

RINEHART TOWERS - LOT 4

1780 Rinehart Road, Sanford, Florida

1.3 Acres For Sale - \$1,845,000



NW Corner of Rinehart Road & St Johns Parkway

Across the street from the **Walmart Supercenter**

Eastern Entrance to the **New Super Costco**

3 Blocks from the **Supertarget Marketplace**

Excellent Access from both Rinehart & St Johns Parkway

For Additional Information Please Contact:

Chloe Dikeou
303-408-9998

RINEHART TOWERS LOT 4
1780 RINEHART ROAD
SANFORD (ORLANDO) FLORIDA
1.3 Acres **For Sale \$1,845,000**

Location

- Northwest corner of Rinehart Road and Saint Johns Parkway
- Across the street from the new **Walmart Supercenter**
- Eastern entrance to the **New Super Costco Coming Soon**
- 3 Blocks north of the **SuperTarget Marketplace**
- Lot 4 is adjacent to the Rinehart Towers Shopping Center which is **100% full** with all tenants reporting higher sales than at any time in the last 10 years

Visibility

- 700 feet of unobstructed visibility
- This includes the Rinehart Towers Shopping Center to the south which is setback from Rinehart Road with no outparcels and contiguous to Lot 4
- Traffic signal at Rinehart & St Johns enhances visibility and access to Lot 4
- Lot 4 on its own has 264 feet of unobstructed visibility

Access

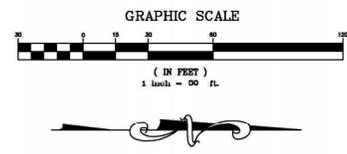
- Median cut on Rinehart Road allows full direct access to Lot 4
- Cross access agreements with Rinehart Towers Shopping Center to the south provides incredible internal access
- Direct access to Gateway Plaza (behind Lot 4 and Rinehart Towers) provides further internal access

Parking

- You can build as much parking as you wish on Lot 4
- Rinehart Towers Shopping Center, contiguous and to the south, has a 5 per 1000 parking ratio ensuring no overflow on to Lot 4

Lot 4 is where you want to be

For Additional Information Please Contact
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"GATEWAY SHOPPING CENTER"
PLAT BOOK 49, PAGES 24-28

"GATEWAY PD"
(O.R.B. 2870, PAGES 13-16)

**RINEHART TOWERS
SHOPPING CENTER
100% FULL**

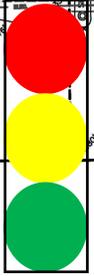
**FOR SALE
LOT 4
VACANT LAND**

VACANT
(1,335 ACRES ±)

RINEHART ROAD

MEDIAN CUT

FULL ACCESS POINT



R=595.00
L=217.35
Δ=20°55'47"
C.B.=N79°50'55"W (MEAS.)
CH=218.16' (MEAS.)

R=25.00
L=39.27
Δ=90°00'16"
C.B.=S44°43'07"W (MEAS.)
CH=35.55' (MEAS.)

458.51'
458.39' (MEAS.)

EAST LINE N.E. 1/4 OF SECTION 29-19-3X

EAST RIGHT OF WAY LINE

POINT OF COMMENCEMENT
S.E. CORNER OF N.E. 1/4
OF SECTION 29-19-30
REC. 1" I.P. CAP L.S. 3778