



FOR LEASE

Historic Redevelopment
Restaurant & Entertainment
Opportunity



210 & 214 Oak Ave Sanford, FL 32771

In Sanford's Popular Historic District





DETAILS

Lease Rate: Call For Details
Building Size: ±12,590 SF
Available: 210: ±4,000 SF
214: ±8,590 SF
Zoning: SC3
Parcel ID: 25-19-30-5AG-0405-0040,
25-19-30-5AG-0405-0010
Type: Restaurant/Retail
Parking: TBD
Signage: Building

HIGHLIGHTS

- Unique Historical atmosphere
- Prime location in downtown Sanford
- Ample interior space allows for varied concepts
- Outdoor seating and Rooftop area Dedicated Site Parking

HISTORIC REDEVELOPMENT RESTAURANT OPPORTUNITY IN THRIVING DOWNTOWN SANFORD

Step into a piece of Sanford's rich history. 210 & 214 S Oak Avenue offers a unique opportunity to establish your restaurant within a location that resonates with the city's past. We're not just offering a space; we're offering a story. Situated in the center of Downtown Sanford, which is experiencing a dynamic revitalization, becoming a culinary and entertainment destination throughout Central Florida. This is a rare chance to shape a historic space into a modern landmark.



PRIMARY



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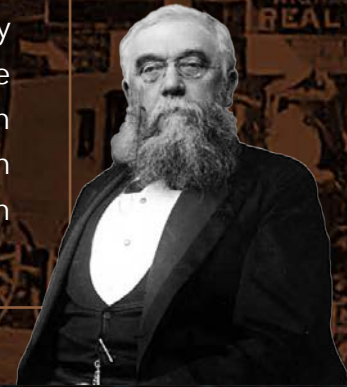


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About Sanford

LONG RICH HISTORY

In 1870, Henry Shelton Sanford planned a new city “the Gate City of South Florida,” which he believed would become the transportation hub for all of southern Florida. 1880, Henry S. Sanford formed a land company in London to encourage investments in the new city. That same year construction began on the South Florida Railroad with a terminus in Sanford. By 1884, Sanford was a prosperous town with wharves, a railroad station and a large hotel.



A THRIVING CENTRAL FLORIDA DESTINATION

Sanford is a significant cultural and business hub for the Central Florida region. With its showcase waterfront, extensive transportation network, distinctive cultural corridor and historic downtown, Sanford is a vibrant and safe City in which people choose to live, work, raise a family, attend school, shop, play and retire. Events, such as the Saturday morning Farmers Market and jazz concerts in Magnolia Square; theatrical productions at the newly renovated Wayne Densch Performing Arts Center; and the monthly Alive After 5 street parties attract visitors from all over Central Florida.



Sanford's Vibrant Waterfront

K

Fulton Park
New 32 Unit Townhome
Development

The Park at Topaz Riviera
Apartment Homes

Gateway
at Riverwalk

Seminole County
Courthouse

City of Sanford
City Hall

Sanford Bike Trail

Veteran's
Memorial Park



Downtown Sanford - Something For Everyone



Points of Interest



17 Restaurants

18 Bars & Gastropubs

6 Craft Breweries & Distilleries

6 Cafes & Coffee Houses

Restaurants

- Hollerbach's German Restaurant
- The District Eatery Tap & Barrel
- The Tennessee Truffle
- The Old Jailhouse Kitchen & Spirits
- El Zocalo Mexican Restaurant

- Shantell's
- St Johns River Steak & Seafood
- The Original Christo's
- The Breezeway Restaurant & Bar
- Zorbas Greek Food
- Colonial Room Restaurant
- Negril Spice - Jamaican American Cuisine

- Fuel BBQ
- Best Fish and Chicken Wings
- Sanford Pizza Company

Bars & GastroPubs

- Celery City Craft Beer Garden
- West End Trading Company
- The Alley
- Throwbacks Sanford
- Buster's Bistro
- The Sullivan-A Public House
- Ellen's Wine Room
- Luisa's Cellar
- 1st Street Lounge

Craft Breweries & Distilleries

- Sanford Ave Tavern
- The Basin
- Executive Cigar Shop & Lounge
- Wet Spot
- The Manikin Lounge
- Bitters & Brass
- The Imperial at Washburn Imports
- Torch One Cigar Bar
- Brix & Mortar Urban Winery

