

Northhaven Commercial Pads Available

4200 Symphony Circle
Sanford, FL 32771
www.cbre.com/orlando

Located in major commercial corridor in Sanford, FL



Property Highlights

+ Available Parcels:

— ±3.98 acres

— ±1.20 acres

+ Suitable for a range of commercial uses, including quick-service restaurant, medical and retail

+ Adjacent to a newly delivered 420-unit luxury multifamily community, supporting immediate consumer demand

+ Excellent frontage and visibility along State Road 46 (±41,500 AADT)

+ Strategically positioned approximately 0.70 miles east of Interstate 4 (Exit 101D), near Sanford Historic District and 0.82 miles north of State Road 417 (37,900 AADT)

+ Situated within the primary trade area of Seminole County, serving as a regional retail and employment hub

+ Proximate to major employment centers, including the Lake Mary Office Market (over 8.7M SF of office space, ±8 minutes) and Maitland Office Market (12 minutes)

+ Located directly across from Aldi and BJ's Wholesale Club, providing strong retail adjacency

+ Located within Sanford's primary retail corridor, surrounded by established national retailers including Target, Walmart Supercenter, BJ's Wholesale Club, Aldi, Best Buy, Floor & Decor, Michaels, Bealls, Dillard's, Dick's Sporting Goods, JCPenney, Burlington, Marshalls, and Ross Dress for Less

+ Costco anticipated to open in early 2027, further strengthening long-term traffic and area fundamentals

1 Mile Radius



8,193
Population



3.27%
Population Growth



13,207
Daytime Population



\$84,550
Average Household Income

Conceptual Site Plan



Trade Area



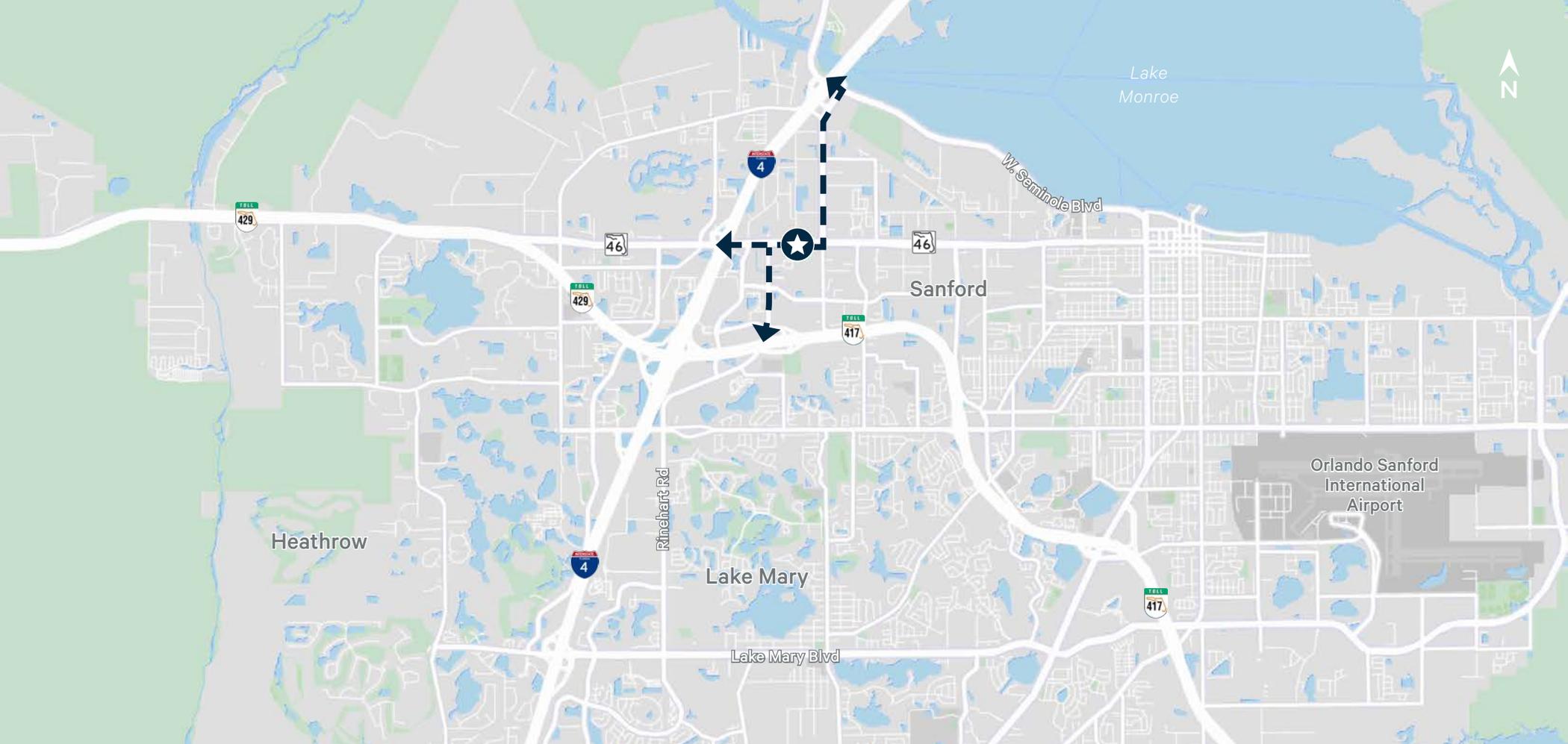
Immediate Residential Customer Base

The commercial parcels are directly adjacent to Northhaven Apartments, a newly delivered 420-unit multifamily community that provides an immediate and growing on-site customer base.

The scale and density of the community support daily, convenience-oriented demand for food service, medical, and neighborhood retail uses, with consistent activity generated throughout both daytime and evening hours.

The resident profile is characterized by professionally employed households with median household incomes exceeding \$100,000, supporting strong discretionary spending and repeat visitation. This proximity enhances the site's long-term fundamentals by driving short-trip traffic, high capture rates, and durable consumer demand within the immediate trade area.





Trade Area Access

+ Regional retail node servicing surrounding cities:

- Sanford
- Lake Mary
- Heathrow
- Altamonte Springs

+ Located along State Rd 46

+ 0.70 miles east from Interstate-4 exit 101D, Sanford Historic District

+ 0.82 miles north from Florida State Rd 417, State Road 429 and Interstate-4 interchange

+ 1.50 miles south from Interstate-4 exit 104, 17-92 (W. Seminole Blvd)

2025

Demographics

1 Mile

8,193

Total Population

3.27%

Population Growth

13,207

Daytime Population

\$84,550

Average Household
Income

3 Miles

54,857

Total Population

1.50%

Population Growth

57,642

Daytime Population

\$114,440

Average Household
Income

5 Miles

126,057

Total Population

1.04%

Population Growth

139,937

Daytime Population

\$113,138

Average Household
Income

7 Miles

200,033

Total Population

0.94%

Population Growth

204,010

Daytime Population

\$118,375

Average Household
Income



For more
information
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