KEELY SQUARE

FOR LEASE · RESTAURANT & ENTERTAINMENT

210 & 214 S OAK AVE | SANFORD, FLORIDA 32771

Keely Square
History on tap.

A historic restaurant and entertainment redevelopment in Sanford's Historic District: ±12,590 SF across two buildings, with a courtyard, a covered balcony, a ±2,000 SF rooftop and a dedicated parking lot.

214 S OAK · RESTAURANT
±8,590 SF
+ ±1,840 SF covered balcony

210 S OAK · BAR & ROOFTOP
±4,000 SF
+ ±2,000 SF rooftop



THE ORIGINAL KEELY'S GARAGE


214 · RESTAURANT CONCEPT



210 · ROOFTOP BAR CONCEPT


LAKE MONROE WATERFRONT

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4ACRE COMMERCIAL



THE OPPORTUNITY

One city block. Two historic buildings.

Keely Square occupies a full block at the southwest edge of downtown Sanford — Oak Avenue, Second Street, Myrtle Avenue and Third Street — where Paul M. Keely once ran "the best repair shop in the South." The garage and its neighbor are being restored as a restaurant, bar and entertainment destination.

Two buildings, leased together or apart. 214 S Oak is a two-story, ±8,590 SF restaurant building with an elevator, a mezzanine loft and a ±1,840 SF covered balcony. 210 S Oak adds ±4,000 SF on two levels and a ±2,000 SF covered rooftop. A ±1,836 SF open-air courtyard ties them together.

Downtown customers, suburban convenience. More than 40 restaurants, bars, breweries and cafés already operate inside the Historic District, but few of them control their own parking. Keely Square has a dedicated on-site lot on the same block, plus building signage on Oak Avenue.

Room to grow around you. The north half of the block is planned for a future phase — lofts, a food-truck court or a splash pad and dog park — that would add residents and weekend crowds within steps of your front door.

DETAILS AT A GLANCE

ADDRESS	210 & 214 S Oak Ave Sanford, FL 32771
TOTAL SPACE	±12,590 SF under roof + courtyard, balcony & rooftop
214 S OAK	±8,590 SF (±7,450 main + ±1,140 loft)
210 S OAK	±4,000 SF (2 floors) + ±2,000 SF roof
USE	Restaurant · Bar · Entertainment
ZONING	SC3 (City of Sanford)
PARCEL IDS	25-19-30-5AG-0405-0040 25-19-30-5AG-0405-0010
PARKING	Dedicated on-site surface lot
SIGNAGE	Building signage on Oak Ave
LEASE RATE	Call for details

±2,000 SF
Covered rooftop on 210

±1,840 SF
Covered balcony on 214

±1,836 SF
Open-air courtyard

47
Food & drink venues in the district[1]

1. Count of restaurants, bars, gastropubs, breweries, distilleries and cafés mapped by 4 Acre within the Historic District (see page 12). Square footages approximate; verify in field.

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SITE PLAN

A whole city block — with its own parking.

Both buildings front Oak Avenue; the parking lot and the future-phase parcel sit behind them on Myrtle Avenue, with drive access from Third Street.



#	SPACE	SIZE
1	210 S Oak · ground floor Courtyard access, Oak Ave storefront	±2,000 SF
	210 S Oak · second floor Wraparound balcony	±2,000 SF
	210 S Oak · rooftop Covered, stair access	±2,000 SF
2	214 S Oak · main floor Open dining hall, elevator	±7,450 SF
	214 S Oak · loft	±1,140 SF
	214 S Oak · covered balcony	±1,840 SF
3	Open-air courtyard	±1,836 SF
Total under roof		**±12,590 SF**

HOW IT CAN LEASE

Together: one operator runs a ±12,590 SF food-and-beverage campus with three outdoor rooms. **Apart:** a full-service restaurant at 214 and a bar, tasting room or event concept at 210, sharing the courtyard and the lot.

Available space Site features

Site plan illustrative; not to scale. Future-phase uses are conceptual and subject to zoning and ownership approval.

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THE PROPERTY SPACES

Two buildings, one courtyard — three outdoor rooms.

