



Marketplace at Seminole Towne Center

1771 WP Ball Boulevard | Sanford, FL

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Property Highlights

- Largest open-air center north of downtown Orlando.
- Located at the confluence of I-4, SR-417, & SR-429; three of the most traveled roadways in Central Florida.
- Within 5 miles of Orlando Sanford International Airport.
- Parking ratio of 4.7 spaces per 1,000 SF.
- Join national retailers including Super Target, Marshalls, Ross, Old Navy, Ulta, Five Below, Burlington, JD Sports, Bath & Body Works, Boot Barn, and more.



Area Demographics



Population

1-Mile: 9,495
3-Mile: 61,089
5-Mile: 130,241



Daytime Population

1-Mile: 12,886
3-Mile: 75,328
5-Mile: 147,586



Average HH Income

1-Mile: \$92,894
3-Mile: \$113,401
5-Mile: \$111,345



Households

1-Mile: 4,181
3-Mile: 24,366
5-Mile: 50,665





Key Highlights



Power Center
Square Footage
326,600



Retailers &
Restaurants
50+



Convenient
Access
SR-417



Residents Within
20 Minutes
420,590+



B0A	Sally Beauty	3,041 SF	E0G	Sports Clips	1,600 SF	H0A	Dick's Sporting Goods - Coming Soon	48,368 SF	H0M	Five Below	10,010 SF
B0C	Gandi	1,700 SF	E0H	AT&T Mobility	2,000 SF	H0B	Burlington	32,213 SF	H0P	Carter's	4,233 SF
B0E	Bath & Body Works	3,500 SF	E0J	Five Guys	2,000 SF	H0C	Ross Dress for Less	27,683 SF	H0X	No Frontage	7,895 SF
B0G	Kay Jewelers	2,537 SF	E0K	Music & Arts Center	2,754 SF	H0D	Marshalls	33,192 SF	H0Y	Burlington Storage	3,598 SF
C0A	Spectrum	2,976 SF	E0L	Supercuts	1,280 SF	H0E	Old Navy	18,805 SF	R0A	Taco Bell Long John Silvers	2,815 SF
C0D	America's Best Contacts	4,480 SF	F0A	Keke's Breakfast Cafe	5,200 SF	H0F	Ulta	10,075 SF	R0B	Mr. & Mrs. Crab	5,244 SF
D0A	Koi Nail Spa	2,440 SF	F0D	Comic Central	1,556 SF	H0G	Shoe Carnival	8,030 SF	R1F	Chipotle	2,402 SF
E0A	Bright Now! Dental	3,136 SF	F0E	Milan Laser	1,290 SF	H0H	JD Sports	7,976 SF	R3F	Kona Poke	1,300 SF
E0C	Tropical Smoothie Cafe	1,410 SF	F0H	Panera Bread	4,934 SF	H0J	Boot Barn	11,700 SF	R4F	Aspire Allergy & Sinus	2,316 SF
E0D	Firehouse Subs	1,482 SF	F0J	Massage Envy	3,123 SF	H0K	Petco	15,344 SF	R6F	CAVA	2,400 SF
E0E	T-Mobile	3,149 SF	F0L	Club Champion	2,500 SF	H0L	Cost Plus World Market	18,053 SF			

Market Aerial

SR-46: 29,000 AADT

SR-417: 145,000 AADT

SR-417 Extension to SR-429: 170,500 AADT

SR-417: 37,900 AADT

Rinehart Rd.: 22,500 AADT

H E Thomas Jr. Pkwy.: 15,300 AADT

Colonial Town Park

Gateway Plaza

Seminole Towne Center Plaza

Seminole Towne Center

Surrounding Retail and Commercial Developments:

- Publix
- AMSTAR
- AMURA
- F&D
- menchie's
- COLD STONE
- PARADE
- DUFFY'S
- McDonald's
- Walgreens
- Ruth's Chris Steak House
- Park Place
- Fish Bones
- Advent Health
- Costco
- Dick's Sporting Goods
- Dillard's
- elev8
- Walmart
- Best Buy
- ExtraSpace Storage
- Cheddar's
- Red Robin
- Buffalo Wild Wings
- Arby's
- Carrabba's
- Olive Garden
- Miller's Ale House
- Bojangles
- Ashley
- Wawa
- McDonald's
- Outback
- Chick-fil-A
- Albi
- Floor Decor
- Total Wine & More
- Michael's
- Dollar Tree
- Target
- Ross
- Old Navy
- JD
- Boot Barn
- Club Champion
- Five Below
- Marshall's
- Ulta
- Petco
- Durlington
- Keke's
- Panera
- Pollo Tropical
- Taco Bell
- Five Guys
- CAVA
- Firehouse Subs
- Long John Silver's
- Chili's
- Panda Express

Colonial Town Park

Publix

AMSTAR

AMURA

F&D Cantina

Mendenhall

Cold Stone Creamery

Paradise Buffet

DUFFYS Sports Grill

Seminole
Towne Center

COSTCO
WHOLESALE

DICK'S
SPORTING GOODS

Dillard's

elev8
FUN

Marketplace at
Seminole Towne Center

Target *Super* TARGET

DICK'S
SPORTING GOODS

ROSS
DRESS FOR LESS

five BELOW

OLD NAVY

JD

Marshalls

ULTA
beauty

petco

Burlington

CLUB CHAMPION
Better fit...Lower prices

**Marketplace at
Seminole Towne Center**

keke's
RESTAURANT & BAKERY

Taniera
BREAD

Pollo tropical

TACO BELL

CHUBOT'S
BREAD & BUTTER

FIREHOUSE
SUBS
FRESH & FIREHOUSE

Mr. & Mrs. Crab

LONG JOHN SILVER'S

TACO POWER

PIZZA POWER
PIZZA & SUBS

FIVE GUYS
BURGERS and FRISIS

CAVA

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