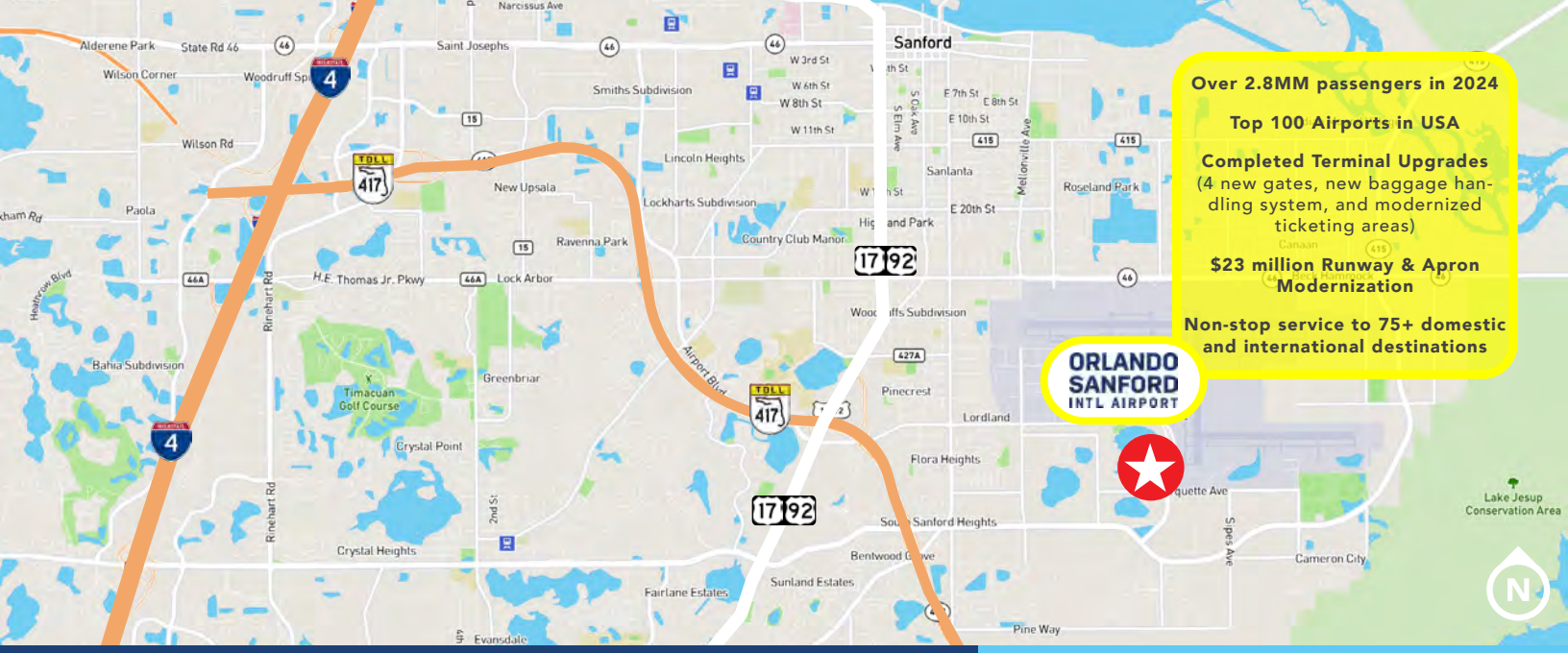

LAND FOR SALE ADJACENT TO AIRPORT

2160, 2164 & 2250 Marquette Ave, Sanford, FL 32773

Ideally located land adjacent to Orlando Sanford Int'l Airport

- Prime location neighboring the Orlando-Sanford Intl. Airport, offering excellent connectivity to major highways and transportation hubs.
- Attractive location for logistics, manufacturing, and distribution facilities, or commercial development.
- Opportunity includes an existing land lease with Allegiant Air for a mission critical east coast training facility. Ten years of remaining term providing existing and secure income from a publicly traded airline.
- Access to Utilities: Water, Sewer, Electric, Natural Gas
- Over 156,347 new rooftops within 15 miles over the last year

