

SANFORD, FLORIDA 32771

120 TOWNE CENTER BLVD

±2,000 SF ENDCAP SPACE FOR LEASE



PROPERTY DETAILS

120 TOWNE CENTER BLVD • SANFORD, FL • ±2,000 SF ENDCAP SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- Prime location at the entrance of the Seminole Town Center Mall, a 1M SF regional mall in the heart of Sanford's retail corridor
- Pylon signage on SR 46 and monument signage on Rinehart Rd
- Direct access via W State Road 46, featuring two signalized intersections
- 45,000 cars per day on W SR 46 & 14,000 on Towne Center Blvd
- Ideal Uses: Boutique Fitness, Medical, Professional Services, and Education

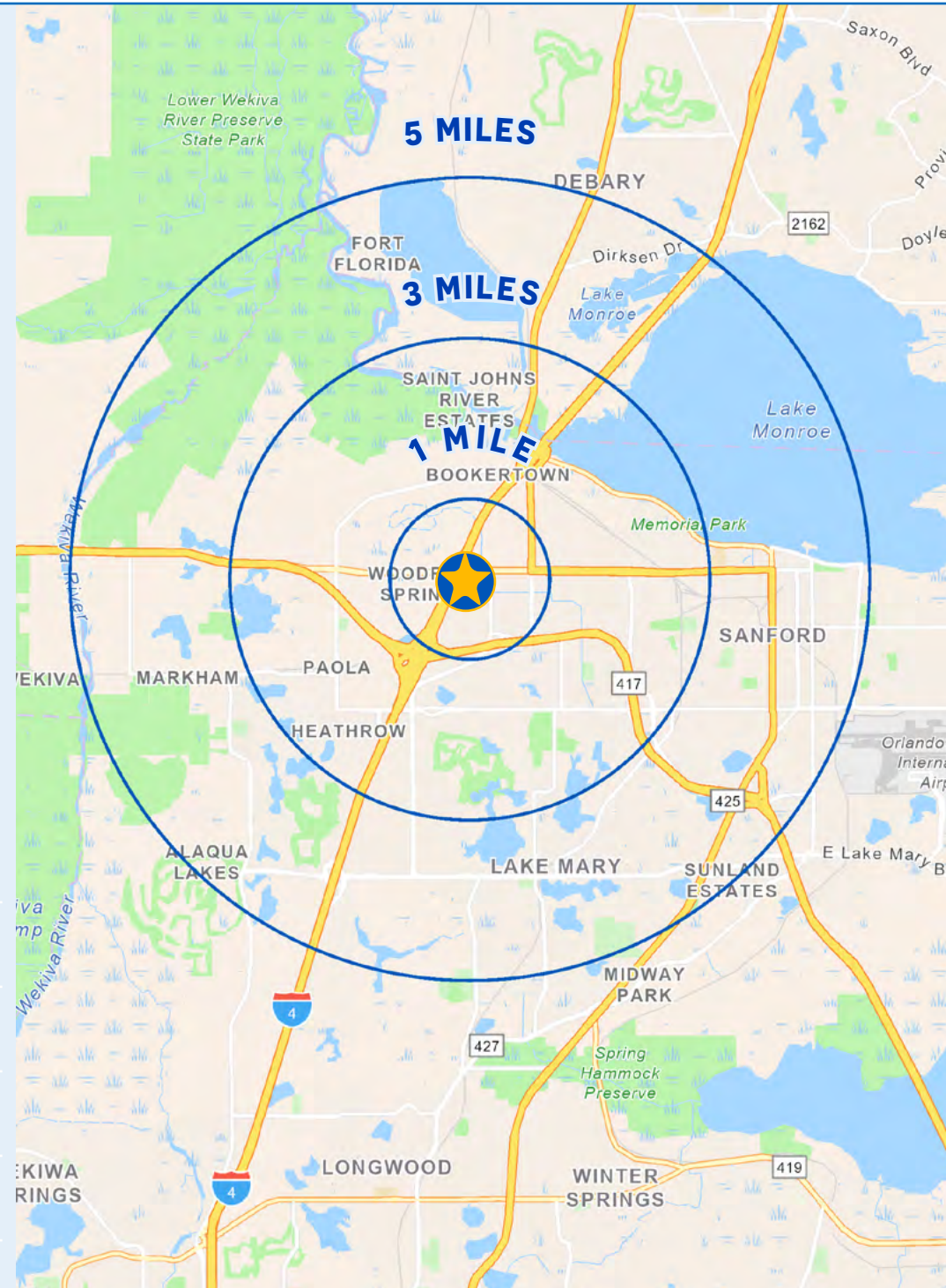
NEIGHBORING TENANTS



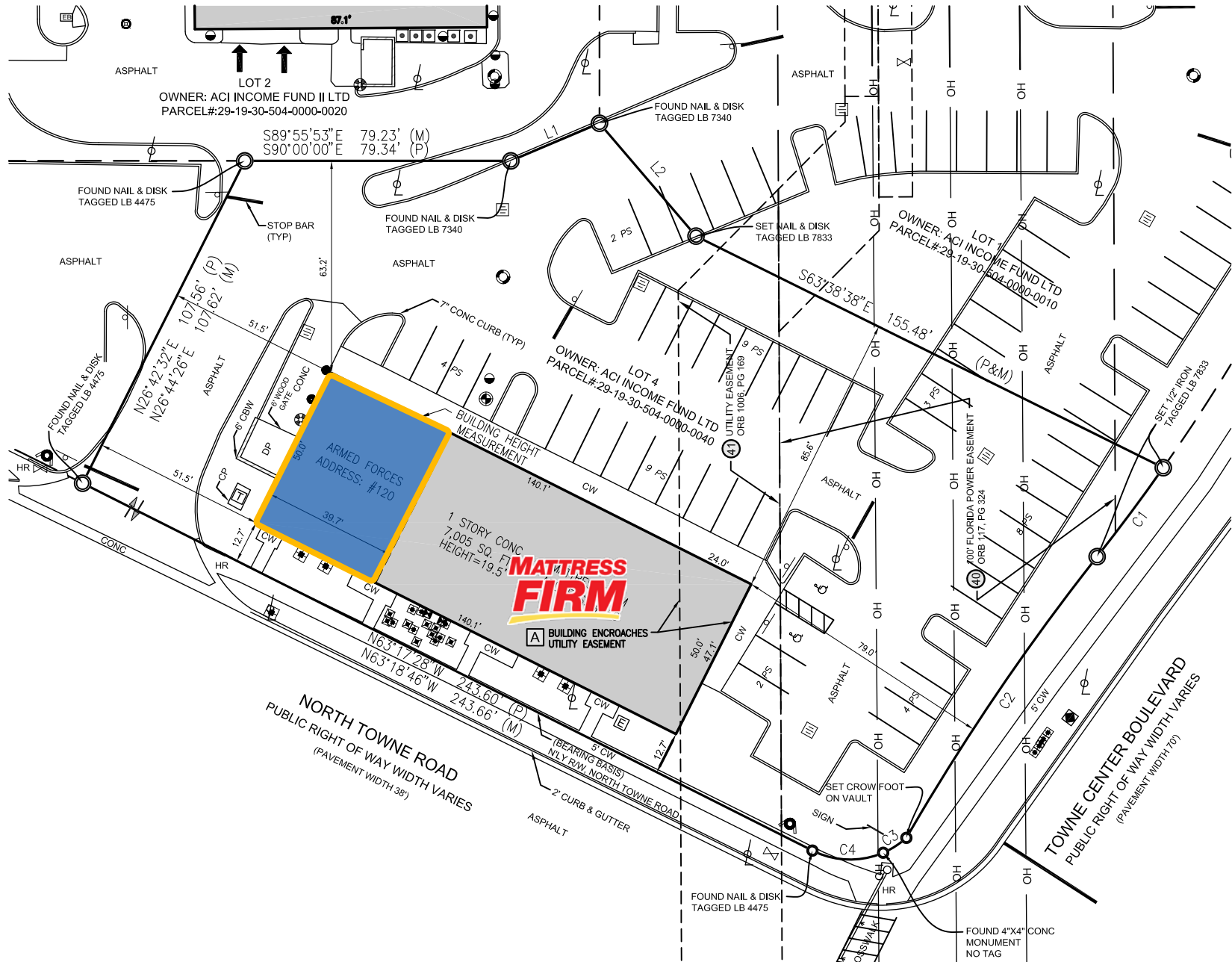
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	8,851	49,494	116,932
DAYTIME POPULATION	12,977	62,724	137,692
MEDIAN HH INCOME	\$82,971	\$96,583	\$84,194
TOTAL HOUSEHOLDS	3,680	19,884	45,967

SOURCE: ESRI



SITE PLAN



RETAIL OVERVIEW



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