The Project | A City Block of Rare Opportunity



The Property Spaces



214
Oak Ave

The Historic Restaurant Space

2-Story 8,590 SF Total under roof
1st floor- 7,450 SF
2nd Floor - 1,140 SF loft area
Covered Balcony - 1,840 SF

**2nd Floor
Balcony Area**
1,840 SF Lounge/
Gathering

210
Oak Ave

The Mixed-Use Space

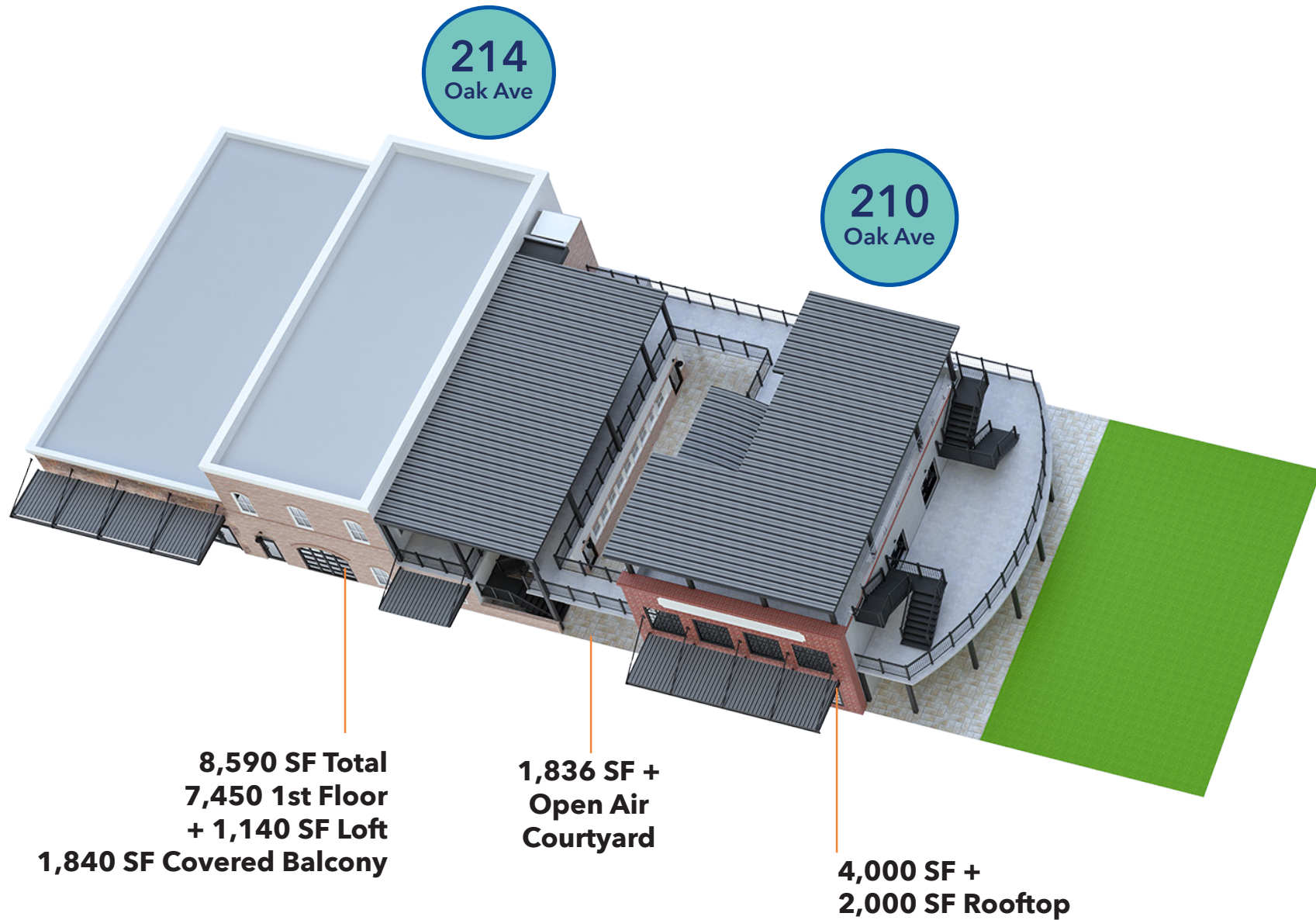
2-Story 4,000 SF under roof
with 2,000 SF Rooftop Area

