

SANFORD/LAKE MARY, FL

2821 W 25TH ST

±14,550 SF AVAILABLE FOR LEASE

JOIN

Walmart
Neighborhood Market

FORMER WALGREENS AT ENTRANCE TO 850 SINGLE FAMILY HOMES



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get in touch.

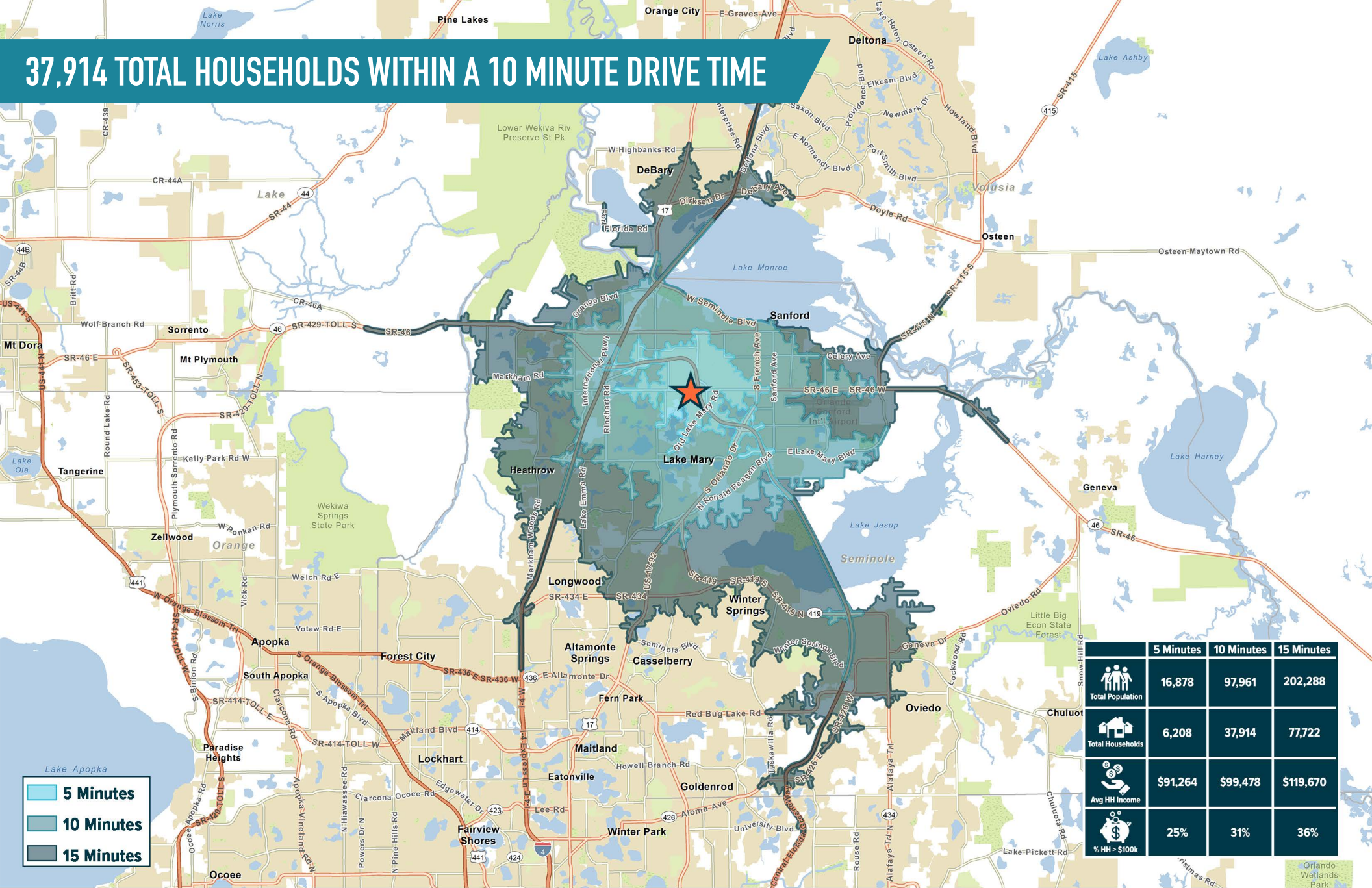
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37,914 TOTAL HOUSEHOLDS WITHIN A 10 MINUTE DRIVE TIME