SALE PRICE:
Call for Details

TOTAL LAND AREA:
53.58± Total Acres
Estimated 25± Developable Acres

EXISTING GROUND LEASE:
Size: 7.2± Acres
Lessee: Allegiant Air, LLC
Primary Carrier at SFB, Allegiant is an airline that specializes in providing affordable, non-stop flights between smaller U.S. cities and world-class vacation destinations like Orlando Sanford. By offering an "unbundled" pricing model, they allow travelers to save money by paying only for the specific services they need, such as seat selection or carry-on bags.
Remaining Term: 10 years

ZONING:
PD + Agricultural

HARBERT REALTY SERVICES

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dmadsen@harbertrealty.com | 407.256.2844

JOSH SMITH, SIOR
jsmith@harbertrealty.com | 407.739.8602

For More Information: HarbertRealty.com
400 S Park Ave, Suite 225, Winter Park, FL 32789

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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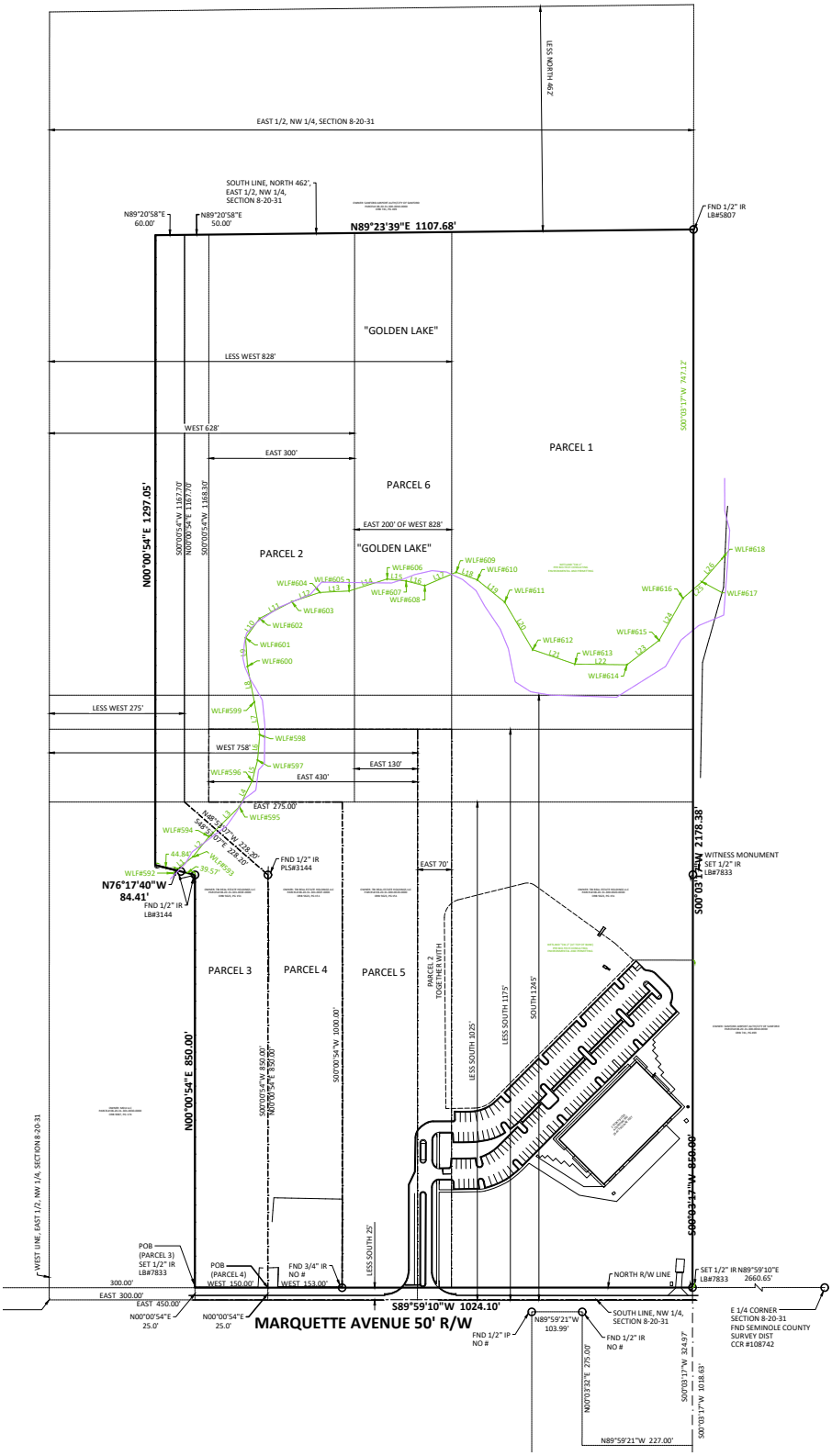
SURVEY



