



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

SEMINOLE TOWNE CENTER

401 Towne Center Boulevard
Sanford, Florida 32771

PRIME HARD-CORNER OUTPARCEL



FOR LEASE

- + **Lease Rate:** Call for Pricing
- + **Land Size:** 0.98 Acres
- + **Building Size:** 7,804 SF



Highlights

- Located in Front of Floor & Decor, Michael's, Bed, Bath & Beyond & Ashley Home Store
- Situated Directly Across from Longhorn Steakhouse, Olive Garden & Hooters
- Close Proximity to Interstate 4, the FL-46 & SR 417
- There are Over 53,000 Residents Within a 3-Mile Radius with an Average Household Income of \$95,425
- Ideal Uses: Retail, Sit-Down Restaurant, Office & Bank
- Zoning: PD - Planned Development
- FLU: Commercial

JP BEAULIEU, CCIM, CLS
Director of Retail Services
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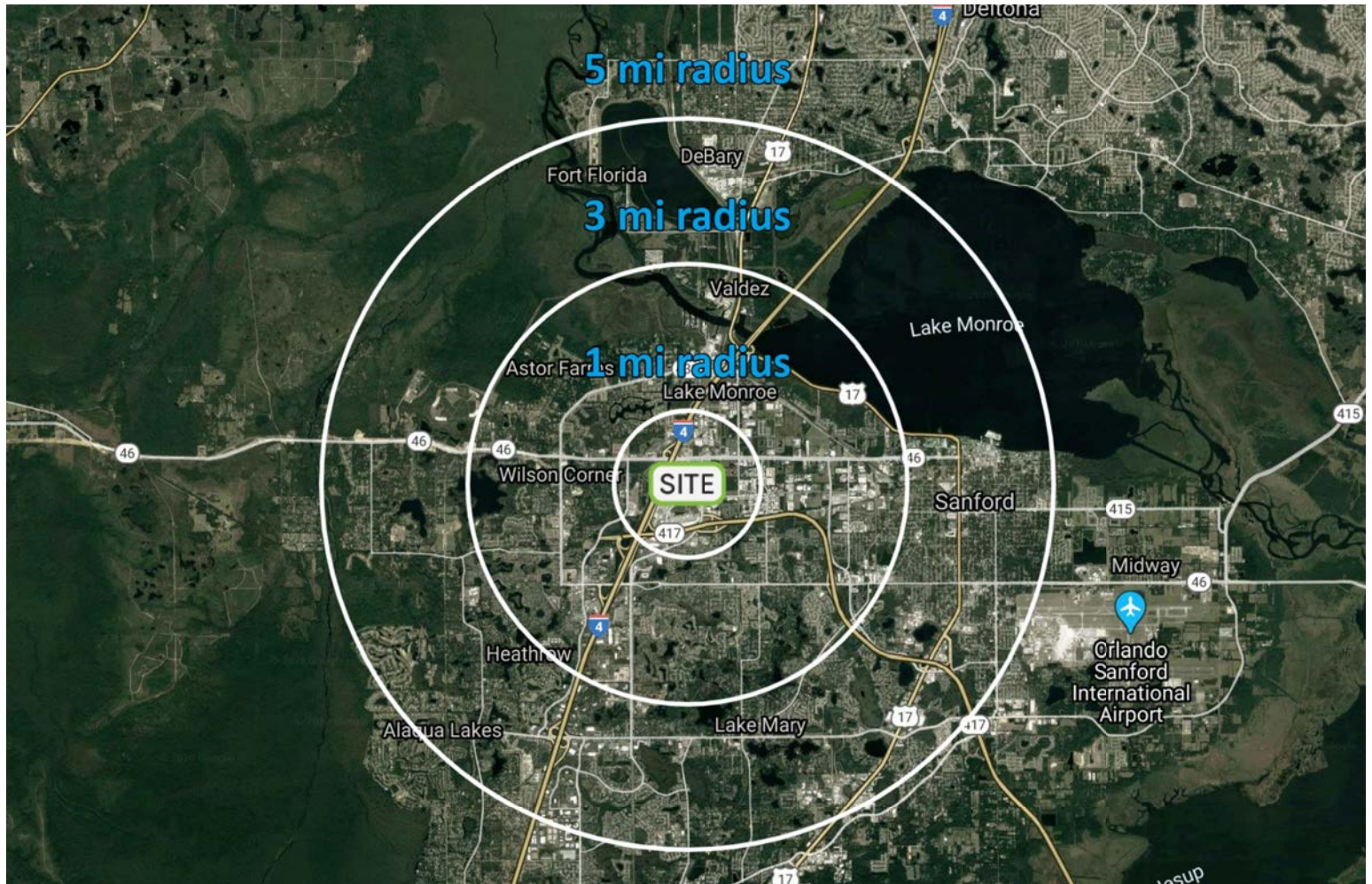
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Demographics



AREA DEMOGRAPHICS

1 MILE RADIUS



6,389
ESTIMATED
POPULATION 2020



\$243,959
MEDIAN HOME VALUE
2020



31.7
AVERAGE AGE



\$68,952
AVG HOUSEHOLD
INCOME



73.7%
COLLEGE GRADUATE

3 MILE RADIUS



53,520
ESTIMATED
POPULATION 2020



\$302,677
MEDIAN HOME VALUE
2020



36.7
AVERAGE AGE



\$95,425
AVG HOUSEHOLD
INCOME



74.9%
COLLEGE GRADUATE

5 MILE RADIUS



120,926
ESTIMATED
POPULATION 2020



\$308,175
MEDIAN HOME VALUE
2020



37.4
AVERAGE AGE



\$290,128
AVG HOUSEHOLD
INCOME



69.7%
COLLEGE GRADUATE

Competition Map: Fast Casual Restaurants



Competition Map: Retail Shops



Competition Map: Banks

