



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.
- 2,400 SF 2nd generation restaurant end-cap available for lease.
- 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	Available	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
BOA - BOB	Sally Beauty	3,041 SF
BOC	Gandi	1,700 SF
BOE	Bath & Body Works	3,500 SF
BOG	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	In Negotiations	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	Boot Barn	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	2nd Gen. Restaurant Available	2,400 SF

Market Aerial



29,000 AADT

SR-46

Towne Center Plaza
JO-ANN

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

145,000 AADT

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

Upsala Rd.

TOLL 417

International Pkwy.

SR-417 Extension to SR-429

INTERSTATE 4

SR-417

37,900 AADT

TOLL 417

Rinehart Rd.

22,500 AADT

KOHL'S

SAM'S CLUB

H E Thomas Jr. Pkwy.

15,300 AADT

Colonial Town Park
Publix
AMSTAR CINEMAS
AMURA
F&D CATERING
munchies
COLD STONE
PARADE
DUFFY'S SPORTS GRILL

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
OLD NAVY
ULTA
JD
petco
Burlington
Party City
BOOT BARN
CLUB CHAMPION

Marketplace at Seminole Towne Center
Koke's
FIREHOUSE SUBS
Panera
Pollo Tropical
LONG JOHN SILVER'S
TACO BELL
PANDA EXPRESS



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