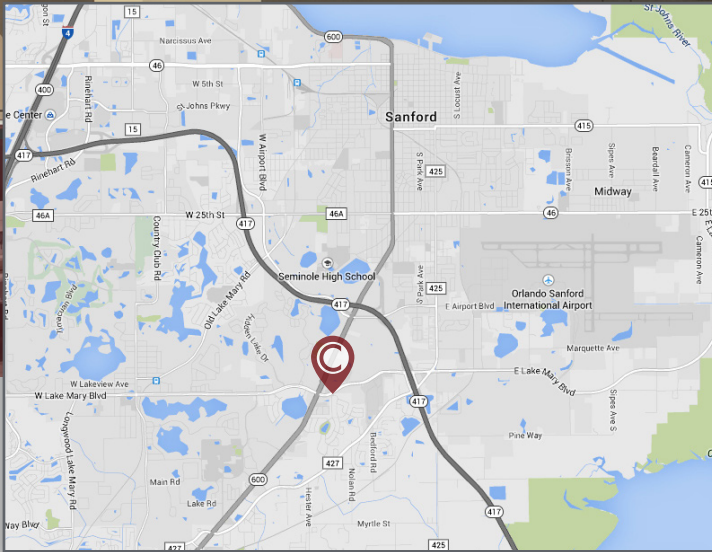


ROSS DRESS FOR LESS



Seminole Centre

3653 South Orlando Drive (Hwy 17/92)

Sanford, FL 32773

Lat 28.759, Long -81.285

DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2019 Population	8,378	53,996	137,534
2024 Population	8,811	57,252	148,302
2019 Average HH Income	\$54,994	\$69,968	\$74,400
2019 Median HH Income	\$38,896	\$51,467	\$56,478

PROPERTY HIGHLIGHTS

- Renovated in 2016
- Dominant shopping center in trade area
- Community Center anchored by Walmart Supercenter, Ross and Aldi
- Three points of entry, two signalized
- Near the intersection of 17/92 and Lake Mary Blvd.
- Combined traffic count: 63,119 CPD (38,493 on 17/92, 24,626 on E Lake Mary Blvd)

For a complete directory of our listings visit our website:
www.crossmanco.com

No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error omission
Licensed Real Estate Broker

Leasing Contact:

Rochelle DuBrule

407-581-6248

rdubrue@crossmanco.com



Seminole Centre

3653 South Orlando Drive (Hwy 17/92)

Sanford, FL 32773

Lat 28.759, Long -81.285

SITE PLAN

STE	TENANT	SIZE
1	Greenberg Dental	3,200
2	Tip & Toe Nails	1,200
3	Satellite Insurance	1,200
4	AVAILABLE (25'x80')	2,000
5	GNC	1,600
6	AIO Wireless	1,600
7	Metro PCS	1,600
8	AVAILABLE	3,575
9	Vapor and Co.	2,400
10	AVAILABLE (15'x80')	1,200
11	Rainbow Fashions	4,400
12	Supreme Buffet	10,356
13	Dollar Tree	10,000
14	Ross	30,165
15A	H&R Block	1,200
15B	AVAILABLE	1,176
16	Subway	1,200
17	Gamestop	1,300
18	Tropical Smoothie Cafe	1,268
19	AT&T	1,300
20	AVAILABLE	2,800
21	Aldi	24,725
22	Sprint	2,822
23	Pet Supplies Plus	7,000
24	Urban Appeal	5,035
25	Cici's Pizza	4,125
26	Laundromat	2,400
27	AVAILABLE	2,600
28	Rent A Center	4,000
29	Advance America	1,500
30	AVAILABLE	1,500
31	Jewelers	1,200
32	Asian Gift Shop	3,125
33	Sally Beauty	1,620
34	Boost Mobile	1,500
35	Mail & More	1,200
36	Fantastic Sam's	1,200
37	AVAILABLE	1,500
38	Hobby Town	4,000
39	Tobacco and Cigars	1,724
40	Seminole Liquors	1,724
41	Barber Shop	1,626
TOTAL		160,866

AVAILABLE NOT OWNED



For a complete directory of our listings visit our website:
www.crossmanco.com

No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error omission
 Licensed Real Estate Broker

