

GATEWAY PLAZA

101 - 241 TOWNE CENTER BLVD. SANFORD, FL 32771

FOUNDRY
COMMERCIAL



PROPERTY HIGHLIGHTS

- Join Gateway Plaza's prominent tenant line-up in the retail market/concentration of Sanford.
- Power center anchored by Floor & Décor, Ashley Furniture Homestore, Bed Bath & Beyond and Michaels
- Four signalized entrances
- 0.5 miles from Interstate- 4
- Traffic counts over 13,703 VPD on Towne Center Blvd and 12,299 VPD on St. Johns Parkway
- 2.1 acres available on Towne Center Blvd. at lighted intersection

BUILDING FEATURES

TOTAL SF	214,489 SF
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OUTPARCEL FEATURES

TOTAL AC	2.1 ± AC
PRICING	Contact Broker

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 ESTIMATED POPULATION	4.6K	51K	118K
AVG. HOUSEHOLD INCOME	\$70K	\$88K	\$83K
MEDIAN HOME VALUE	\$231K	\$270K	\$250K
MEDIAN AGE	31.3	36.1	37.2

For more information, please contact:

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CNL Tower II 420 S Orange Avenue, Suite 400
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SITE PLAN



SUITE	TENANT	SIZE (SF)
221	Floor & Decor	62,500
121	Ashley HomeStore	37,741
101	Foodtown USA	30,000
111	Bed Bath & Beyond	26,702
107	Michaels	24,620
241	Dollar Tree	12,000
203	Coming Available	5,573
201	Available	3,874
211	Available	2,990
157	Frutchey Eye Care	2,500
207	Chi Nails	1,500
205	Deirdre Pittman, DMD	1,489
209	Available	3,000
Outparcel	Available	2.1 ± AC

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LOCATION/MARKET



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