

0.33 ACRES PAD READY - FOR SALE

CUSHMAN &
WAKEFIELD

SITE



41,000 AADT

SANFORD, FL 32771

4516 W STATE ROAD 46

PROPERTY OVERVIEW



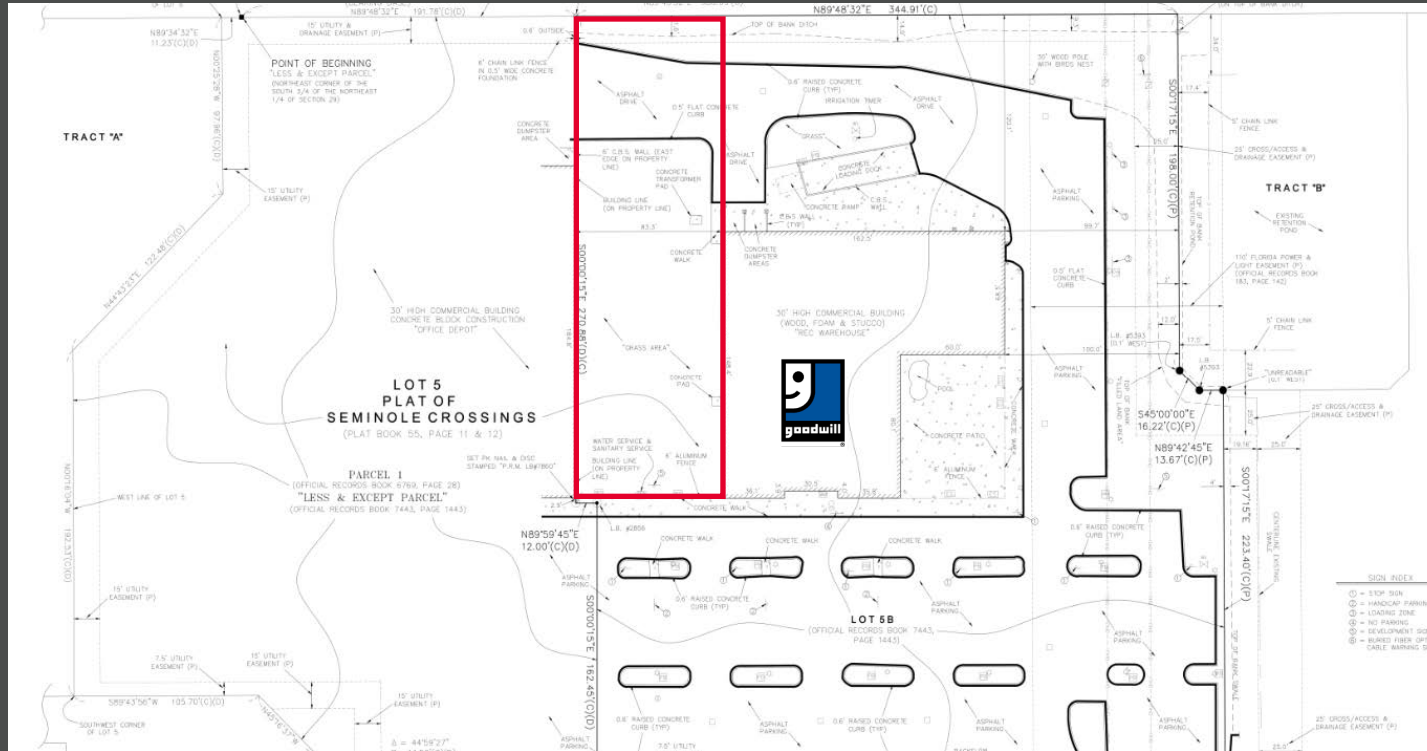
PROPERTY DESCRIPTION

- Size: 0.33 acre parcel, pad ready
- Zoning: PD, Seminole County
- Parking: 225 shared spaces
- Signage: 2 locations, great visibility from road

PROPERTY HIGHLIGHTS

- Close proximity and access to I-4 and SR 417
- Goodwill anchored center, Chick-fila-A, Racetrac, Dunkin' co-tenants
- Across from Seminole Towne Center
- Adjacent to Holiday Inn, WoodSpring Suites, Starbuck's, Wawa, and BJ's

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	8,717	48,098	117,189
# OF HOUSEHOLDS	3,460	18,998	45,401
AVG HH INCOME	\$77,032	\$101,657	\$94,874
MEDIAN AGE	34.7	38.6	39.7



EXCLUSIVE CONTACTS

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