



Marketplace at Seminole Towne Center

1771 WP Ball Boulevard | Sanford, FL

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Property Highlights

- 1,042-2,550 SF available for lease.
- 33,893 SF coming available for lease, with multiple leasing options ([see page 5](#)).
- 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.
- Strategically located adjacent to Seminole Towne Center, with approximately 1.1 million square feet.
- 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, Kay Jewelers and Party City.



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+



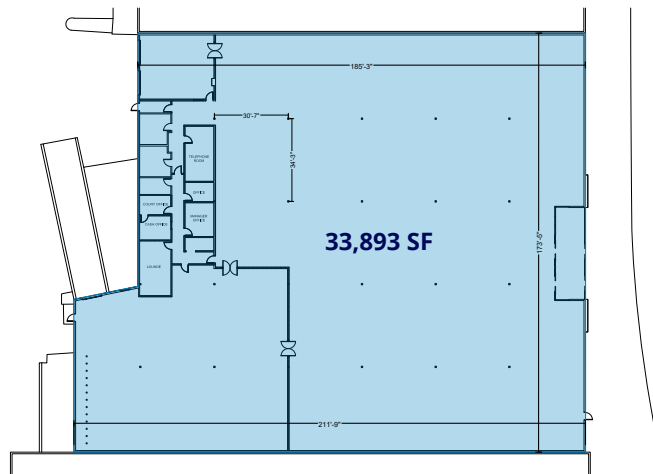
A0A	In Negotiations	2,550 SF
A0C	Hair Styling	1,042 SF
A0D	Available	1,042 SF
A0E - A0F	Aruba Nails and Spa	2,084 SF
A0G	Available	1,042 SF
A0H	Available	1,508 SF
B0A - B0B	Sally Beauty	3,041 SF
B0C	Gandi	1,700 SF
B0E	Bath & Body Works	3,500 SF
B0G	Kay Jewelers	2,537 SF
COA	Spectrum	2,976 SF

C0D	America's Best Contacts	4,480 SF
D0A	Koi Nail Spa	2,440 SF
E0A	Bright Now! Dental	3,136 SF
E0C	Tropical Smoothie Cafe	1,410 SF
E0D	Firehouse Subs	1,482 SF
E0E	T-Mobile	3,149 SF
E0G	Sports Clips	1,600 SF
E0H	AT&T Mobility	2,000 SF
E0J	Ciro's NY Pizza	2,000 SF
E0K	Music & Arts Center	2,754 SF
E0L	Supercuts	1,280 SF
F0A	Keke's Breakfast Cafe	5,200 SF
F0D	Comic Central	1,556 SF

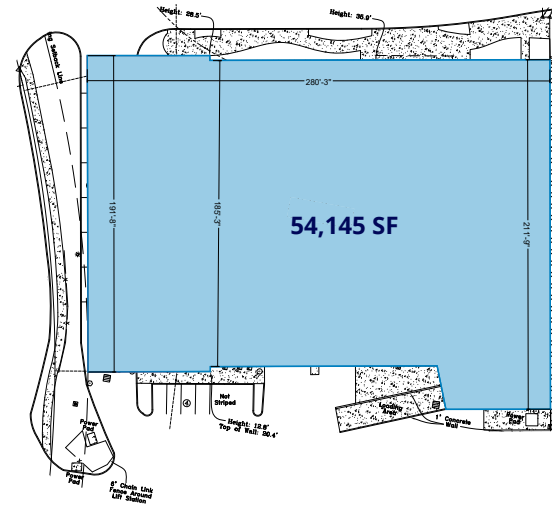
F0E	Milan Laser	1,290 SF
F0H	Panera Bread	4,934 SF
F0J	Massage Envy	3,123 SF
F0L	Club Champion	2,500 SF
H0A	Coming Available	33,893 SF
H0B	Burlington	32,213 SF
H0C	Ross Dress for Less	27,683 SF
H0D	Marshalls	33,192 SF
H0E	Old Navy	18,805 SF
H0F	Ulta	10,075 SF
H0G	Shoe Carnival	8,030 SF
H0H	JD Sports	7,976 SF
H0J	In Negotiations	11,700 SF

