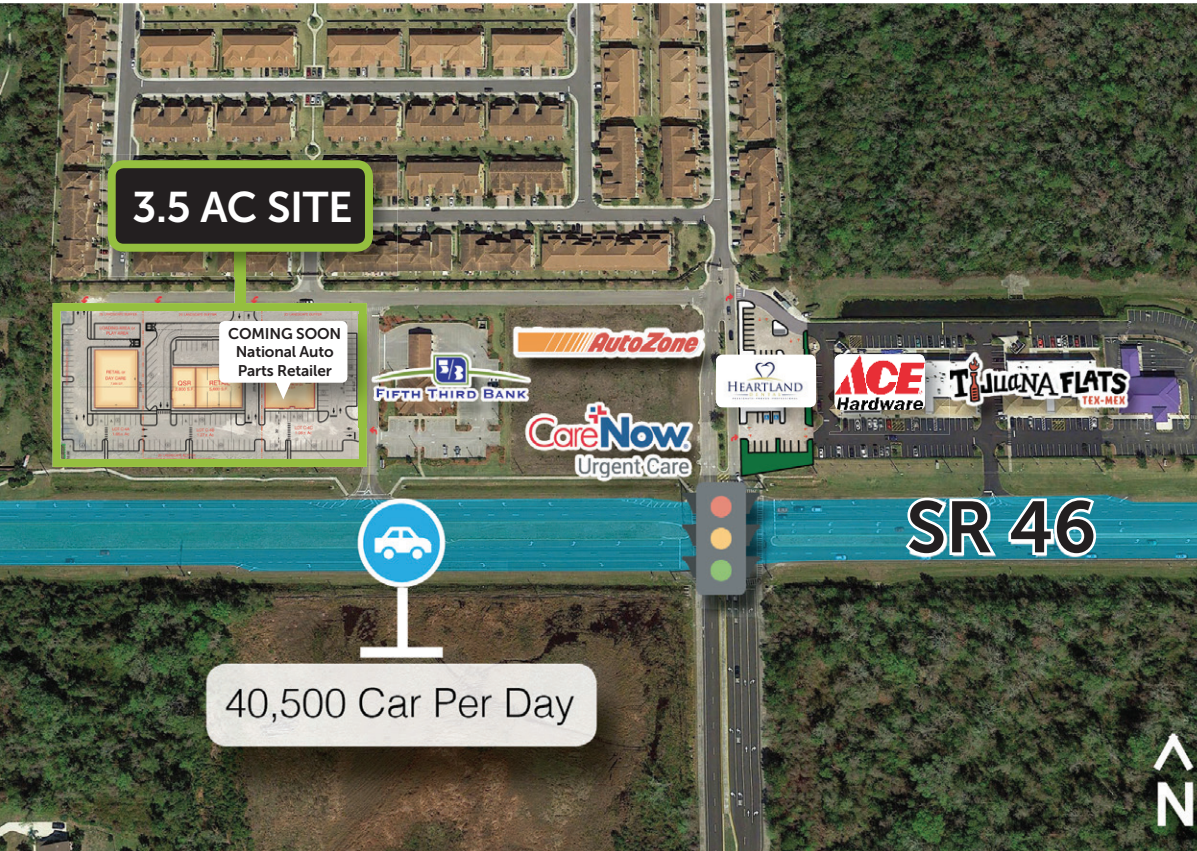


For Lease

NEW GROUND-UP RETAIL SITE

NEC & NWQ of International Parkway & SR 46, Sanford, FL



PROPERTY HIGHLIGHTS

- Available for Build-to-Suit or Ground Lease
- Zoned for Retail/Fast Food Restaurant
- 3.5 AC Lot next to Fifth-Third Bank on SR 46 and access to traffic light.
- Heathrow International Business Center is an office campus situated within 370-acres of office and commercial development; 2.1M SF office and 340,000 SF commercial. Daytime population is estimated to be 15,038
- Heathrow International Business Center has 9,887+ employees
- One mile from Seminole Towne Center, a 1.2M SF Regional Mall and surrounding retail
- Nearby retailers include Publix, AutoZone, CareNow, Ace Hardware, Fairwinds Credit Union, Subway, Tijuana Flats and many more
- Co-tenancy:** Join Heartland Dental, Ace Hardware, Care Now Urgent Care, Fifth Third Bank, and a 7,200 SF National Retailer (deep in lease negotiations).