KEELY SQUARE



214 S OAK AVE · THE RESTAURANT BUILDING

±7,450
SF main floor · open dining hall, private rooms, elevator

±1,140
SF mezzanine loft overlooking the dining room

±1,840
SF covered second-floor balcony over the courtyard

210 S OAK AVE · THE BAR & ROOFTOP BUILDING

±4,000
SF on two floors · ground floor opens to the courtyard

±2,000
SF covered rooftop · skyline and sunset views

Rendering shows the proposed restoration for illustration. Square footages approximate; verify in field.

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4 ACRE COMMERCIAL

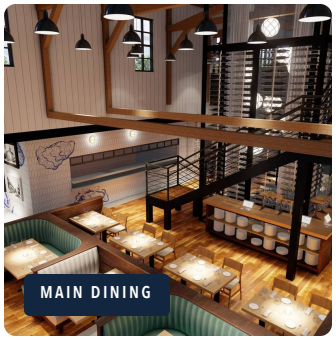
THE RESTAURANT

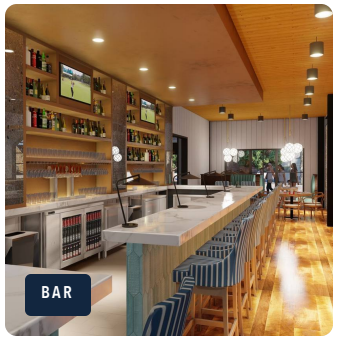
214 S Oak Ave

UNDER ROOF	BALCONY	ELEVATOR	STATUS
±8,590 SF	±1,840 SF	Yes	For Lease



CONCEPT · COASTAL SEAFOOD CO. AT KEELY SQUARE


MAIN DINING


BAR

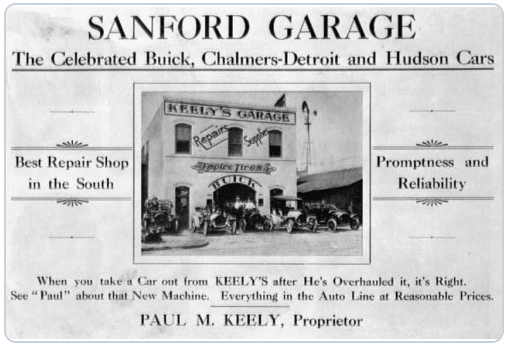

BANQUETTES


RAW BAR

A HISTORIC GARAGE, READY FOR A DESTINATION DINING ROOM

214 S Oak is the original Keely's Garage — Sanford's Buick, Chalmers-Detroit and Hudson dealer. Its tall, open main floor, arched storefront openings and brick shell are made for a chef-driven restaurant with a story already written.

An ±83' × 57' open hall carries the dining room and bar; a ±37' × 33' room suits a kitchen or private dining; a 47' side gallery opens to the courtyard. Upstairs, a mezzanine loft and the covered balcony add event and overflow seating, served by an elevator.


SANFORD GARAGE

The Celebrated Buick, Chalmers-Detroit and Hudson Cars

Best Repair Shop in the South

KEELY'S GARAGE

Repairs Supplies

Empire Tires

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

Period advertisement for Keely's Garage, Paul M. Keely, proprietor — the brand story behind Keely Square.

HIGHEST AND BEST USE

A full-service, chef-driven restaurant — seafood, steak, Southern or Italian — that can seat a large room, run a private-dining program upstairs and use the balcony for events. Also suited to a brewpub or a multi-vendor food hall.

- Full-service dining
- Brewpub
- Food hall

Restaurant renderings show a prior tenant concept for illustration only; uses subject to zoning and ownership approval.

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FLOOR PLANS · 214 S OAK AVE

The Restaurant Layout

MAIN FLOOR	LOFT	BALCONY	ELEVATOR
±7,450 SF	±1,140 SF	±1,840 SF	Yes

One large open hall, three enclosed rooms and a long gallery along the courtyard give a kitchen, bar and dining room room to land wherever the concept needs them.

