



ADDRESS

225 W Seminole Blvd, #107
Sanford, FL 32771

PROPERTY FEATURES

- Located within the growing Waterfront Downtown Business District of Sanford Florida
- Within walking distance to Historic downtown Sanford
- Easy access to Interstate 4
- Within the Gateway at Riverwalk residential property allowing a built-in customer base
- Grey Shell

	1 Mile	5 Miles	10 Miles
Total Households:	1,807	34,290	118,336
Total Population:	4,055	92,206	322,034
Average HH Income:	\$41,150	\$56,185	\$69,903

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It or other conditions, prior sale, lease or financing, or withdrawal without notice.



PRESENTED BY:

GAIL BOWDEN

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Commercial

GATEWAY AT RIVERWALK OFFICE BUILDING

225 W SEMINOLE BLVD, #107, SANFORD, FL



OFFERING SUMMARY

Sale Price:	\$200,000
Price / SF:	\$128.21
Lot Size:	
Year Built:	2007
Building Size:	1,560 SF
Zoning:	SC3
Market:	Orlando
Submarket:	Sanford
Traffic Count:	15,948

PROPERTY OVERVIEW

OFFICE/ RETAIL SPACE available in Gateway at Riverwalk in Sanford, Florida offers beautiful, breathtaking waterfront views in a quaint atmosphere. This charming condominium complex has 63 residential and 9 office/retail units of brilliant new construction that are ideally located on the tranquil shores of Lake Monroe and the St. Johns River.

LOCATION OVERVIEW

The property is located within the growing Waterfront Downtown Business District of Sanford Florida. Commercial spaces available within walking distance to Historic downtown Sanford, the City of Sanford Court House, and the City planning offices. Easy access to I-4. Located at the Gateway at Riverwalk residential property allowing for a built-in customer base.

Michael Saunders & Company



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL
941.957.3730 | MSCcommercial.com

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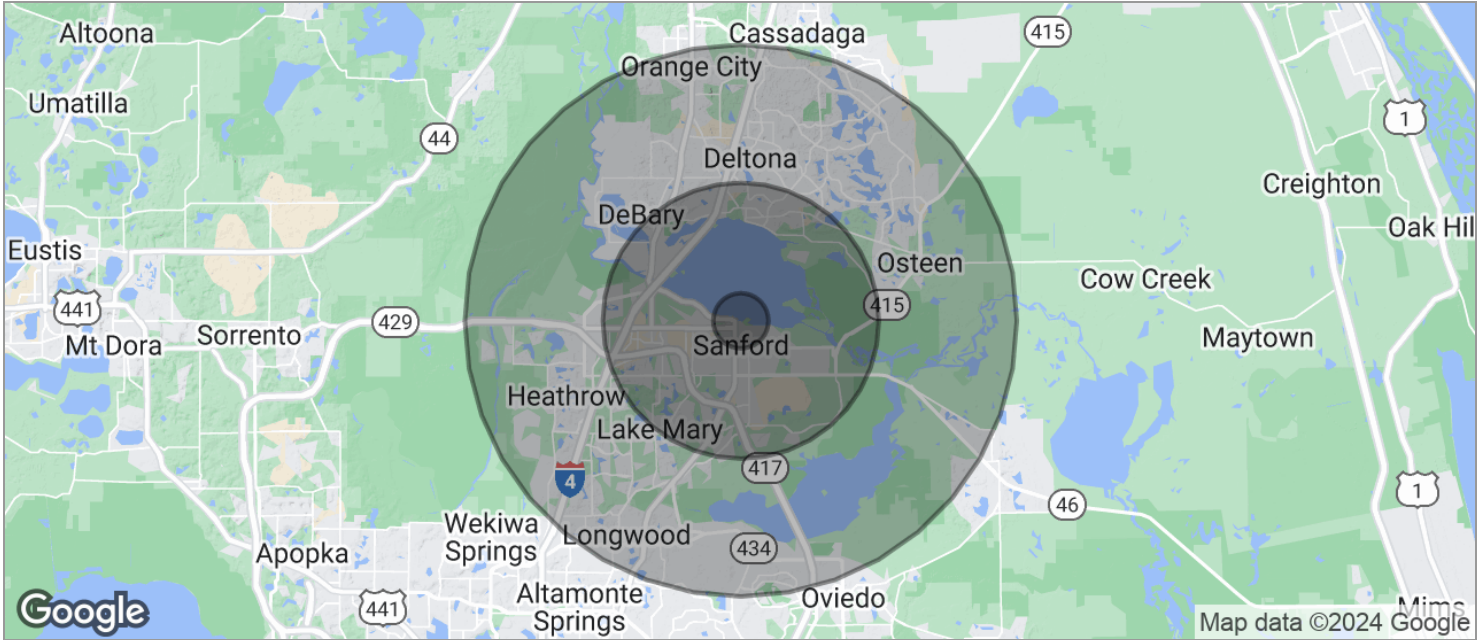
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GATEWAY AT RIVERWALK

OFFICE BUILDING

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,055	92,206	322,034
MEDIAN AGE	36.5	35.7	38.3
MEDIAN AGE (MALE)	35.8	35.0	37.4
MEDIAN AGE (FEMALE)	38.6	36.5	39.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,807	34,290	118,336
# OF PERSONS PER HH	2.2	2.7	2.7
AVERAGE HH INCOME	\$41,150	\$56,185	\$69,903
AVERAGE HOUSE VALUE	\$216,975	\$223,792	\$279,267

* Demographic data derived from 2020 ACS - US Census

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Professional Background

Gail Bowden brings a unique blend of strategic creativity and expertise to the Michael Saunders & Company team. Drawing on more than thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive as well as her list of accomplishments as an expert and industry leader.

Bowden was named one of Real Estate Forum's 2016 Women of Influence and was included in Michael Saunders & Company's 2018 & 2017 Presidents Circle, MSC Commercial Top Team and Outstanding Performance-sales units for 2018. Prior to joining the MS&C Commercial Division, she was SVN's Top Producer in 2016, following a worldwide ranking as #3 (#1 statewide) in 2015. Bowden also achieved one of SVN's most prestigious honors "Partners Circle" in 2015 and 2014, several of SVN's most esteemed honors, including her fourth "Top Commercial Real Estate Advisor of the Year", "Top Producer" and "Top Sale Transaction" awards.

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, multifamily, and industrial properties from \$500,000 to \$60 million +. Gail's propensity for guiding clients to appropriate financing coupled with her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$200 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every element of a transaction is presented in a clear and logical manner. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional in the field. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals all over the world.



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