



For Sale

SR 46 & N White Cedar Rd
Sanford, FL 32771

3 Mile Demographics (2025)

			
53,231	\$102,632	21,579	37.3
POPULATION	AVG HH INCOME	HOUSEHOLDS	MEDIAN AGE

Property Highlights

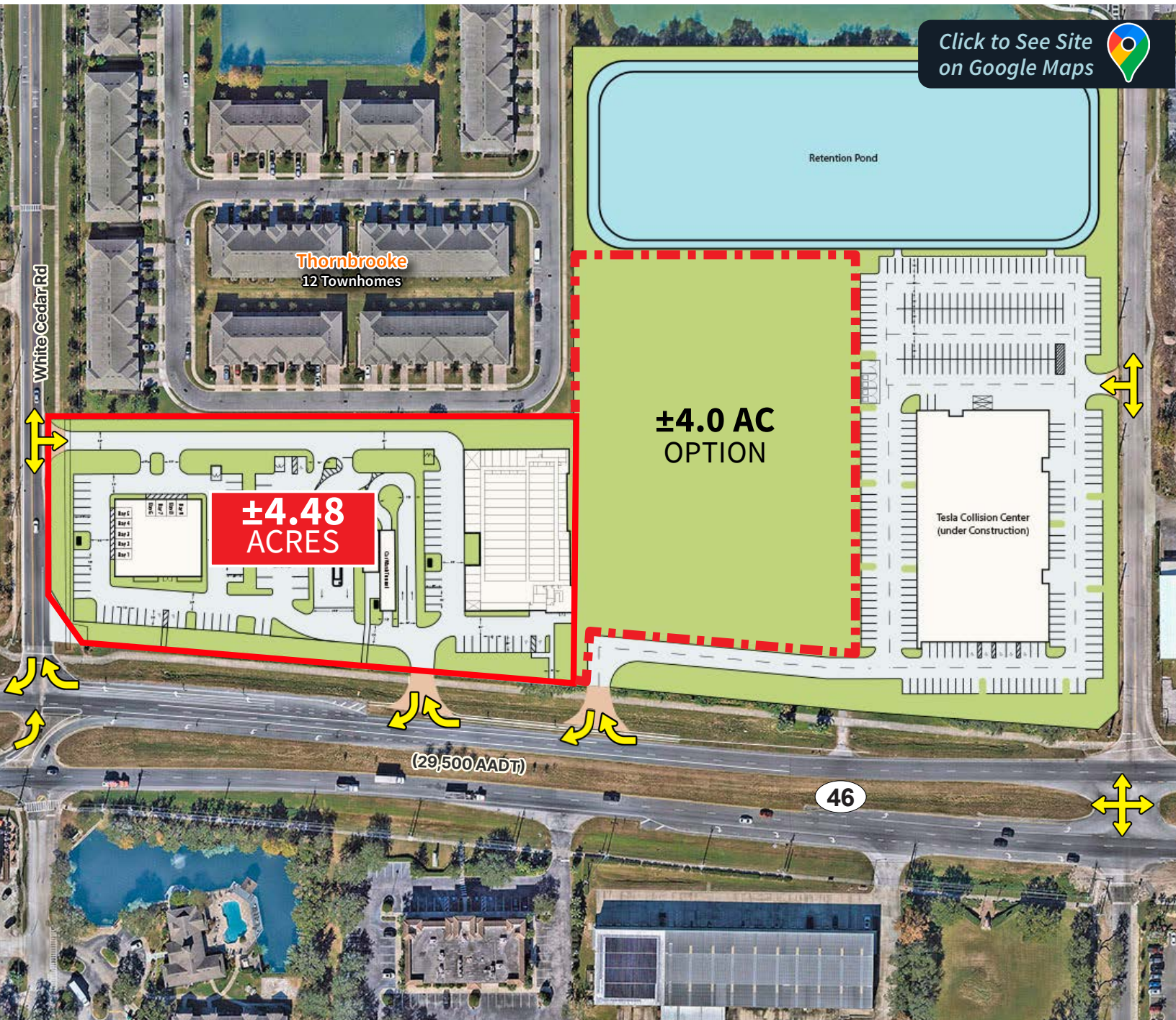
- 4.48± acre commercial-zoned property located on SR 46 with 29,500 AADT. Option available to acquire adjoining 4.0 acre tract.
- Ownership is open to selling all or portion of the Property.
- Fully usable acreages with offsite retention and utilities stubbed to the Property.
- Market is growing heavily both commercially and residentially with Avg HH Incomes of \$102,632 within a 3 mile radius.



Antonino Poma
Vice President
M +1 407 488 4794
antonino.poma@jll.com



Site Plan



Contact



Antonino Poma
Vice President
M +1 407 488 4794
antonino.poma@jll.com

DISCLAIMER
© 2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



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

Antonino Poma
+1 407 488 4794
antonino.poma@jll.com

Kaylynn Kissenberth
+1 407 242 4211
kaylynn.kissenberth@jll.com