ROOM SCHEDULE

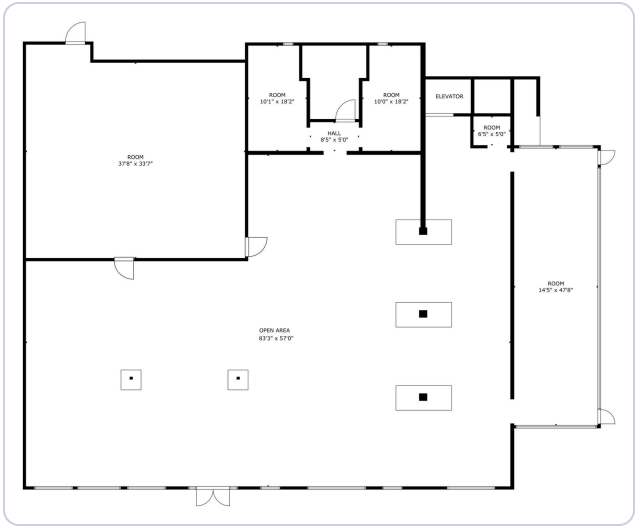
OPEN HALL	83'3" × 57'0"
REAR ROOM	37'8" × 33'7"
COURTYARD GALLERY	14'5" × 47'8"
ROOMS (2)	10'1" × 18'2" · 10'0" × 18'2"
LOFT ROOM	29'8" × 33'7"
COVERED BALCONY	29'7" × 67'5"
VERTICAL	Elevator + 2 stairs

Plans not to scale. Dimensions and square footage approximate; verify in field.

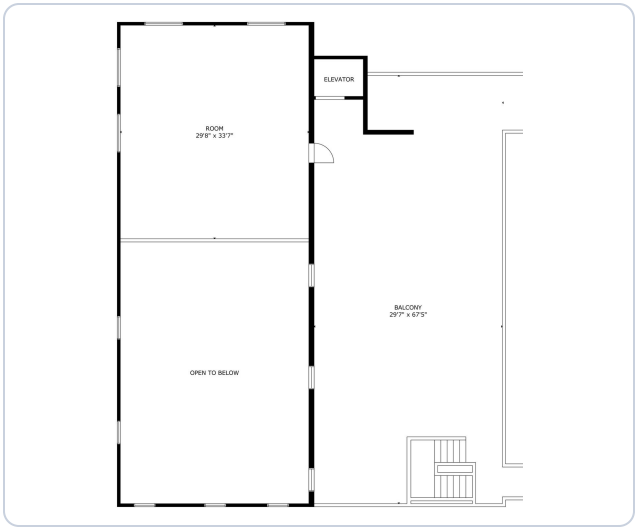
3D FLOOR PLANS · MAIN FLOOR AND LOFT



MAIN FLOOR · ±7,450 SF



LOFT + COVERED BALCONY



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THE BAR & ROOFTOP

210 S Oak Ave

UNDER ROOF	ROOFTOP	COURTYARD	STATUS
±4,000 SF	±2,000 SF	±1,836 SF	For Lease



CONCEPT · IRON OAK DISTILLERY AT KEELY SQUARE


TASTING ROOM


ROOFTOP


BAR


EVENTS

BUILT FOR A TASTING ROOM AND A ROOFTOP

210 S Oak stacks three distinct rooms: a ±2,000 SF ground floor that opens onto the courtyard, a ±2,000 SF second floor with a wraparound balcony, and a ±2,000 SF covered rooftop – the only one of its kind on this edge of downtown.

It works on its own as a craft distillery, cocktail bar, wine room or live-music venue, or as the bar-and-events wing of the restaurant next door. Rooftop and balcony seating extend the evening and the season.

3 levels

Ground, second floor and rooftop, each ±2,000 SF

Wraparound

Second-floor balcony, 21' deep along the north side

HIGHEST AND BEST USE

A craft distillery or brewery tasting room with a rooftop bar; a cocktail lounge and live-music room; or a private-event venue that books the rooftop, the balcony and the courtyard together.

Distillery | Rooftop bar | Event venue

Exterior rendering shows a prior concept for illustration; lifestyle photography is representative. Uses subject to zoning and ownership approval.

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FLOOR PLANS · 210 S OAK AVE

The Bar & Rooftop Layout

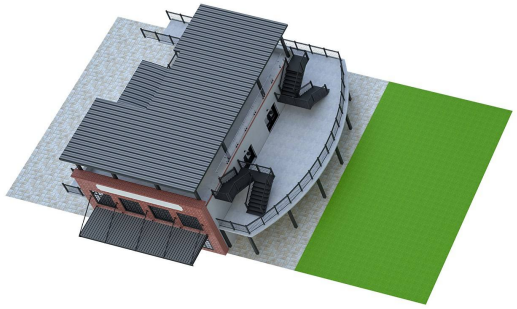
GROUND	SECOND	ROOFTOP	COURTYARD
±2,000 SF	±2,000 SF	±2,000 SF	Adjacent

Three stacked floor plates of about 2,000 SF each, linked by exterior stairs. The ground floor opens to Oak Avenue and the courtyard through double doors on three sides.

