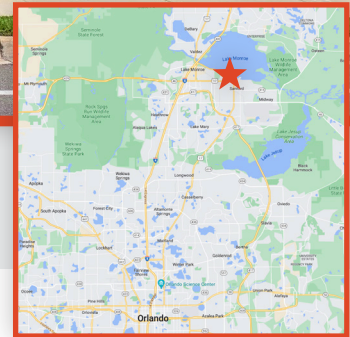




1120 WEST 1ST STREET, SANFORD, FL 32771
CEDAR CREEK BUSINESS & PROFESSIONAL CENTER



PROPERTY HIGHLIGHTS

- 6,100± three-suite condo office building available for investor or owner user
- Currently offering Suites A & B for lease, which can be combined into a single 4,100 SF Suite
- Located on the main West entry into Historic Downtown Sanford District
- Unit includes: Monitored ADT alarm, private double car garage parking in the rear

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	6,878	50,004	106,391
Households	2,662	18,957	40,381
Avg. Household Income	\$44,174	\$53,381	\$64,805

FOR MORE INFORMATION

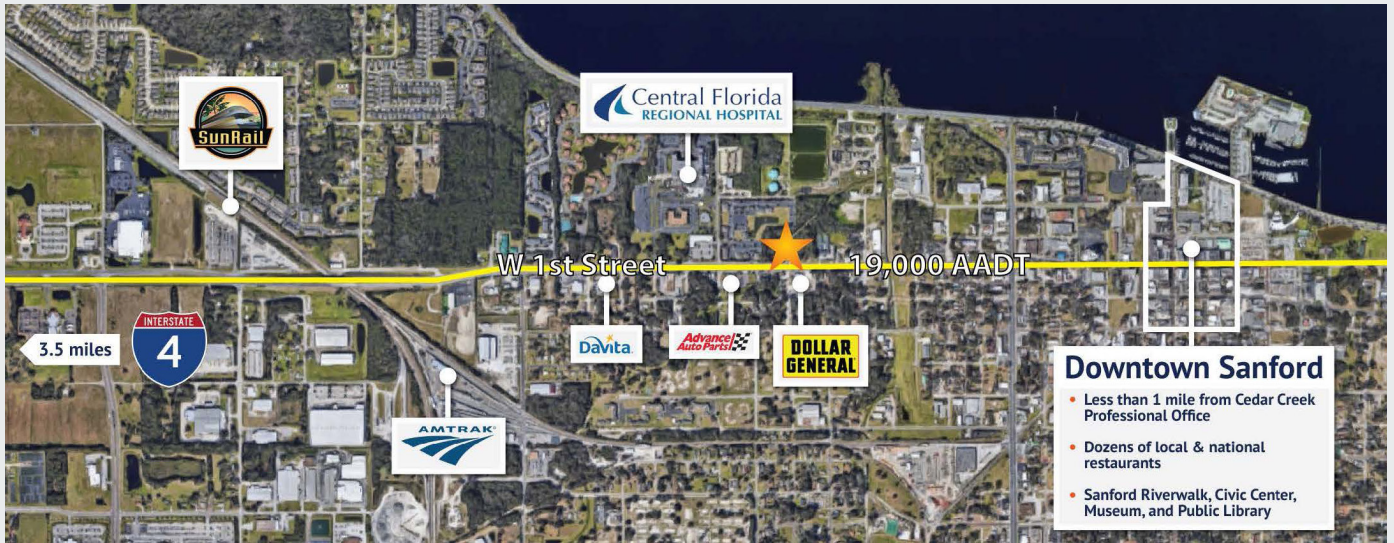


John Vick
407-421-2620
john@v3capital.com

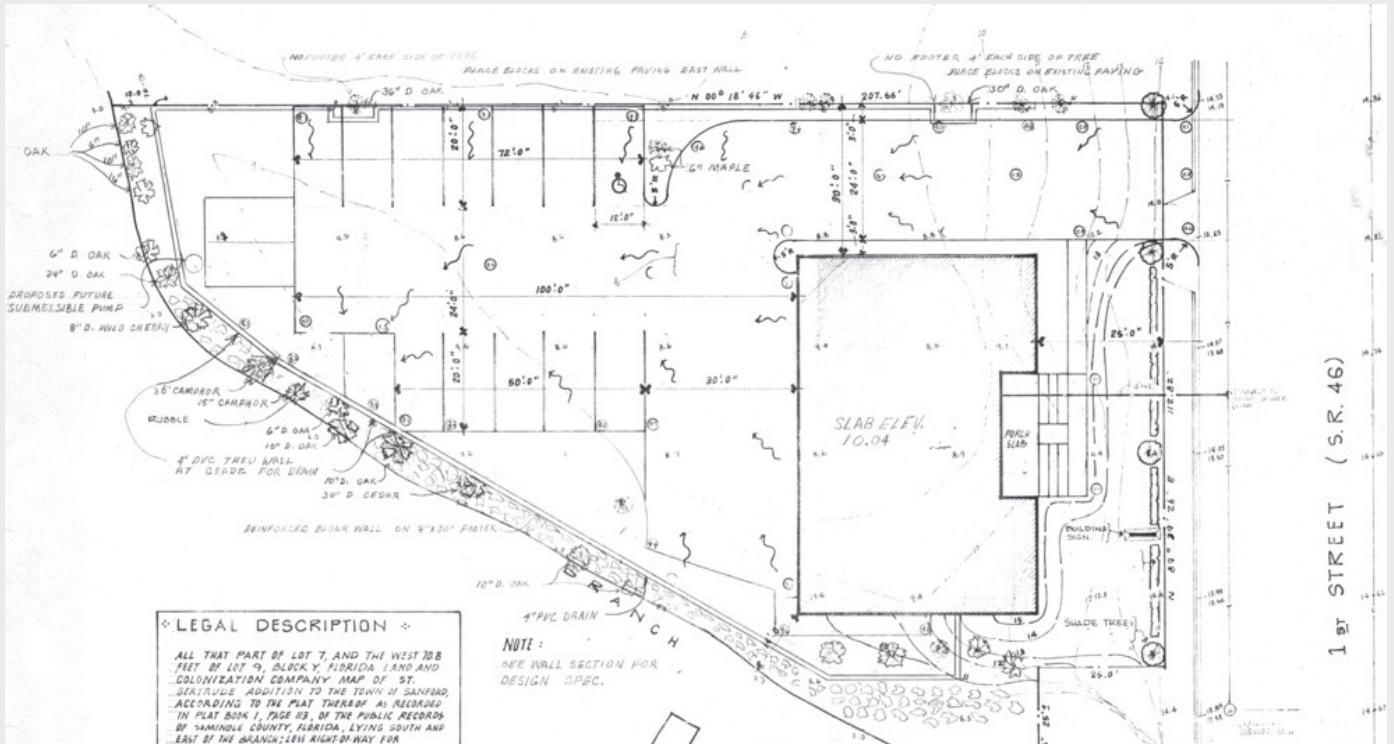
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LOCATION MAP



