

Northhaven Commercial Pad Available

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



Property Overview

- + 1.20± acres available
- + Great opportunity for QSR, medical, retail
- + Across from Aldi and BJ's Wholesale Club
- + Ideally positioned 0.70 miles east from Interstate-4 exit 101D, Sanford Historic District, and 0.82 miles north of State Rd 417 (37,900 AADT)
- + Excellent visibility along highly trafficked State Rd 46 (41,507 AADT)
- + Close proximity to the high employee population office parks in Lake Mary and Maitland
 - Lake Mary Office Market: 12 minutes
 - Maitland Office Market: 8 minutes
- + Located in the main trade area of Sanford with nearby major retailers - Super Target, Walmart Supercenter, BJ's Wholesale Club, Aldi, Best Buy, Floor & Decor, Michaels, Bealls, Dillard's, Dick's Sporting Goods, JCPenny, Burlington, Marshall's, Ross Dress for Less

1 Mile Radius



7,742
Population



5.91%
Population Growth



16,370
Daytime Population



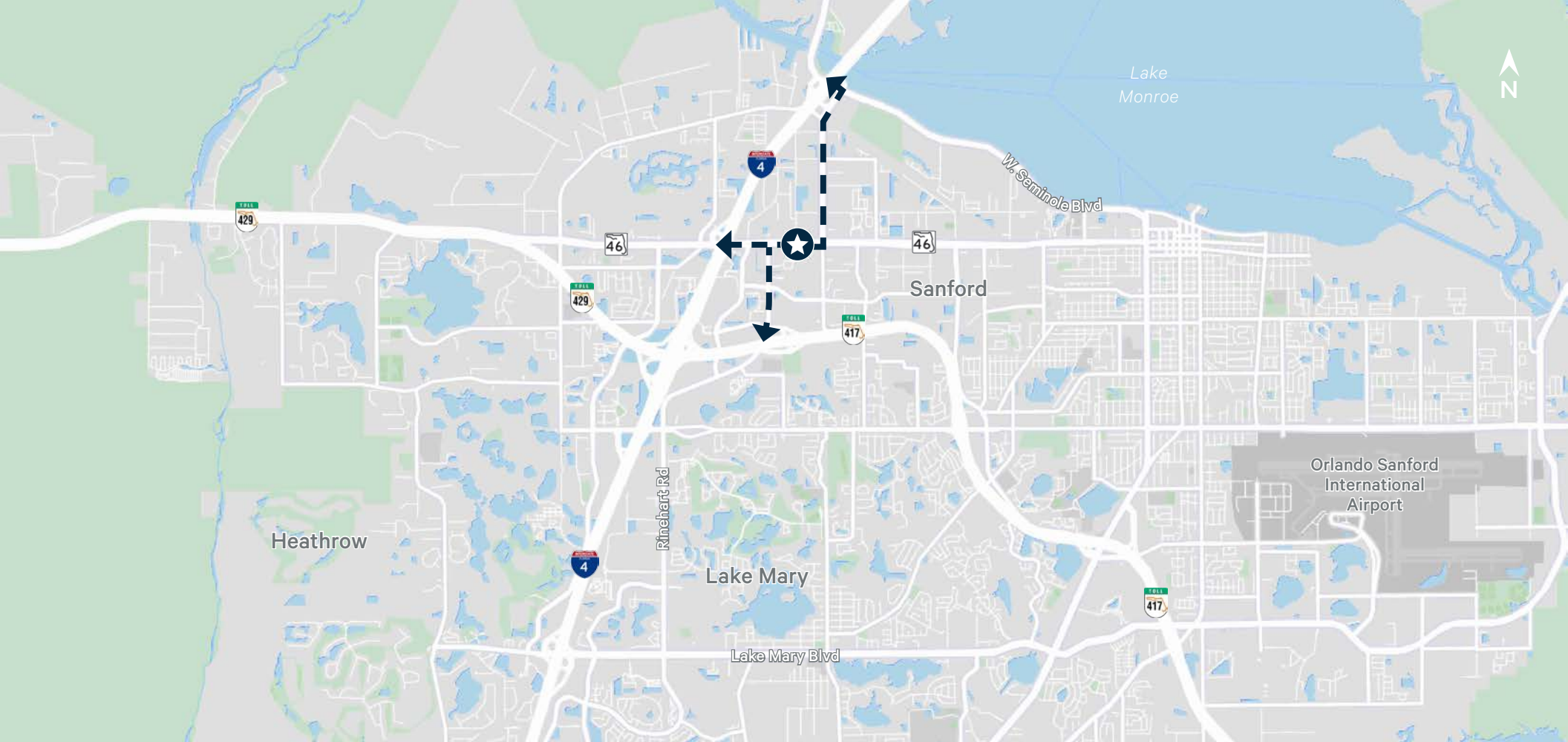
\$87,671
Average Household Income

Conceptual Site Plan



Construction Progress





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)

