

Offering Memorandum

SAN MARCOS OFFICE DUPLEX

245 & 247 San Marcos Avenue | Sanford, FL 32771

Offering

2,672 SF Prime Turnkey
Office Duplex

Location

Located less than 1 mile
from Downtown Sanford

Asking Price

\$550,000



www.holdthyssen.com



For more information, contact:

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PROPERTY SUMMARY DETAILS

Step into this beautifully renovated office property located in the heart of Sanford, FL, offering a rare blend of modern upgrades and historic charm. This move-in-ready space boasts 2,672 square feet of high-quality interior finishes, perfect for an owner-user looking for a hassle-free transition into their new office.

Key Features:

Extensive Renovations: The property has been meticulously upgraded with a brand new roof (2022), completely updated wiring, plumbing, and lighting. A natural gas generator powers half the building, providing peace of mind during any potential outages. The stunning terrazzo floors have been restored, and custom woodwork throughout the office pays homage to the building's original design.

Atrium and Modern Touches: One of the standout features of this office space is the atrium, providing a bright and airy ambiance. New glass surrounding the atrium enhances the natural light flow, creating a perfect environment for focus and productivity.


Turnkey and Ready for Use: From the newly installed Florida Native landscaping with a state-of-the-art Rainbird irrigation system to the new kitchenettes, this property is ready to welcome your business on day one. Separate utilities and HVAC systems for each side offer flexibility and convenience for multi-tenant use.

A Smart Investment for the Future: This turnkey office property in Sanford offers not only a sophisticated, move-in-ready environment but also the potential for growth. The dual utility setups and separate HVACs make it flexible for various business needs, while the modern infrastructure ensures it is ready to serve for years to come."

Property Highlights

Updated plumbing	Replaced glass around the atrium
Updated lighting	Rainbird irrigation system
Natural gas generator powering half the building	Sump pump for atrium installed
Custom woodwork to match the original design	Dual utilities and HVAC systems for both sides
New drywall	Hot water on demand natural gas in unit 247
New fixtures	Traditional water heater for unit 245
New kitchenettes	Separate utilities for both sides

 \$550,000


 ± 2,672 SF

 Land Area: 0.31 AC

 New Roof (2022)

 Completely Updated Wiring

 Restored Terrazzo Floors

 Florida Native Landscaping

PROPERTY SUMMARY

LOCATION



Downtown Sanford

Sanford Marina

Lake Monroe

0.7 mi to Downtown Sanford

E. 2nd Street



PROPERTY SUMMARY

PHOTOS



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MARKET OVERVIEW

DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	6,876	39,576	97,111
2024 Estimate	6,563	37,486	92,093
2020 Population	6,160	33,649	86,622
Growth 2020-2024	1.6%	2.9%	1.6%
Growth 2024-2029	1.0%	1.1%	1.1%
Median Age	43.5	38.3	38.2



HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	2,745	14,618	36,470
2024 Estimate	2,622	13,838	34,548
2020 Population	2,495	12,473	32,609
Growth 2020-2024	1.2%	2.1%	1.5%
Growth 2024-2029	0.9%	1.1%	1.1%



INCOME	1-MILE	3-MILE	5-MILE
2024 Average Household Income	\$76,939	\$69,198	\$75,279
2024 Median Household Income	\$54,764	\$51,587	\$57,346



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