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	4,807	39,638	96,423
Average HH Income	\$105,643	\$94,444	\$87,052
Median HH Income	\$75,868	\$65,085	\$57,485

NEW GROUND-UP RETAIL SITE

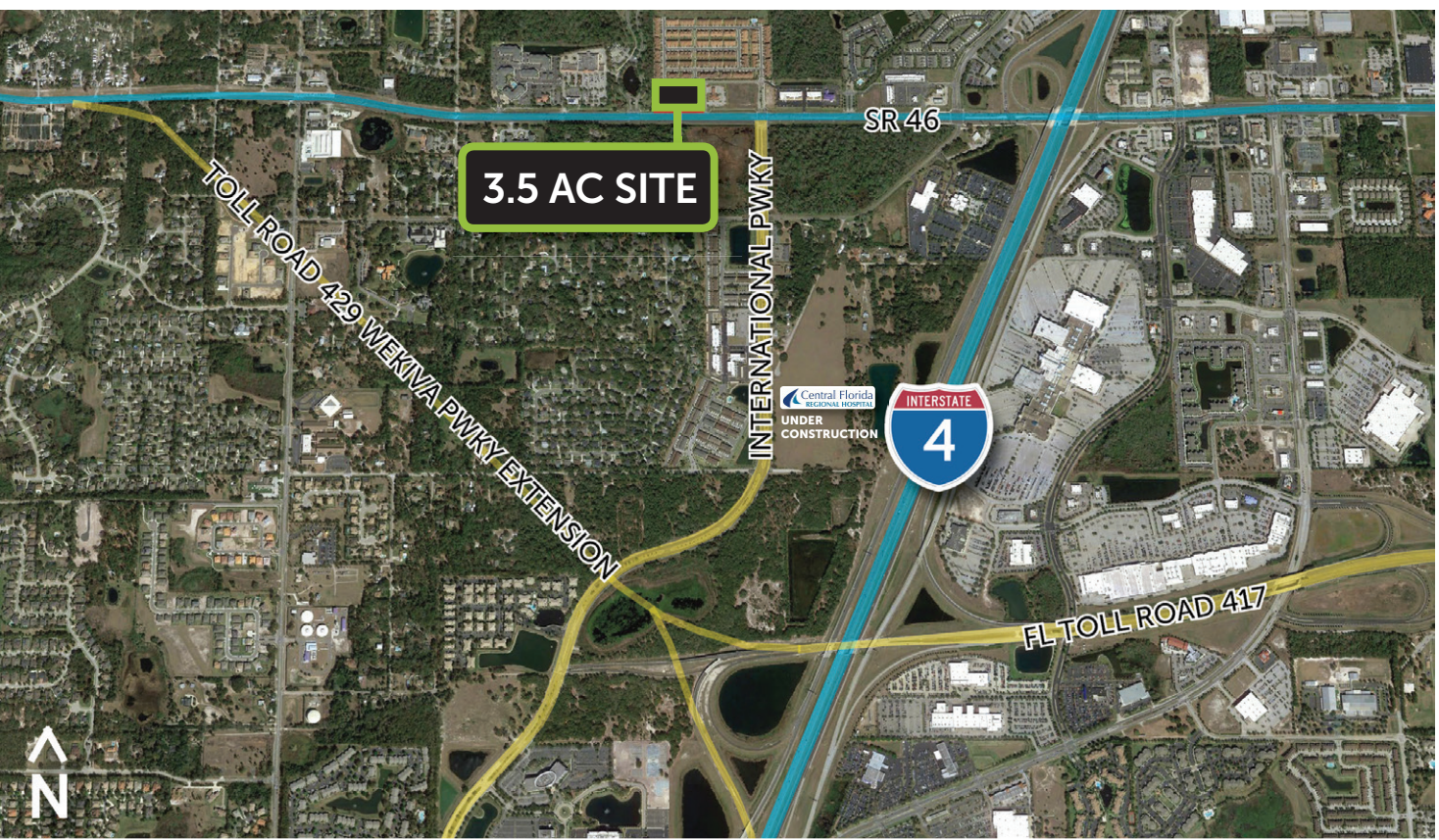
NEC & NWQ of International Parkway & SR 46, Sanford, FL



Aerial (Major Thoroughfares)

NEW GROUND-UP RETAIL SITE

NEC & NWQ of International Parkway & SR 46, Sanford, FL



- » Wekiva Parkway Extension will be completed by 2020
- » Wekiva Parkway Extension Connects FL Toll Road 417 to Florida Toll Road 429
- » On and Off Ramps are 3/4 of a mile South at International Parkway



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