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For Ground Lease or BTS

Trade Area



2024 Estimated Demographics

1 Mile Radius



7,742

Population



5.91%

Population Growth



16,370

Daytime Population



\$87,671

Average Household Income

3 Mile Radius



49,629

Population



1.84%

Population Growth



58,349

Daytime Population



\$118,309

Average Household Income

5 Mile Radius



122,773

Population



1.03%

Population Growth



142,251

Daytime Population



\$116,341

Average Household Income

7 Mile Radius



195,617

Population



0.76%

Population Growth



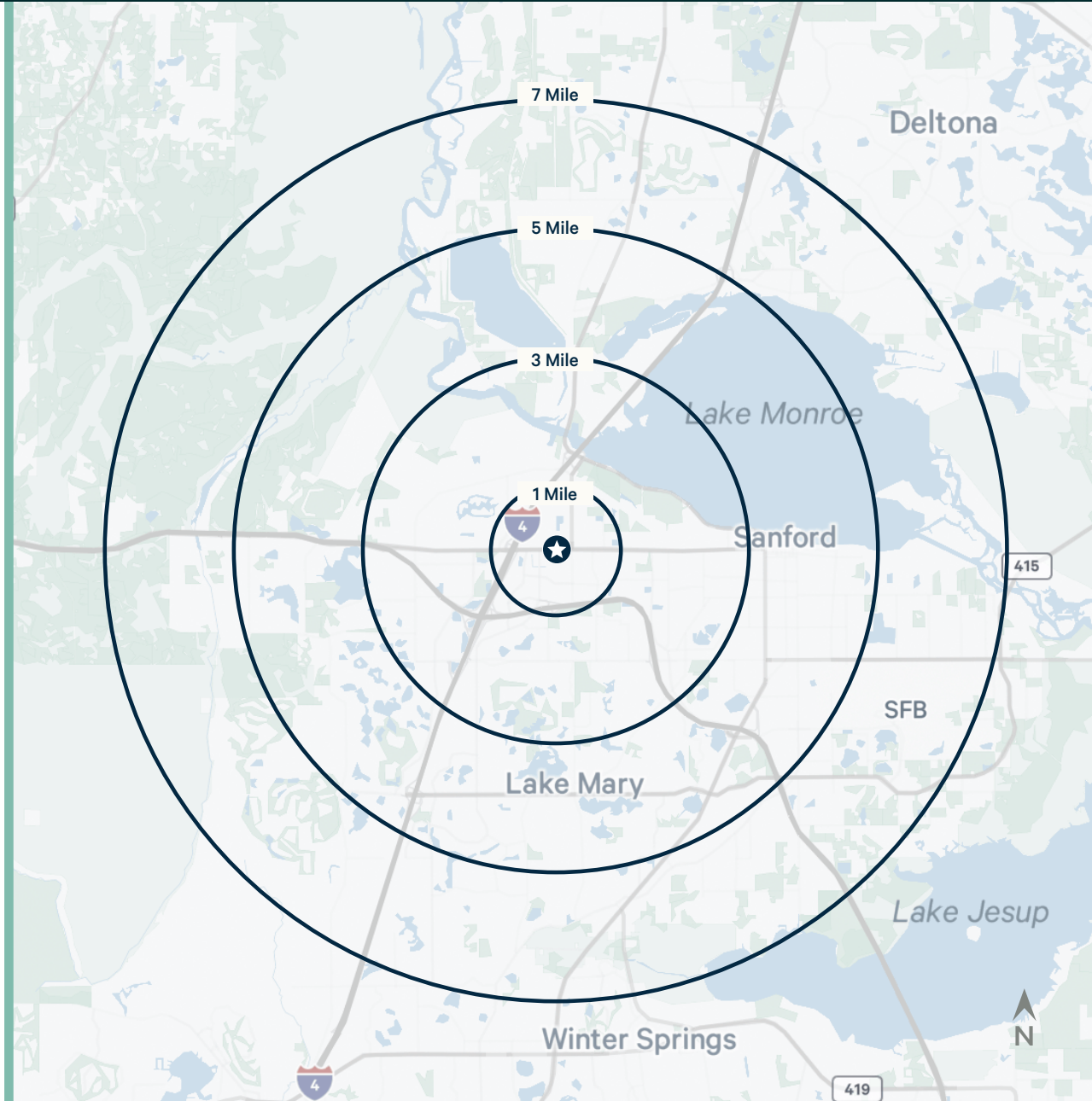
204,151

Daytime Population



\$120,532

Average Household Income





For more
information
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