



# Potential for Future Use Downtown Sanford Commercial Property

121 South Palmetto Avenue, Sanford, Florida 32771



Images from left to right: Views of site buildings.

**Site Name:** Sanford Dry Cleaners Superfund Site

**Size:** 0.1 acre

**Existing Site Infrastructure:** The site includes two adjacent properties and three vacant buildings. Drinking water in the area is supplied by the city of Sanford. All major utilities are available on site.

**Readiness for Reuse:** Potential future uses include commercial or mixed commercial-residential redevelopment.

**Use Restrictions:** Future owners must comply with any land use controls that will be required to ensure the long-term protection of the site remedy.

## SETTING:

- The site includes two adjacent properties with buildings located at 113, 117 and 121 South Palmetto Avenue. The city of Sanford owns all three buildings. All three buildings are currently vacant. The city of Sanford plans to auction their on-site properties in February 2018.
- The site is part of the city's Waterfront Downtown Business District. Residential and commercial redevelopment in this area, which extends along the Lake Monroe waterfront, is a community priority.
- Land uses nearby are mostly commercial and residential. They include homes, microbreweries, a restaurant, pottery and wine stores, and an art studio.
- Surrounding population: 0.5 mile, 2,212 people | 2.5 miles, 26,627 people | 4 miles, 59,040 people.

*Disclaimer:* EPA does not warrant that the property is suitable for any particular use. Prospective purchasers must contact the property owner for sale potential.

## REMEDIAL STATUS:

- EPA has completed cleanup activities at the site. Cleanup included excavation and disposal of contaminated soil and treatment of contaminated groundwater using bioremediation.
- Long-term monitoring is ongoing.

## FOR MORE INFORMATION, PLEASE CONTACT:

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Site Summary: [www.epa.gov/superfund/sanford-dry-cleaners](http://www.epa.gov/superfund/sanford-dry-cleaners)