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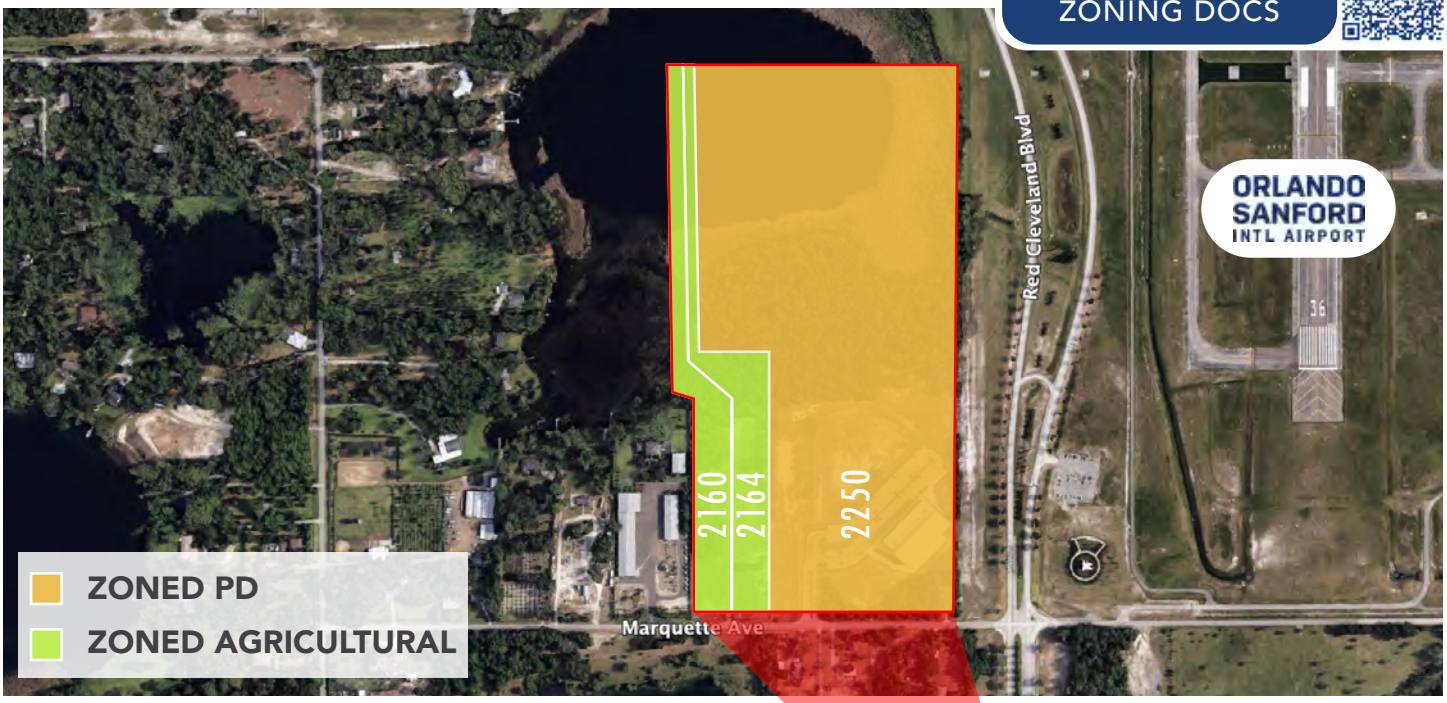
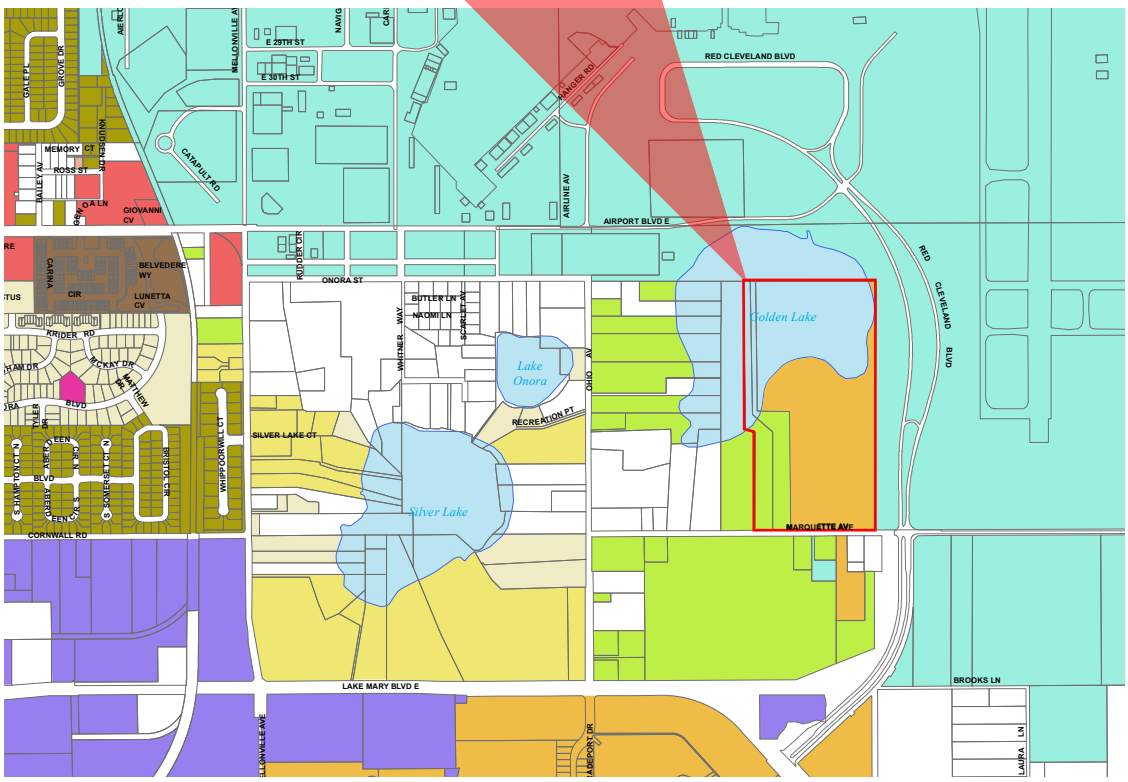
ZONING