Leasing Contact:
 Rochelle DuBrule
 407-581-6248
rdubrue@crossmanco.com



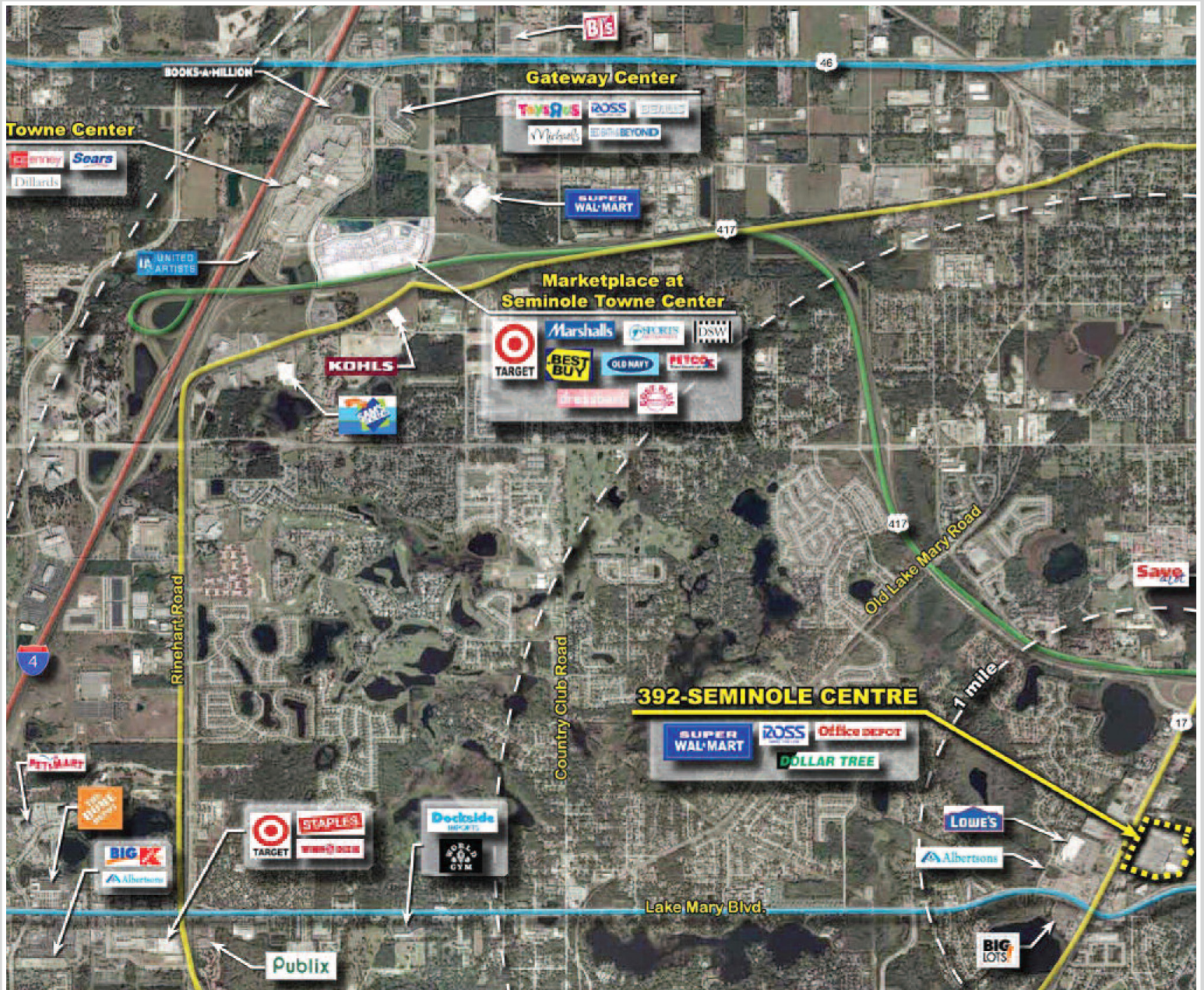
Seminole Centre

3653 South Orlando Drive (Hwy 17/92)

Sanford, FL 32773

Lat 28.759, Long -81.285

RETAIL AERIAL



For a complete directory of our listings visit our website:
www.crossmanco.com

No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error omission
Licensed Real Estate Broker

Leasing Contact:
Rochelle DuBrule
407-581-6248
rdubrue@crossmanco.com

