

HIGH PROFILE RESTAURANT SITE

4649 W 1st St, Sanford, FL 32771

EXECUTIVE SUMMARY



LOCATION OVERVIEW

SR 46 & Rinehart Rd

PROPERTY HIGHLIGHTS

- 1.76 AC
- Existing 8,516 SF restaurant or ground lease opportunities
- Just east of I-4 with direct access on SR 46 and access to Rinehart Rd via N Towne Blvd
- Excellent visibility and signage from SR 46
- Located less than .25 mi from Seminole Town Center, a 1.1 million SF super regional mall
- Nearby retailers include: McDonald's, Outback Steakhouse, Chick-fil-A, Wawa, Red Lobster, Miller's Ale House, Bahama Breeze, Super Target, Walmart Supercenter, Floor & Decor
- Traffic Counts (AADT): SR 46 -36,000 & Rinehart Rd - 18,500

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	7,159	48,763	115,214
Daytime Population	15,435	55,406	130,915
Households	2,756	19,019	43,978
Average HH Income (\$)	74,369	89,713	86,754



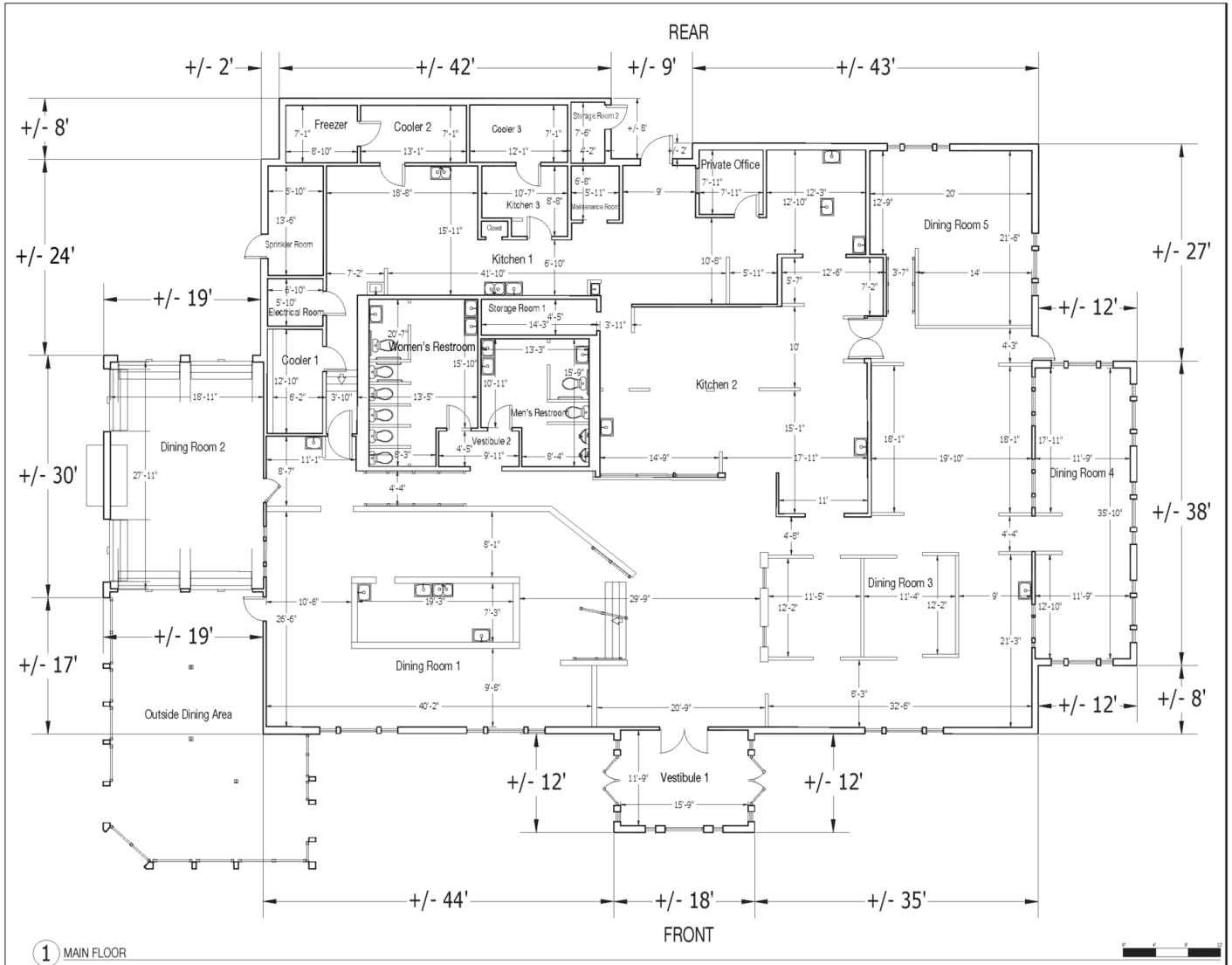
EXCLUSIVE AGENT(S)

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SITE PLAN



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