

Colliers



Marketplace at Seminole Towne Center

1771 WP Ball Boulevard | Sanford, FL

Jorge Rodriguez, CCIM

Executive Vice President
+1 407 362 6141
jorge.rodriguez@colliers.com

Chris Alders

Vice President
+1 407 362 6142
chris.alders@colliers.com

Yessenia Marcof

Sr. Client Services Specialist
+1 407 362 6146
yessenia.marcof@colliers.com

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
AOE - 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	FOE	Milan Laser	1,290 SF	H0K	Petco	15,344 SF
D0A	Koi Nail Spa	2,440 SF	FOH	Panera Bread	4,934 SF	H0L	Cost Plus World Market	18,053 SF
E0A	Bright Now! Dental	3,136 SF	FOJ	Massage Envy	3,123 SF	H0M	Five Below	10,010 SF
E0C	Tropical Smoothie Cafe	1,410 SF	F0L	Club Champion	2,500 SF	H0P	Carter's	4,233 SF
E0D	Firehouse Subs	1,482 SF	H0A	In Negotiations	33,893 SF	H0X	No Frontage	7,895 SF
E0E	T-Mobile	3,149 SF	H0B	Burlington	32,213 SF	H0Y	Burlington Storage	3,598 SF
E0G	Sports Clips	1,600 SF	H0C	Ross Dress for Less	27,683 SF	R0A	Taco Bell Long John Silvers	2,815 SF
E0H	AT&T Mobility	2,000 SF	H0D	Marshalls	33,192 SF	R0B	Mr. & Mrs. Crab	5,244 SF
E0J	Ciro's NY Pizza	2,000 SF	H0E	Old Navy	18,805 SF	R1F	Chipotle	2,402 SF
E0K	Music & Arts Center	2,754 SF	H0F	Ulta	10,075 SF	R3F	Kona Poke	1,300 SF
E0L	Supercuts	1,280 SF	H0G	Shoe Carnival	8,030 SF	R4F	Aspire Allergy & Sinus	2,316 SF
F0A	Keke's Breakfast Cafe	5,200 SF	H0H	JD Sports	7,976 SF	R6F	2nd Gen. Restaurant Available	2,400 SF
F0D	Comic Central	1,556 SF	H0I	Boot Barn	11,700 SF			

Market Aerial



Contact Us

Jorge Rodriguez, CCIM
Executive Vice President
+1 407 362 6141
jorge.rodriguez@colliers.com

Chris Alders
Vice President
+1 407 362 6142
chris.alders@colliers.com

Yessenia Marcof
Sr. Client Services Specialist
+1 407 362 6146
yessenia.marcof@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.

Colliers