VIEW FULL PD ZONING DOCS



Legend

AG	Agriculture
GC2	General Commercial
MI2	Medium Industrial
MR1	Multi Family Residential 8 D.U./acre
MR2	Multi Family Residential 15 D.U./acre
MR3	Multi Family Residential 20 D.U./acre
PD	Planned Development
PRO	Parks, Recreation, Open Space
RC1	Restricted Commercial
RI1	Restricted Industrial
RMOI	Multi Family Residential /Office/Institutional
SC3	Special Commercial
SR1	Single Family Residential 6,000 sq.ft. Lots
SR1A	Single Family Residential 7,500 sq.ft. Lots
SR1AA	Single Family Residential 10,000 sq.ft. Lots
SR2	Mobile Home



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GROUND LEASE

EXISTING GROUND LEASE:

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Remaining Term: 10 years

Building Details: $24MM facility | ±45,000 SF

1 of 2 Allegiant Training Facilities in the US
(other in Las Vegas, NV)

In the News:

- *Allegiant $24 Million Training Center in Orlando*
- *Allegiant and Sun Country Airlines to Combine*

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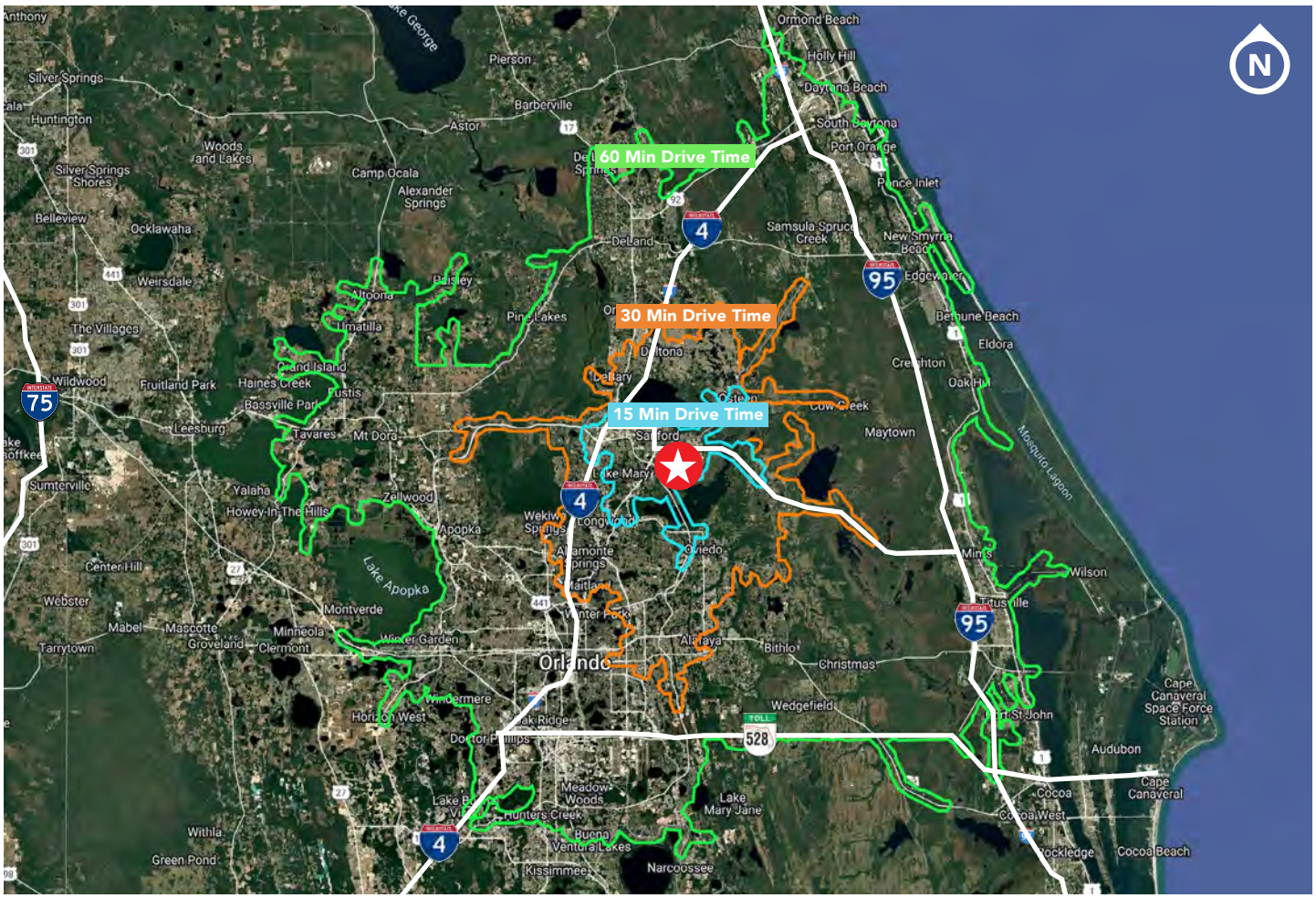
CONNECTIVITY & DEMOGRAPHICS



SIGNIFICANT DRIVE TIMES

2 minutes ..... to Orlando Sanford Int. Airport

6 minutes ..... to FL 417

8 minutes ..... to E 25th Street

10 minute ..... to S Orlando Drive

20 minutes ..... to I-4

23 minutes ..... to E SR 434

35 minutes ..... Orlando International Airport (MCO)

5,10,15 MILE DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	1,842	38,717	83,381

EMPLOYEES	1 MILE	3 MILES	5 MILES
2025 Estimated Employees	1,062	11,971	31,911

INCOME	1 MILE	3 MILES	5 MILES
2025 Average Household Income	$126,289	$95,560	$100,621

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