H0K	Petco	15,344 SF
H0L	Cost Plus World Market	18,053 SF
H0M	Five Below	10,010 SF
H0P	Carter's	4,233 SF
H0X	No Frontage	7,895 SF
H0Y	Burlington Storage	3,598 SF
R0A	Taco Bell Long John Silvers	2,815 SF
R0B	Mr. & Mrs. Crab	5,244 SF
R1F	Chipotle	2,402 SF
R3F	Kona Poke	1,300 SF
R4F	Aspire Allergy & Sinus	2,316 SF
R6F	EVOO Fresh Mediterranean	2,400 SF

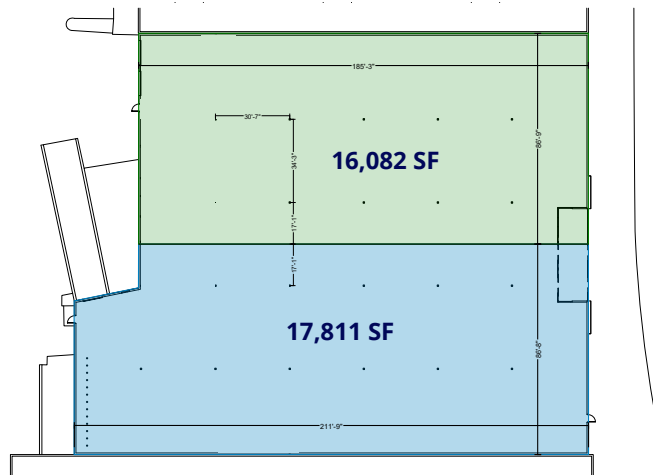
Suite H0A Leasing Options



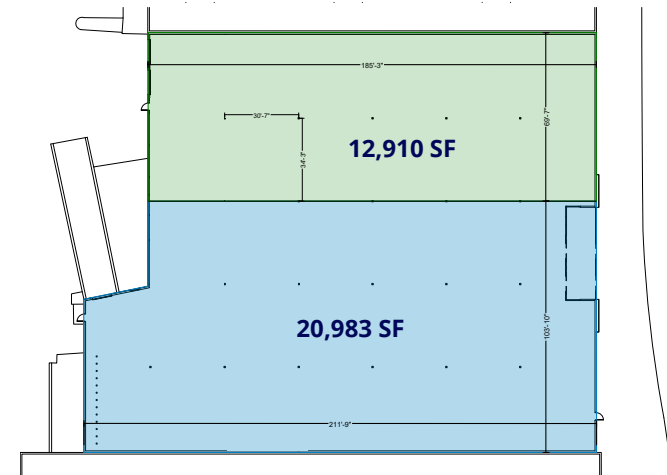
Single Tenant LOD



Expansion LOD



Two-Tenant LOD (A)



Two-Tenant LOD (B)

Market Aerial



29,000 AADT

SR-46

Towne Center Plaza
JO-ANN

145,000 AADT



Seminole Towne Center
JCPenney
DICK'S SPORTING GOODS
Dillard's
elev8

MILLER'S ALCOHOL

Bojangles

ASHLEY HOMESTORE

Wawa

Gateway Plaza
FLOOR DECOR & COLLECTIBLES
FURNITURE EXPO
Michael's
DOLLAR TREE

Mister Car Wash

MILLER'S MUSHEED

Cheddar's

Red Robin

Walmart SUPERCENTER

BEST BUY

ExtraSpace Storage

Upsala Rd.

TOLL 417

SR-417 Extension to SR-429

INTERSTATE 4

SR-417

37,900 AADT

Towne Center Blvd.

22,500 AADT

Rinehart Rd.

KOHL'S

Sam's CLUB

170,500 AADT

H E Thomas Jr. Pkwy.

15,300 AADT

Colonial Town Park
Publix
AMSTAR
AMURA
F&D
COLD STONE
DUFFY'S

McDonald's

RUTH'S CHRIS STEAK HOUSE

Park Place
Fish Bones

Advent Health

Walgreens

Marketplace at Seminole Towne Center
Target
fIVE BELOW
ROSS DRESS FOR LESS
Marshall's
ULTA
OLD NAVY
petco
JD
Party City
Burlington
CLUB CHAMPION

Marketplace at Seminole Towne Center
kekes
TANORA
Pollo Tropical
LONG JOHN SILVER'S
YACO BELL
FIREHOUSE SUBS
PANDORA



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