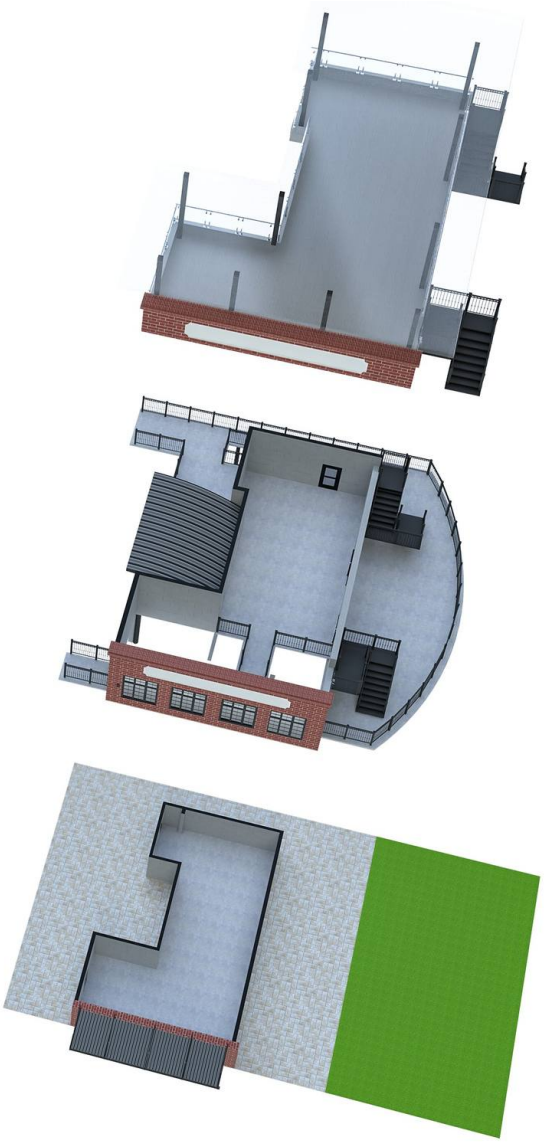
ROOM SCHEDULE

GROUND FLOOR	38'11" × 58'5" (L-shaped)
SECOND FLOOR	38'11" × 58'5" (L-shaped)
BALCONY	21'0" × 65'11" wraparound
ROOFTOP	±2,000 SF, covered
ACCESS	Oak Ave, courtyard, stairs

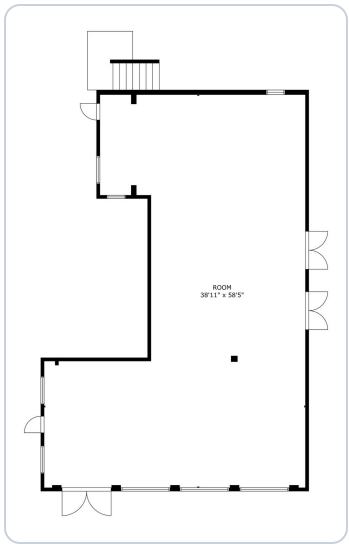
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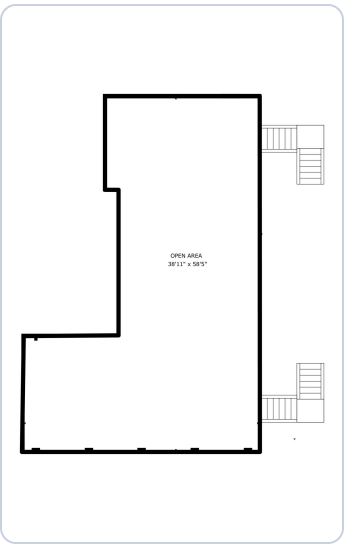
3D FLOOR PLANS · ROOF, SECOND, GROUND



