

FOR SALE

SEMINOLE TOWNE CENTER

200 & 330 Towne Center Circle & 595 Towne Center Boulevard, Sanford, FL 32771

ASKING PRICE
\$22,000,000



ENCLOSED REGIONAL MALL MAY BE VACATED ($\pm 324,681$ SF), FORMER MACY'S (± 160 K SF),
13.5 ACRE DEVELOPMENT PARCEL ON TOTAL ± 69.13 ACRES

EXCLUSIVE SALE LISTING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Daniel Solomon, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181

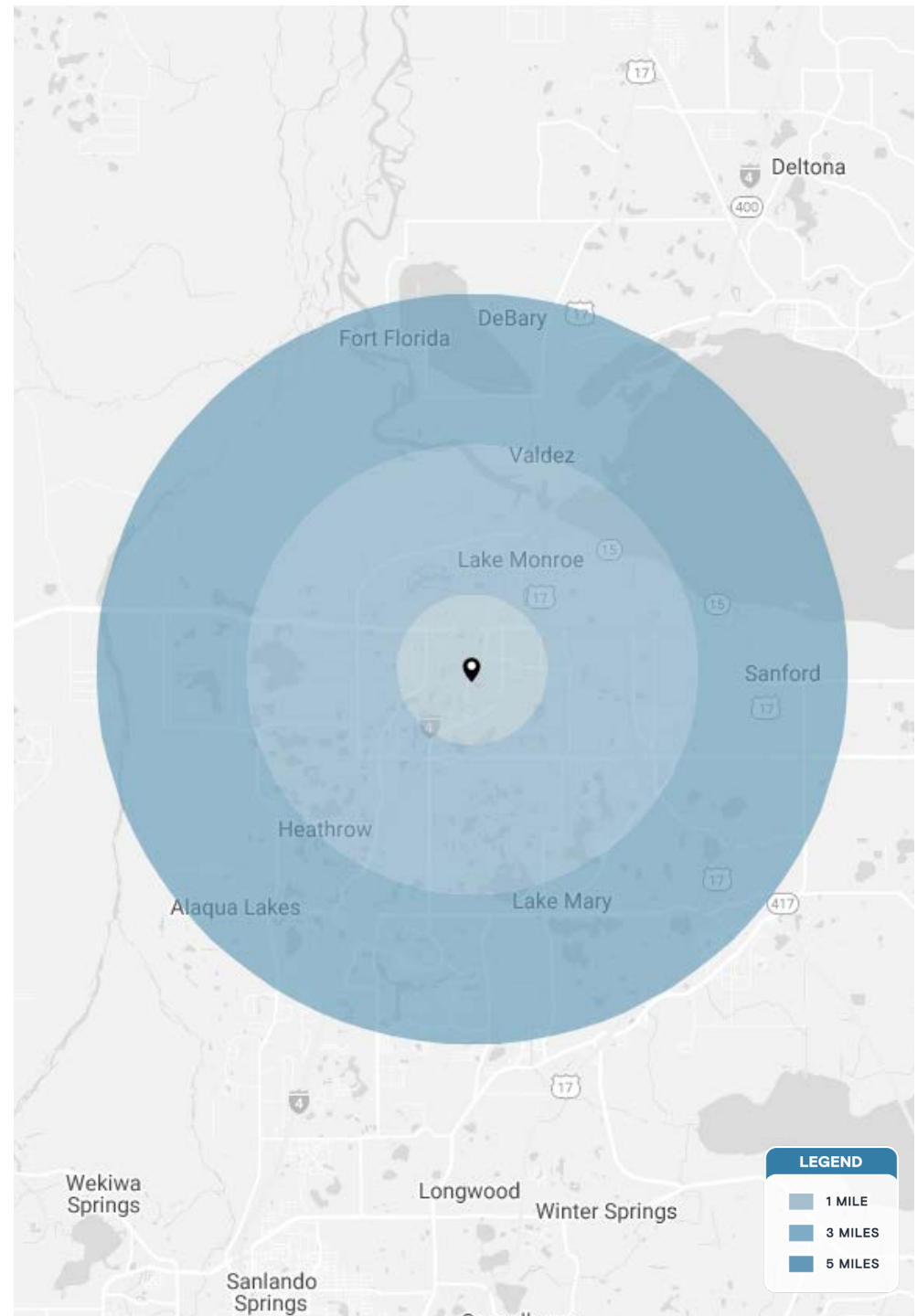
Property Overview

HIGHLIGHTS

- Asking Price \$22,000,000; No DD Period: Quick Close
- Enclosed Regional Mall, may be vacated, (±324,681 SF), Former Macy's (±160K SF), 13.5 Acre Development Parcel on total ±69.13 Acres
- Recent new Planned Unit Development Zoning (PUD) allows for variety of residential/commercial uses
- Survey, PUD, REA Environmental Reports, and other DD material available upon request
- Prime Regional location with visibility to Interstate 4
- Sanford is the largest city in Seminole County, home to several corporate headquarters and top employers including Convergys Corp., AAA, Mitsubishi and AT&T
- Surrounding retailers include: **Dillard's**, **JCPenney**, **DICK'S SPORTING GOODS**, **elev8 FUN**, **TARGET**, **Marshalls**, **ROSS DRESS FOR LESS**, **ULTA**, **Burlington WORLD MARKET**, **five BELOW**, **Walmart**, **BEST BUY**, **OLD NAVY**, **petco**, **BAM! BOOKS & MILLION**, **Michael's**, **FLOOR DECOR**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,452	55,045	125,655
HOUSEHOLDS	3,146	21,596	48,437
EMPLOYEES	6,029	44,511	102,001
AVERAGE HH INCOME	\$93,949	\$119,911	\$115,862

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	23,957	91,911	199,339
HOUSEHOLDS	9,756	36,086	76,259
EMPLOYEES	19,151	74,364	162,910
AVERAGE HH INCOME	\$105,022	\$113,135	\$108,220











-138,000 AADT

TOWNE CENTER BOULEVARD



417

-37,900 AADT

Contact Broker

Daniel Solomon, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181

±324,681
ENCLOSED MALL
MAY BE VACATED

FORMER
★macys
±160K

13.5 ACRE
DEVELOPMENT
PARCEL

BILLBOARD
CURRENTLY UNDER
GROUND LEASE

SIGN

THE CROSBY AT
TOWNE CENTER
360 UNITS



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 12.31.24