Rooftop Gathering Area - 2,000 SF

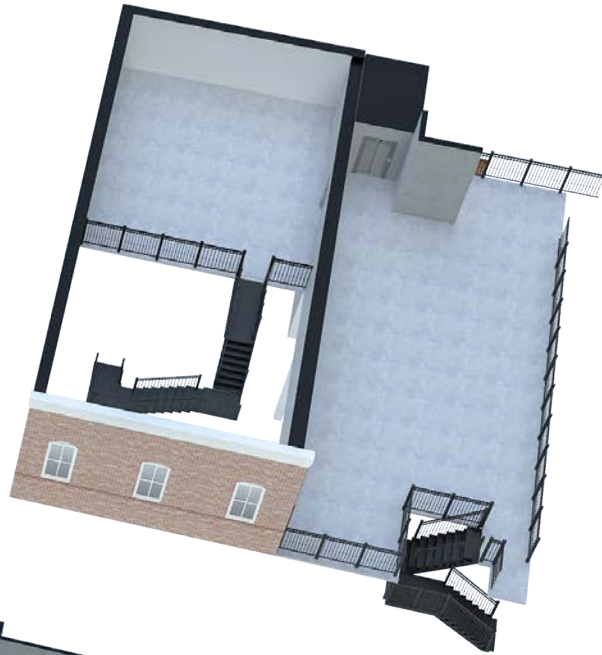
**Ground Floor
Courtyard Area**
1,836 SF

214 Oak Ave + 210 Oak Ave

Combined Building Layout



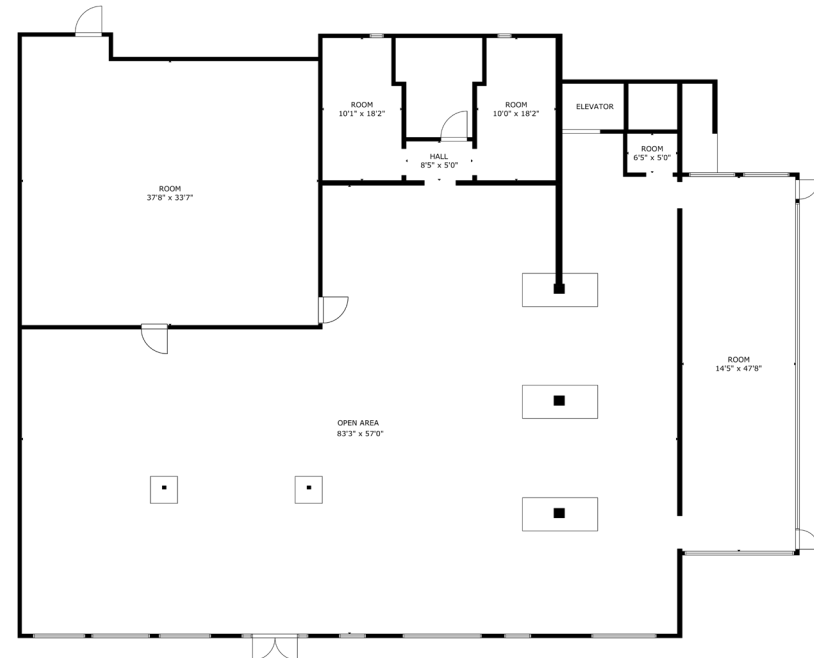
214 S Oak Ave Space Layout | 2-Story 8,590 SF Total



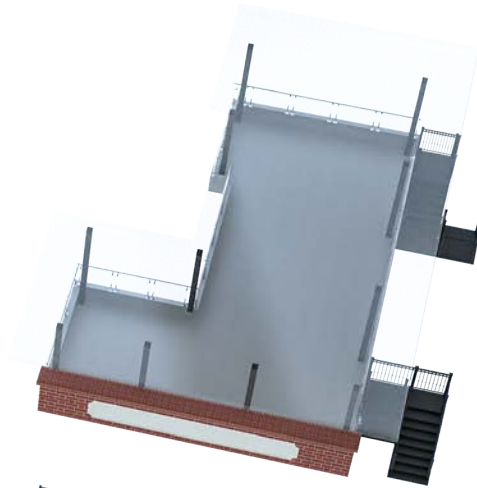
**1,140 SF Loft +
1,840 Covered
Balcony
with Elevator Access**