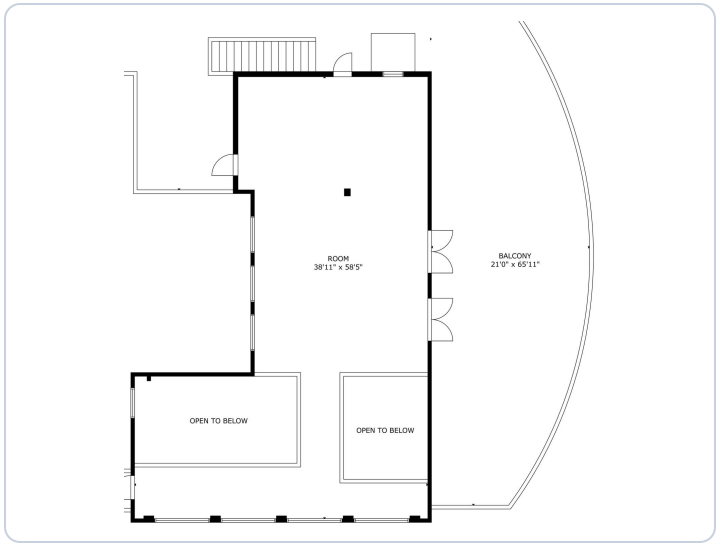
GROUND FLOOR



ROOFTOP



SECOND FLOOR + WRAPAROUND BALCONY



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THE BUSINESS CASE

Demand is proven. Space like this isn't.

Central Florida retail is nearly full, and the few restaurant spaces that open up rarely come with a story, outdoor rooms and their own parking. Keely Square offers all three.

4.7%

Orlando metro retail vacancy, Q2 2026[1] – operators compete for every good space.

$31.24

Average Orlando retail asking rent, $/SF NNN, Q2 2026[1].

3.17M

Passengers through Orlando Sanford International Airport in 2025[2], minutes from downtown.

47

Restaurants, bars, breweries and cafés in the Historic District[3] – a proven night-out destination.

KEELY SQUARE VS. THE ALTERNATIVES

	KEELY SQUARE	TYPICAL STRIP-CENTER INLINE	NEW-BUILD PAD SITE
Historic character & story	**Yes – Keely's Garage**	No	No
Outdoor seating	**Courtyard, balcony, rooftop**	Sidewalk, if any	Patio
Rooftop	**±2,000 SF, covered**	No	Rarely
Walkable evening foot traffic	**Historic District**	Limited	Drive-to only
Dedicated parking	**On-site lot**	Shared field	Yes
Second-level / event space	**Loft, balcony, 2nd floor**	No	No
Time to open	**Shell in place**	Build-out	12–18 months to build
Size flexibility	**±4,000 to ±12,590 SF**	Fixed bay	Fixed pad

WHO IT'S FOR

Chef-owners and regional restaurant groups expanding into Seminole County; craft distillers and brewers who want a taproom with a view; event and hospitality operators who need indoor and outdoor rooms under one key.

LEASE TERMS

Rate, structure and tenant-improvement allowance per written proposal. Lease one building or both; ownership will consider concept-specific improvements. Call Garrett Gleiter for terms.

1. Colliers, The State of Florida Retail, Q2 2026 (via Florida Realtors, Oct. 2026). 2. FAA passenger data for SFB, calendar 2025. 3. 4 Acre count of food and beverage venues within the Sanford Historic District (page 12). Comparison is general and illustrative; individual properties vary. Uses subject to zoning and ownership approval.

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KEELY SQUARE FUTURE PHASE

The rest of the block is planned. Your concept opens first.

The north half of the block is reserved for a future phase. Three concepts have been studied; each would bring more residents or more weekend visitors to your door.



