

RETAIL SPACE FOR LEASE

# ±5,301 SF FREESTANDING BUILDING WITH DRIVE-THRU

1381 Rinehart Road, Sanford, FL 32771



EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES


RETAIL REAL ESTATE ADVISORS

**Vanesa Rodriguez**  
SENIOR DIRECTOR  
vanesarodriguez@katzretail.com  
(321) 948-9634

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

# Property Overview

## HIGHLIGHTS

- ±5,301 SF freestanding building with drive-thru
- Located on Kohl's shadow anchored outparcel
- Fronting Rinehart Road with 22,500 AADT
- Regional trade area
- Cross access with Kohl's
- Just off SR 417 with 37,900 AADT
- Located less than 1 mile from Seminole Towne Center, a 1 million SF super regional mall and the retail corridor of Sanford, Florida
- 33,500 cars per day on W State Road 46
- Nearby retailers include: **KOHL'S** **sam's club** 

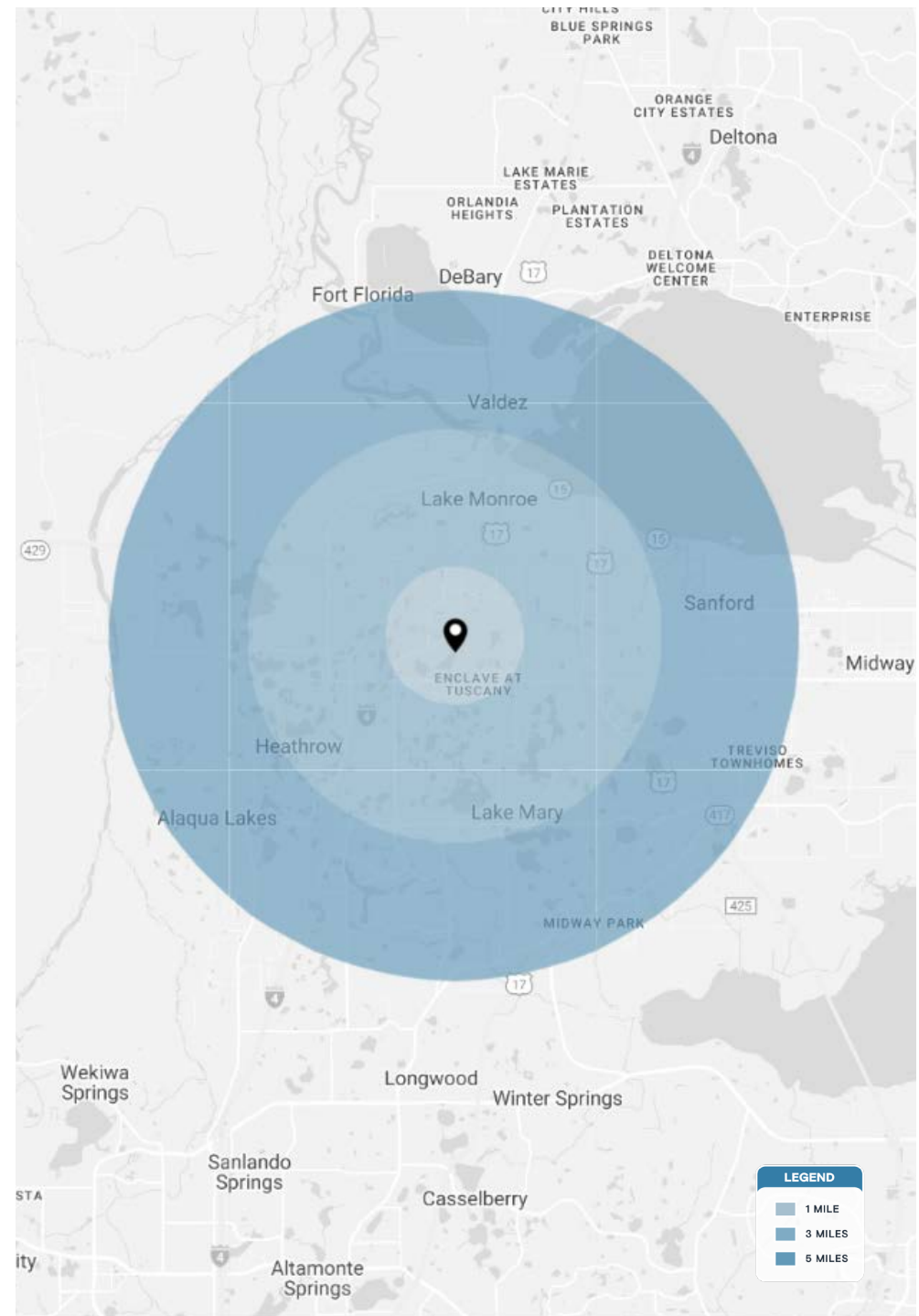


## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,145	65,752	136,779
HOUSEHOLDS	3,889	25,819	52,481
EMPLOYEES	7,433	53,079	110,928
AVERAGE HH INCOME	\$85,528	\$104,700	\$100,579

## DEMOGRAPHICS

	5 MINS	10 MINS	15 MINS
POPULATION	28,659	99,086	180,409
HOUSEHOLDS	11,606	38,809	68,782
EMPLOYEES	23,083	79,934	146,722
AVERAGE HH INCOME	\$94,907	\$95,949	\$97,149