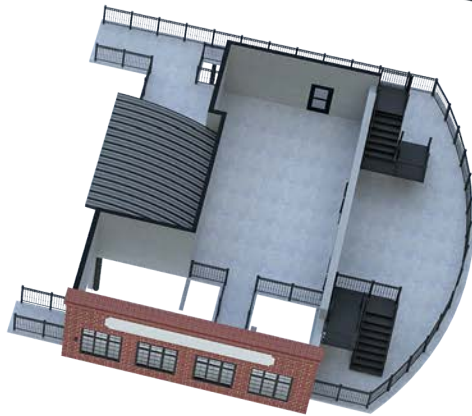
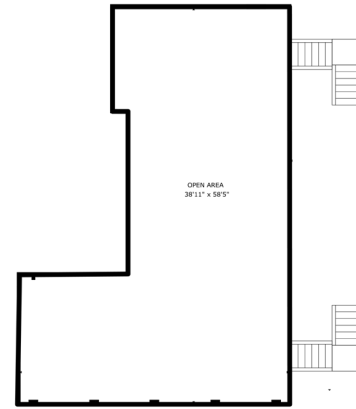
**7,450 SF Main
with Elevator**



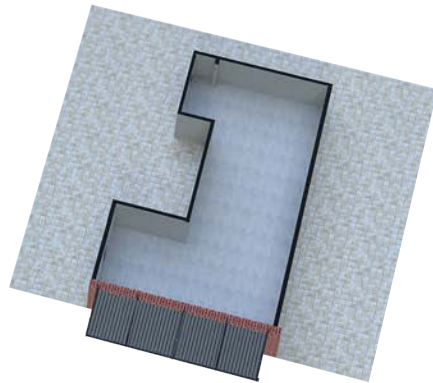
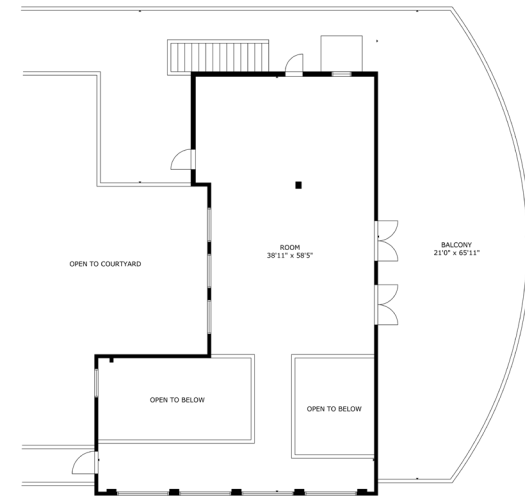
210 S Oak Ave. Space Layout



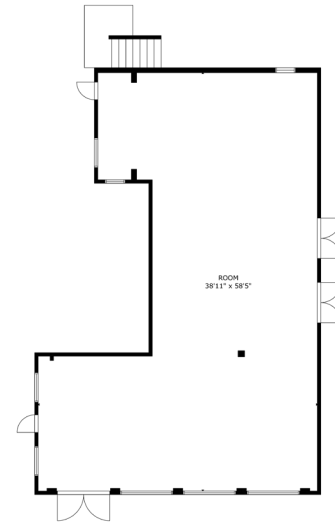
**2,000 SF
Rooftop**



**2,000 SF 2-Floor
with Balcony and
Rooftop Access**



**2,000 SF Main +
with Courtyard Access**



Coastal Seafood Co. at Keely Square



SANFORD GARAGE

The Celebrated Buick, Chalmers-Detroit and Hudson Cars

Best Repair Shop
in the South



Promptness and
Reliability

When you take a Car out from KEELY'S after He's Overhauled it, it's Right.
See "Paul" about that New Machine. Everything in the Auto Line at Reasonable Prices.