CONCEPT A · LOFTS AT KEELY SQUARE



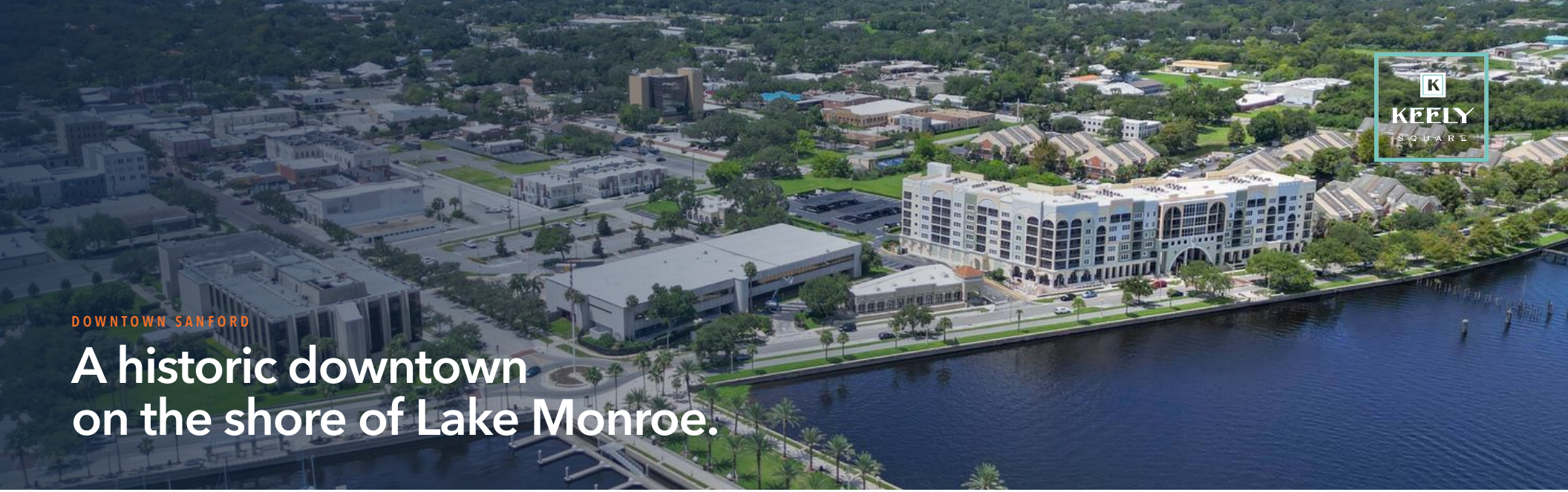
CONCEPT B · FOOD-TRUCK COURT



CONCEPT C · SPLASH PAD & DOG PARK

Future-phase concepts are illustrative only. No representation is made that any of them will be built; all are subject to zoning, approvals and ownership decision.

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DOWNTOWN SANFORD

A historic downtown on the shore of Lake Monroe.

Henry Shelton Sanford laid out "the Gate City of South Florida" in 1870. By 1884 it had wharves, a rail terminus and a grand hotel. Today its brick streets, restored storefronts and Riverwalk make downtown Sanford one of Central Florida's favorite evenings out.

Events that fill the streets. The Saturday-morning farmers market and Magnolia Square jazz, productions at the renovated Wayne Densch Performing Arts Center and the monthly Alive After 5 street party draw visitors from across the region.

A city still growing. New townhomes, apartments and the Riverwalk extension continue to add residents within walking distance, and Orlando Sanford International Airport sits minutes away.