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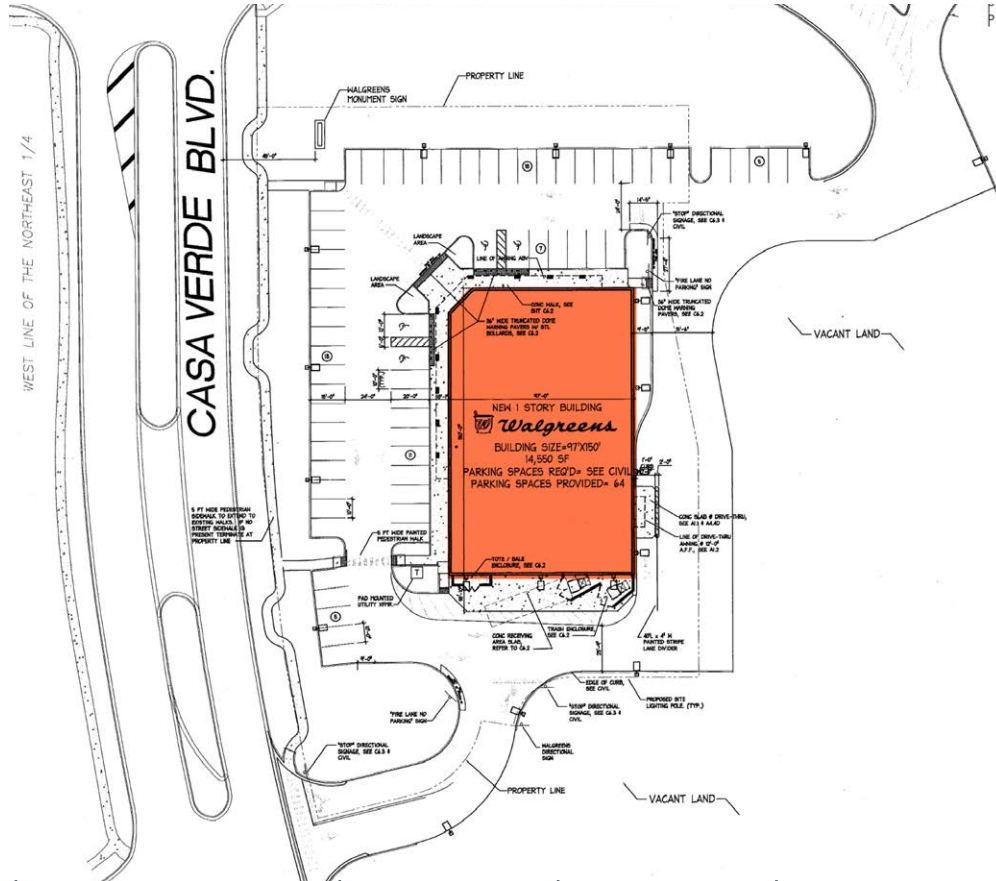
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PROPERTY OVERVIEW



2023 DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
POPULATION	8,283	34,821	73,541
HOUSEHOLDS	3,078	13,148	28,868
AVG. HH INC.	\$88,812	\$88,686	\$89,686

Rent: \$329,000/yr NNN

Master Lease Expiration: 9/30/33

Building: ±14,550 SF + drive thru

Year Built: 2008

Property: 1.66 AC

Parcel: 03-20-30-526-0000-0020

Parking: ±64 spaces

Signage: Monument w/ electronic reader + building

Zoning: PD; C-1 permitted uses

Frontage: ±278' on W 25th

Access: Extended RI/RO on W 25th Street
Extended FI/FO on Casa Verde Blvd

Traffic: ±22,000 VPD on W 25th

Prohibited Uses: Pharmacy, grocery, bar, vet clinic or hospital, children's party facility, day care, concept restaurant, second-hand or liquidation store, educational facility, health club, and church.

Nearby Businesses:



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SEMINOLE TOWNE CENTER
JCPenney
 Dillard's **DICK'S**
 SPORTING GOODS

MARKETPLACE AT
 SEMINOLE TOWNE CENTER
target **Marshalls**
Burlington **ROSS**
OLD NAVY **BIG LOTS!**
WORLD MARKET

BJ's
ALDI

FLOOR DECOR
Michaels
DOLLAR TREE

Walmart
 Supercenter

HCA Florida
 Healthcare

Winn/Dixie

SITE

KOHL'S

ACE

Publix

sam's club

Walmart
 Neighborhood Market

ORLANDO SANFORD
INTERNATIONAL AIRPORT

Publix

Bravo

Winn/Dixie

Winn/Dixie

LOWE'S

Walmart
 Supercenter
DOLLAR TREE
ALDI

at home

HARBOR FREIGHT
 QUALITY TOOLS LOWEST PRICES

TJ-maxx

TOPGOLF

THE FRESH MARKET
HOBBY LOBBY
Academy
 SPORTS+OUTDOORS

HOME SENSE **target**
Publix

SEMINOLE STATE COLLEGE
 OF FLORIDA
 17,754 STUDENTS

Publix

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LOCATED ON W 25TH ST & CASA VERDE BLVD



W 25TH ST 22,000 VPD

±64
PARKING
SPACES

±14,550 SF
WITH DRIVE-THRU
ON ±1.66 AC

Walmart
Neighborhood Market

±850 RESIDENTIAL
COMMUNITY

CASA VERDE BLVD

417

43,800 VPD

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