PAUL M. KEELY, Proprietor

Coastal Seafood Co. at Keely Square



Iron Oak Distillery at Keely Square Concept



Iron Oak Distillery at Keely Square Concept





Lofts at Keely Square Townhome Concept





The Food Trucks at Keely Square Concept

LEGEND

- 1 Food Truck Parking Spot
- 2 Outdoor Lawn Space
- 3 Restrooms
- 4 Beer Cooler
- 5 Prep/Storage
- 6 Bar
- 7 Outdoor Covered Seating



PERSPECTIVE: 2



PERSPECTIVE: 3



PERSPECTIVE: 4



PERSPECTIVE: 5



PERSPECTIVE: 1



PERSPECTIVE: 6

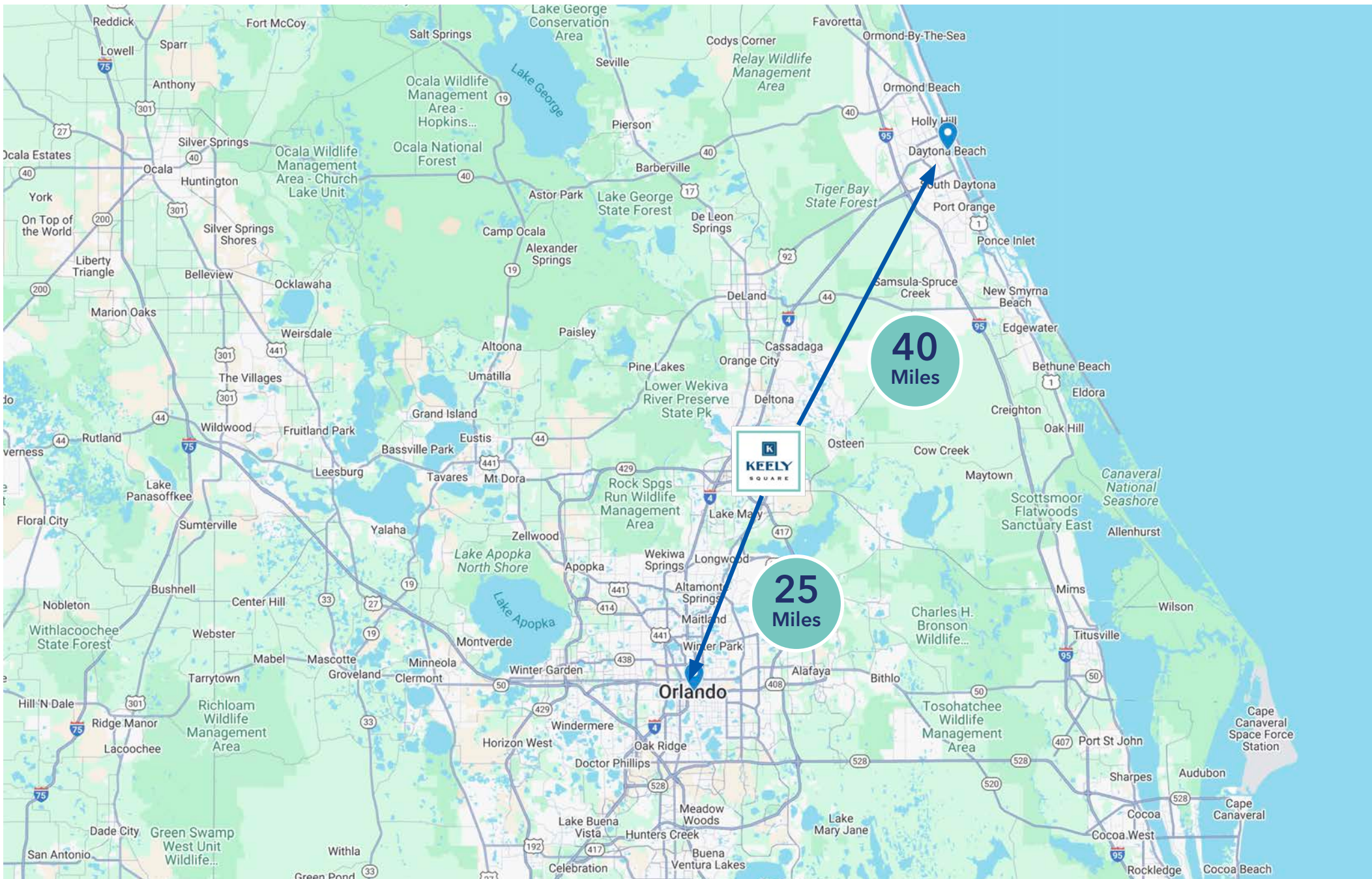


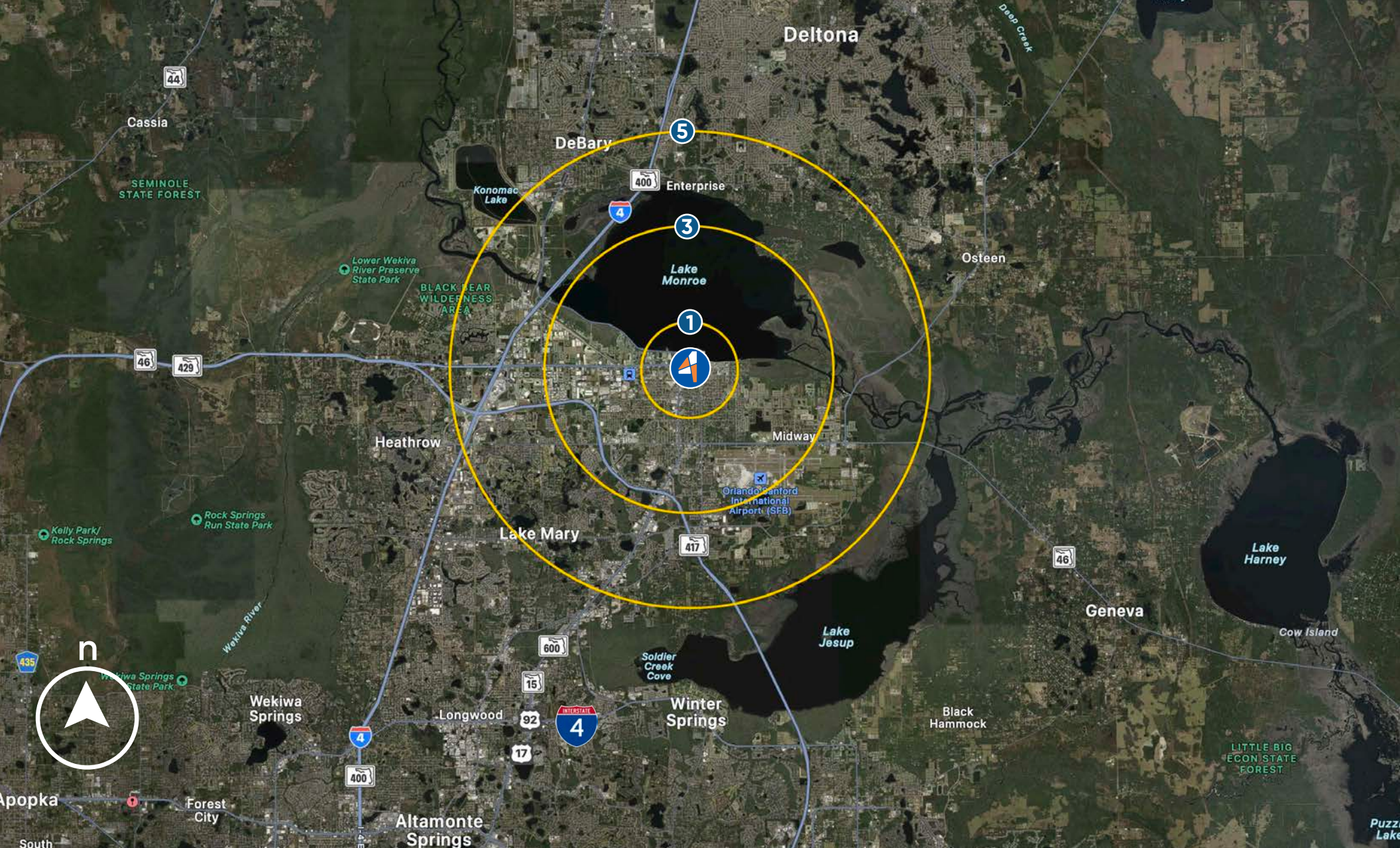
PERSPECTIVE: 7

Splash Pad/Dog Park at Keely Square Concept



Convenient To Orlando & Beach Destinations





LOCATION & DEMOGRAPHICS

Radius	Population	HH Income	Businesses	Employees
1-Mile	5,765	\$62,246	878	6,972
3-Mile	41,715	\$67,899	2,388	19,049
5-Mile	105,570	\$79,917	5,094	43,457



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