1870
Sanford founded on Lake Monroe

3.17M
SFB airport passengers, 2025

±0.5 mi
Keely Square to the Riverwalk


RIVERWALK


THE RITZ THEATER

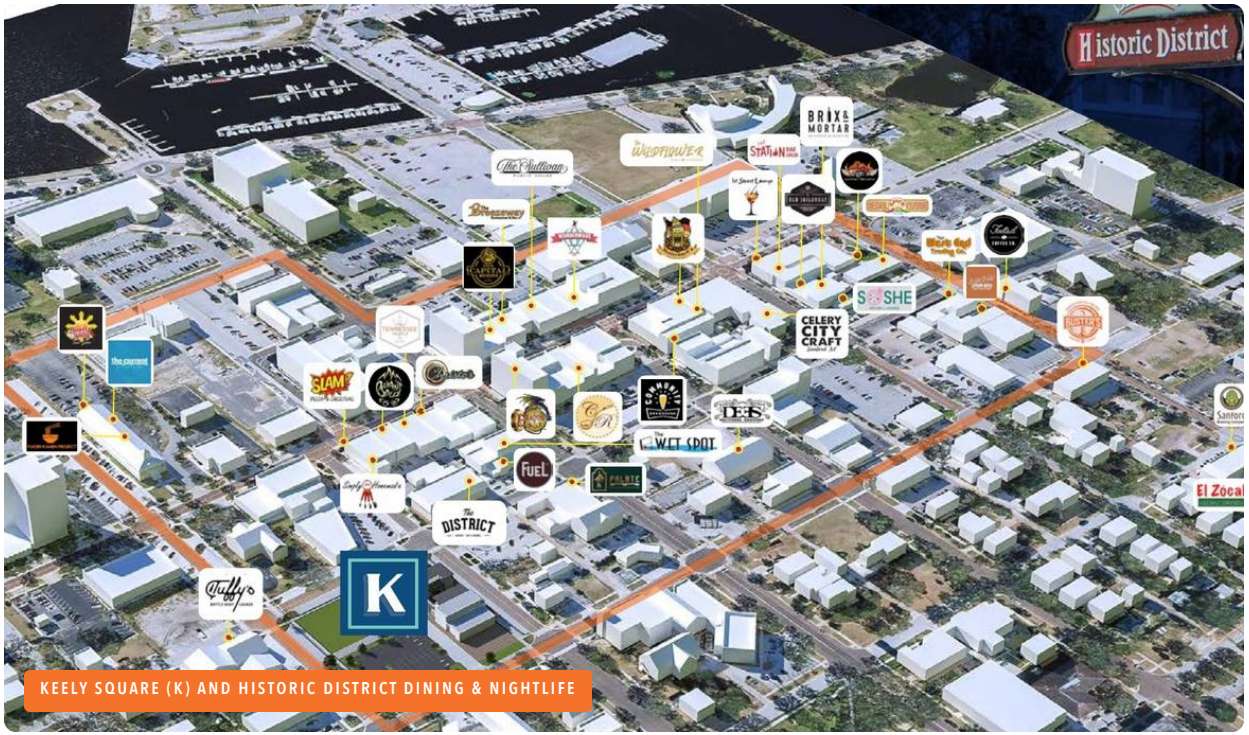

FIRST STREET


CENTENNIAL PARK

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LOCATION & DEMOGRAPHICS

Steps from the district's restaurant and bar row.



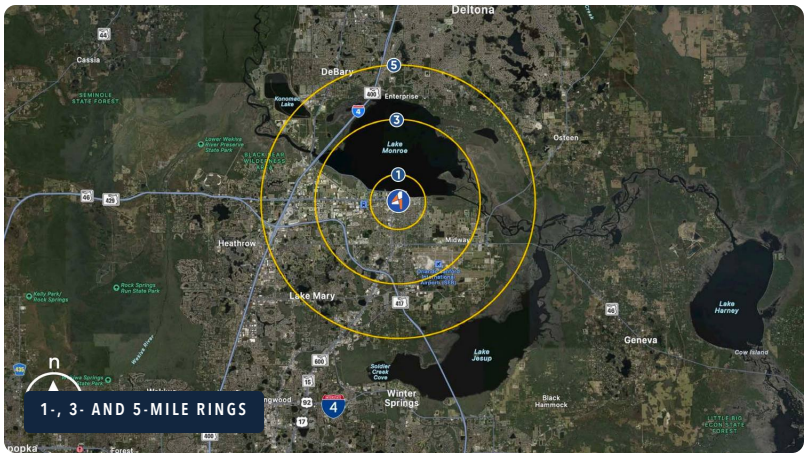
KEELY SQUARE (K) AND HISTORIC DISTRICT DINING & NIGHTLIFE

17	Restaurants
18	Bars & gastropubs
6	Craft breweries & distilleries
6	Cafés & coffee houses

GETTING HERE

Lake Monroe Riverwalk	±0.5 mi
Orlando Sanford Int'l Airport	±3.5 mi
Downtown Orlando	±25 mi
Daytona Beach	±40 mi





1-, 3- AND 5-MILE RINGS

RADIUS	POPULATION	AVG. HH INCOME	BUSINESSES	EMPLOYEES
1 mile	5,765	$62,246	878	6,972
3 miles	41,715	$67,899	2,388	19,049
5 miles	105,570	$79,917	5,094	43,457

WHY IT MATTERS

Nearly 7,000 people work within a mile of Keely Square – the county courthouse and Sanford City Hall among them – giving a restaurant a weekday lunch base on top of the district's evening and weekend crowds.

Demographics per prior 4 Acre listing materials; update with current-year data before publishing to LoopNet. Distances are approximate straight-line miles. Venue counts per 4 Acre map of the Historic District.

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KEELY SQUARE · 210 & 214 S OAK AVE

Bring Your Concept to Keely Square

Historic restaurant, bar and rooftop space on its own block in downtown Sanford.

Call Garrett for plans, terms and a site tour.



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