

RETAIL PARCELS FOR SALE IN RAPIDLY DEVELOPING CORRIDOR

1.2 Acre Parcels in Sanford on Lake Mary Boulevard and near SR 46.



Property Highlights

Strategically Located in one of Central Florida's most active growth Markets.

Close Proximity to:

The new Publix anchored Kings Crossing shopping center.

Orlando-Sanford International Airport

Seminole County Sports Complex.

SR 46 and SR 417.

PAD READY LOTS

Owner will build to suit (optional)

Three Parcels of 1.2 Acres available for Sale.

Or you can combine two parcels for a total of 2.4 Acres



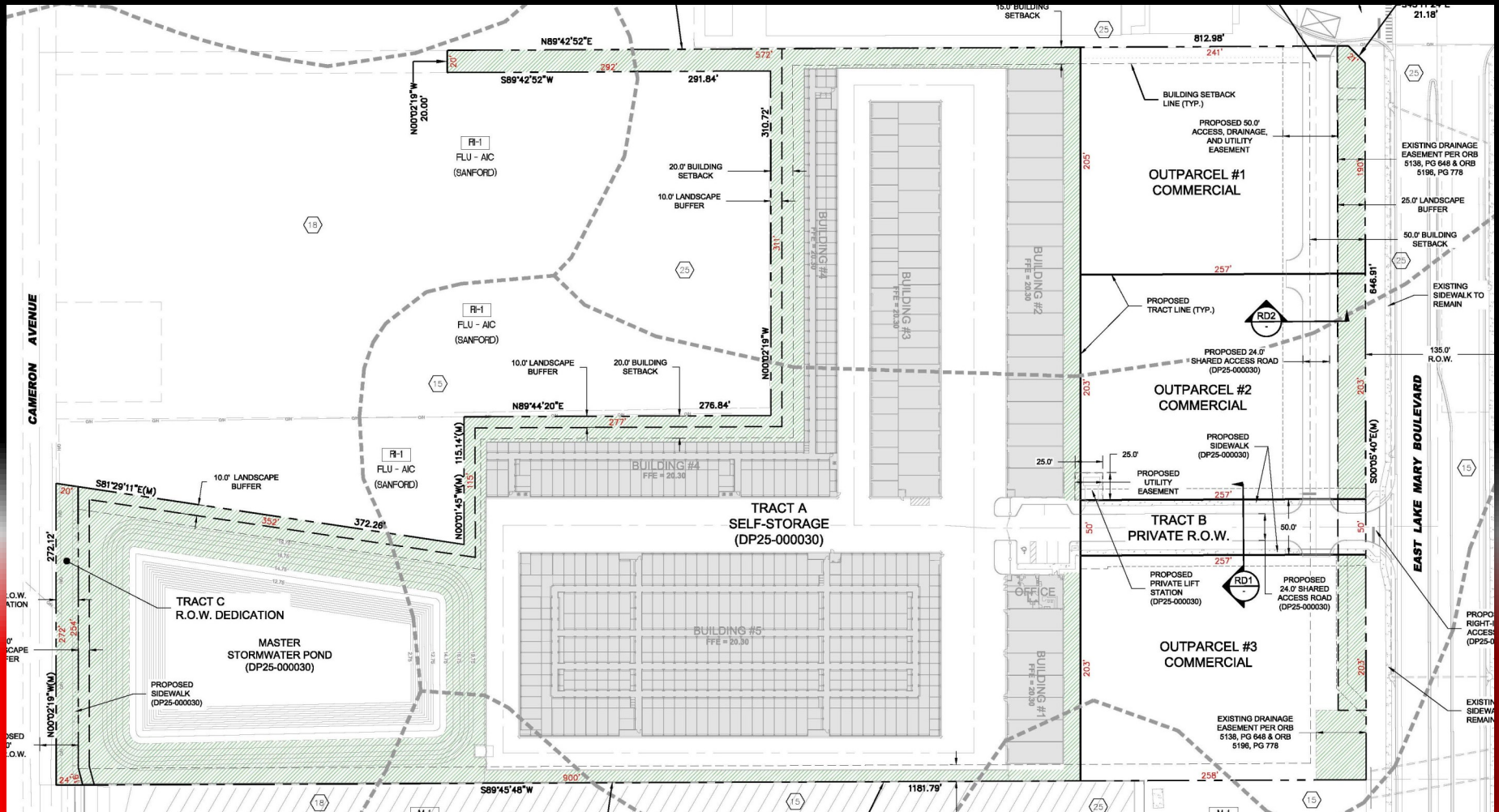
Opportunity Overview

Join leading retailers such as Publix and WaWa in capitalizing on this rapidly expanding market, projected to experience exponential growth over the next five years.

This area is witnessing a surge in development projects, including residential complexes and hotels at various stages of planning and approval. Key projects include:

- **Kings Crossing Development:** Publix and WaWa were completed in 2025. The 256-unit Nuvo Sanford (Class A) apartments within the Publix Mall are currently under construction, with completion expected in 2026.
- **Adjacent to Kings Crossing (East):** DR Horton has proposed a 32.6-acre development featuring 320 apartments, 97 townhomes, and a 3-acre commercial parcel.
- **Queens Crossing:** A 27-acre mixed-use development located just south of Kings Crossing. This site will host Dunkin' Donuts and Wendy's, with potential plans for a hotel and future residential development.
- **Concorde:** A development of 421 new homes approximately 2 miles southwest on Lake Mary Boulevard, constructed by DR Horton.
- **Skylar Crest:** Featuring 82 lots, homes and lots are currently being sold in this development, located approximately 2 miles southwest of the advertised parcel on Lake Mary Boulevard.
- **Hotel:** A 104-room Hampton by Hilton Hotel has been approved about 1 mile south of the advertised parcel.
- **Douglas Grand:** A planned 284-unit multi-family complex on a 14.6-acre site on Lake Mary Boulevard, situated within 1 mile south of the advertised retail parcels.
- **Beezer Townhomes:** Plans have been submitted for Harmon Townhomes, a 58-lot project on 11.6 acres, about 1 mile south of the advertised parcel on Lake Mary Boulevard.
- **Townhomes:** Plans for 114 townhomes on a 13.5-acre lot on Lake Mary Boulevard, about 1 mile southwest of the advertised parcel.
- **Multi-Family Units:** Plans for 212 multifamily units at E Airport Blvd and Sanford Avenue.
- **Other:** Many other projects in planning and approval.

SITE PLAN



The three retail parcels are part of the Sanford Commerce and Storage Center (PDR24-000005). The three retail parcels are on East Lake Mary Boulevard. A Brand New Storage Facility will be behind the Retail Parcels in this development.

Permitted Uses

*Retail
Bank*

Auto Parts Store

Restaurants

Fast Food with Drive Thru

Traffic Count

22,000 AADT

Price:

1.2 Acres for \$1,400,000



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