FULL FLOOR - 42,338 SF OF CONTIGUOUS SPACE



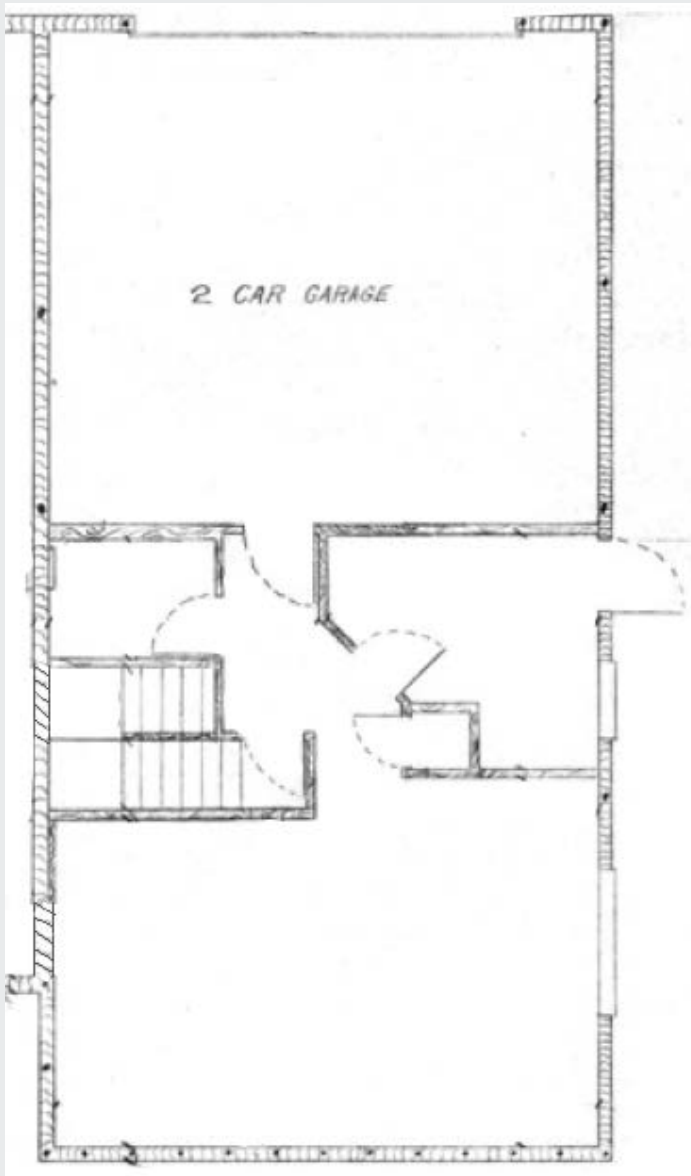


FOR SALE
\$950,000

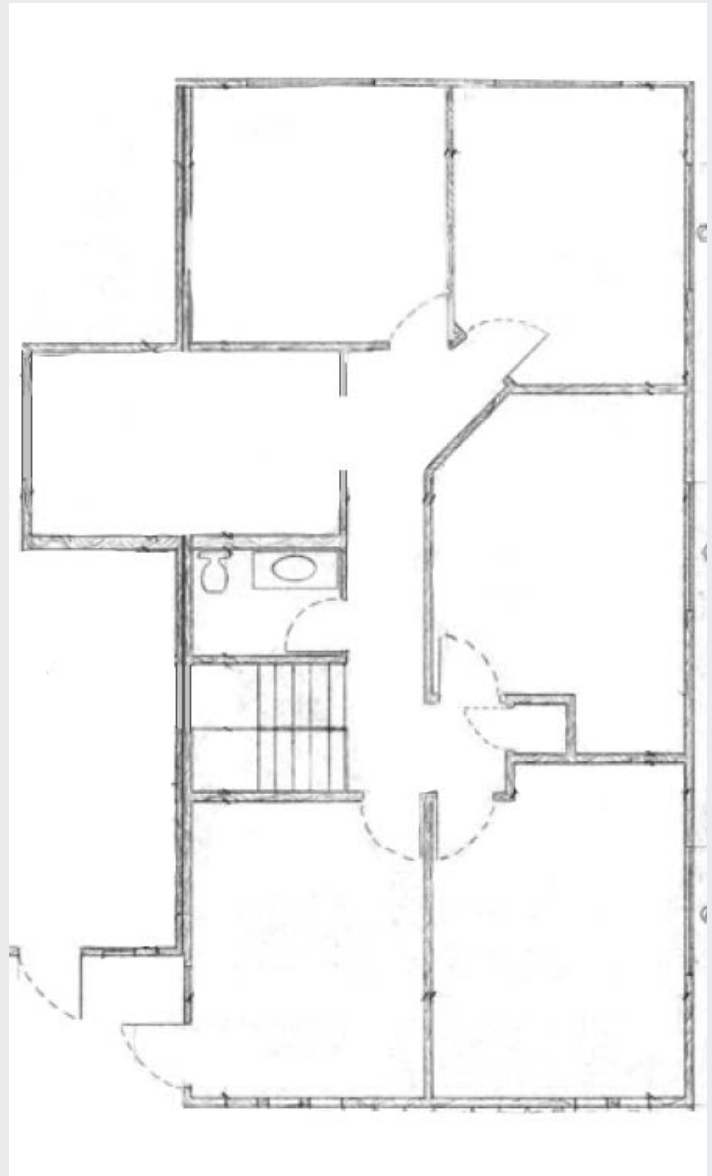
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FLOOR PLAN



1st Floor



2nd Floor

www.v3commercialadvisors.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



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