TOWNE CENTER PLAZA  
**BAM!** BOOKS-A-MILLION  
**JOANN**

SEMINOLE TOWNE CENTER  
**Dillard's** **JCPenney**  
**DICK'S** SPORTING GOODS **OLD NAVY** **eLeve** POS

**+**  
 HEATHROW ER  
 CENTRAL FLORIDA  
 REGIONAL HOSPITAL



46 = 33,500 AADT

GATEWAY PLAZA  
**Michael's** **Ashley** HOMESTORE  
**FLOOR DECOR**

**Walmart**  
**BEST BUY**

**TSC** TRACTOR SUPPLY CO

417 = 37,900 AADT

MARKETPLACE AT SEMINOLE TOWNE CENTER  
**Target** **ROSS** DRESS FOR LESS **Marshalls**  
**OLD NAVY**  
**WORLD MARKET** **petco** **SHOE CARNIVAL**  
**Party City** **ULTA** **five BELOW**

**KOHL'S**

**sam's club**

**^**  
 BENTLEY  
 ELEMENTARY SCHOOL  
 960 STUDENTS

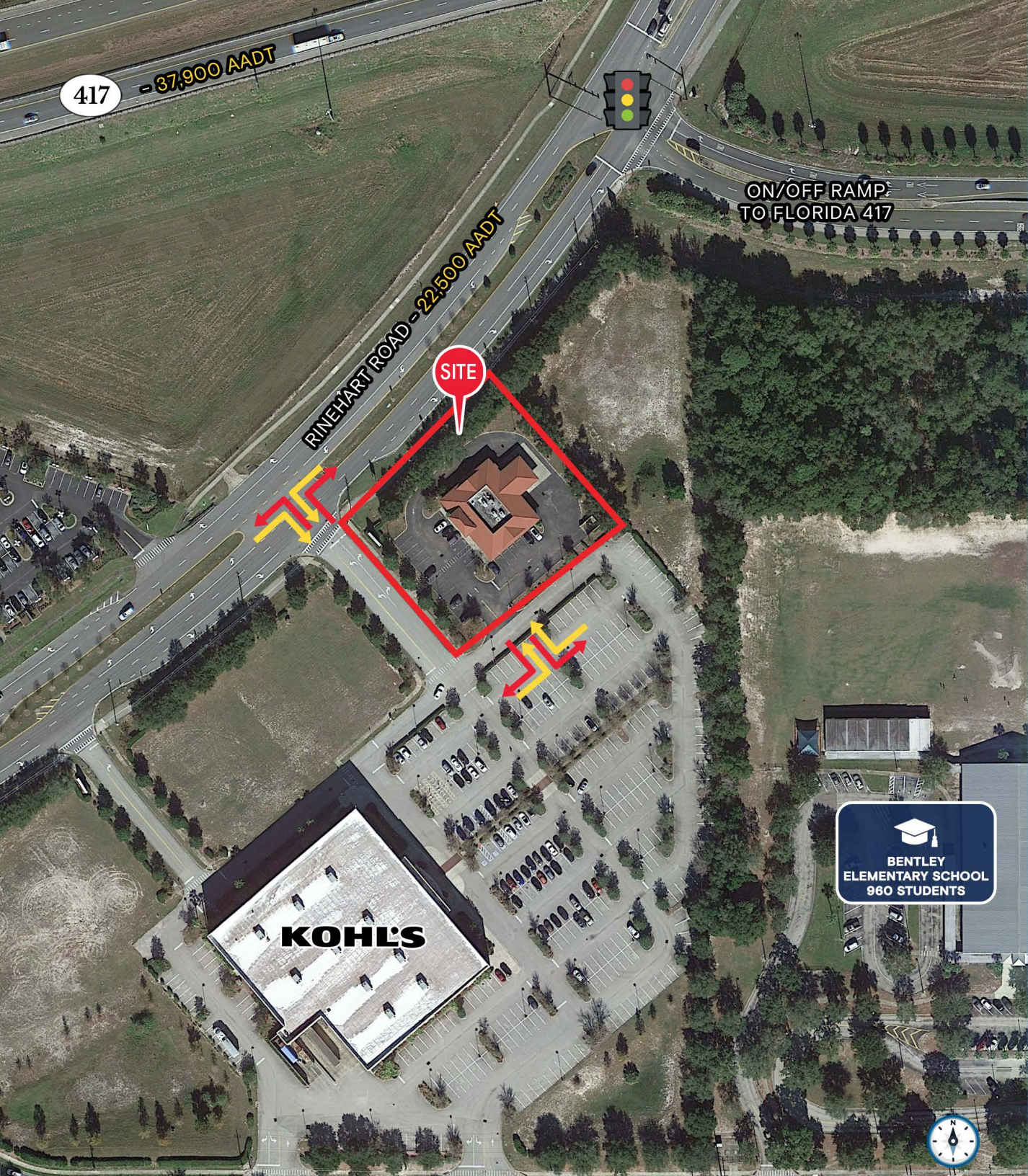
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 IDYLLEILDE  
 ELEMENTARY SCHOOL  
 787 STUDENTS

**ABC**

**P**

**Walmart**  
 Neighborhood Market





417


37,900 AADT

RINEHART ROAD - 22,500 AADT

SITE

ON/OFF RAMP  
TO FLORIDA 417

**KOHL'S**

  
BENTLEY  
ELEMENTARY SCHOOL  
960 STUDENTS

# Contact Brokers

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[katzretail.com](http://katzretail.com)



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