR 46 & N White Cedar Rd  
Sanford, FL 32771

## 3 Mile Demographics (2025)



53,231  
POPULATION



\$102,632  
AVG HH INCOME



21,579  
HOUSEHOLDS



37.3  
MEDIAN AGE

## Property Highlights

- 4.48± acres on SR 46 (29,500 AADT) zoned commercial
- Ownership is open to selling all or portion of the Property
- Fully usable acreages with offsite retention and utilities stubbed to the Property
- Market is growing heavily both commercially and residentially with Avg HH Incomes of \$102,632 within a 3 mile radius



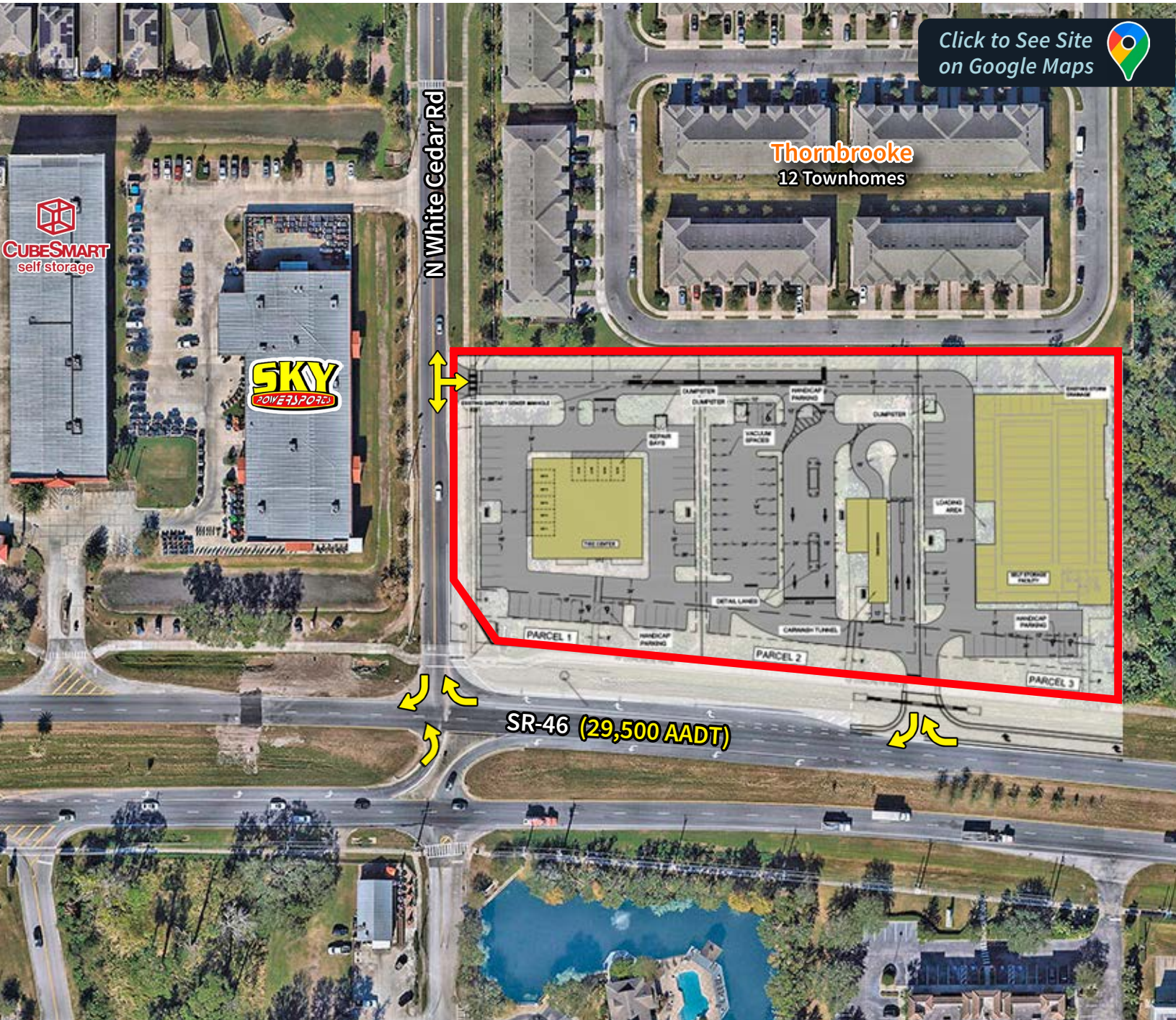
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# Site Plan



## Contact



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# Market Aerial



## Demographics

(ESRI 2025)

| POPULATION |       |         | AVERAGE HH INCOME |       |           |
|------------|-------|---------|-------------------|-------|-----------|
|            | 1 MI. | 7,687   |                   | 1 MI. | \$83,804  |
|            | 3 MI. | 53,231  |                   | 3 MI. | \$102,632 |
|            | 5 MI. | 128,110 |                   | 5 MI. | \$110,352 |
| HOUSEHOLDS |       |         | MEDIAN AGE        |       |           |
|            | 1 MI. | 2,960   |                   | 1 MI. | 31.9      |
|            | 3 MI. | 21,579  |                   | 3 MI. | 37.3      |
|            | 5 MI. | 50,561  |                   | 5 MI. | 39.3      |

## Contact

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