

FOR SALE

SEMINOLE TOWNE CENTER

200 & 330 Towne Center Circle & 595 Towne Center Boulevard, Sanford, FL 32771

ASKING PRICE
\$22,000,000



ENCLOSED REGIONAL MALL CLOSING/VACATING JANUARY 31, 2025 ($\pm 324,681$ SF),
FORMER MACY'S (± 160 K SF), 13.5 ACRE DEVELOPMENT PARCEL ON TOTAL ± 69.13 ACRES

EXCLUSIVE SALE LISTING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

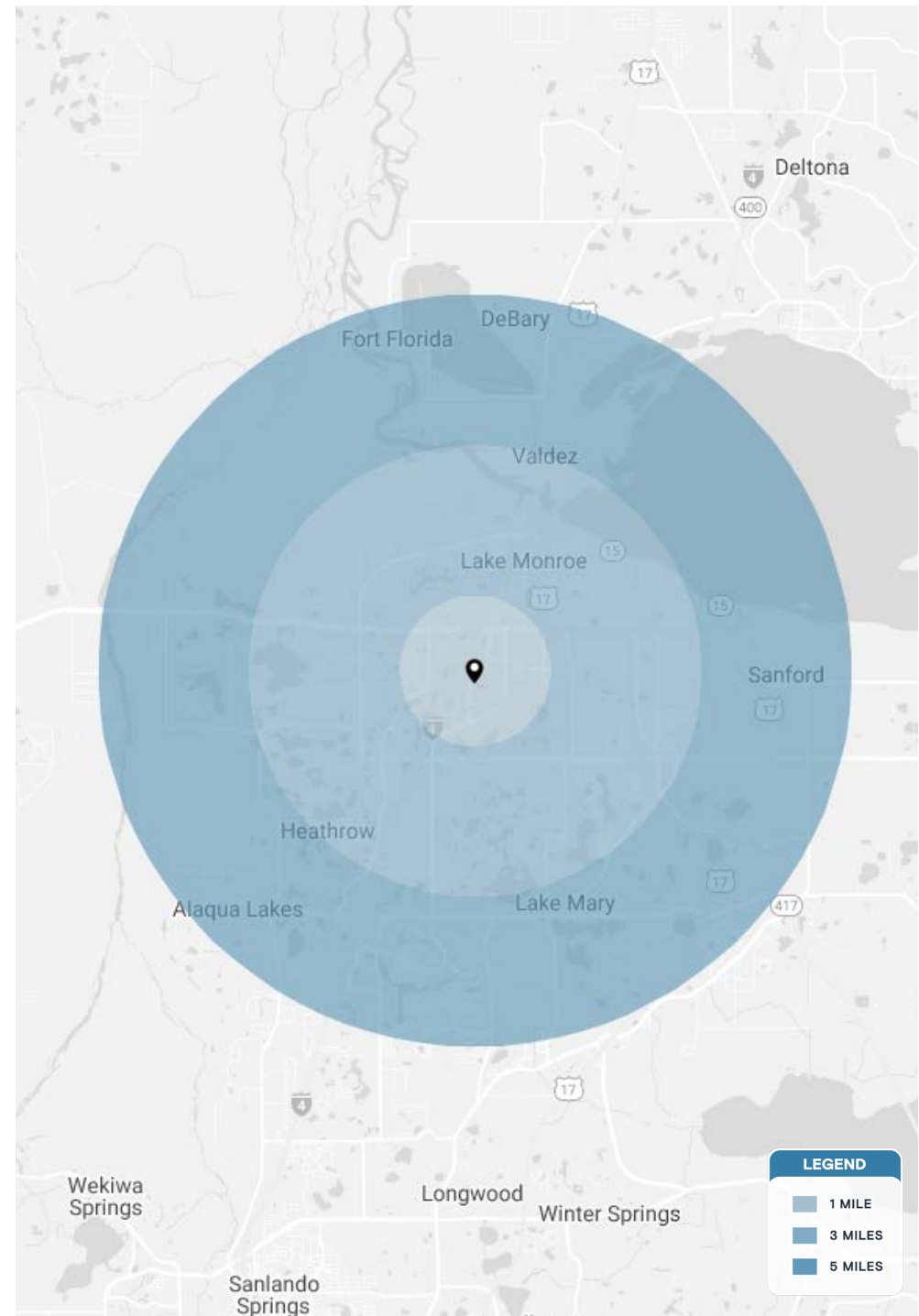
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Property Overview

HIGHLIGHTS

- Asking Price \$22,000,000; No DD Period: Quick Close
- Enclosed Regional Mall, closing/vacating January 31, 2025, (±324,681 SF), Former Macy's (±160K SF), 13.5 Acre Development Parcel on total ±69.13 Acres
- Recent new Planned Unit Development Zoning (PUD) allows for variety of residential/commercial uses
- Survey, PUD, REA Environmental Reports, and other DD material available upon request
- Prime Regional location with visibility to Interstate 4
- Sanford is the largest city in Seminole County, home to several corporate headquarters and top employers including Convergys Corp., AAA, Mitsubishi and AT&T
- Surrounding retailers include: **Dillard's**, **JCPenney**, **DICK'S SPORTING GOODS**, **elev8 FUN**, **TARGET**, **Marshalls**, **ROSS DRESS FOR LESS**, **ULTA**, **Burlington WORLD MARKET**, **five BELOW**, **Walmart**, **BEST BUY**, **OLD NAVY**, **petco**, **BAM! BOOKS & MILLION**, **Michael's**, **FLOOR DECOR**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,452	55,045	125,655
HOUSEHOLDS	3,146	21,596	48,437
EMPLOYEES	6,029	44,511	102,001
AVERAGE HH INCOME	\$93,949	\$119,911	\$115,862
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	23,957	91,911	199,339
HOUSEHOLDS	9,756	36,086	76,259
EMPLOYEES	19,151	74,364	162,910
AVERAGE HH INCOME	\$105,022	\$113,135	\$108,220





Publix

ALDI

goodwill

46

35,500 AADT

BJS
Live Generously!

TOWNE CENTER PLAZA
BAM! JOANN
BOOKS-A-MILLION

GATEWAY PLAZA
Michaels Ashley HOMESTORE
FLOOR DECOR & DOLLAR TREE
planet fitness

Dillard's

JCPenney

±324,681
ENCLOSED MALL
CLOSING/VACATING
JANUARY 31, 2025

SITE

elev8
FUN

FORMER
macy's
±160K

DICK'S
SPORTING GOODS

13.5 ACRE
DEVELOPMENT
PARCEL

HEATHROW ER
CENTRAL FLORIDA
REGIONAL HOSPITAL

Walmart

BEST BUY

BILLBOARD
CURRENTLY UNDER
GROUND LEASE

SIGN

MARKETPLACE AT SEMINOLE
TOWNE CENTER
TARGET ROSS DRESS FOR LESS Marshalls
Burlington OLD NAVY
WORLD MARKET ULTA COST PLUS five BELOW
petco SHOE CARNIVAL

417

37,900 AADT

138,000 AADT

4

KOHL'S

sam's club





138,000 AADT
4

Dillard's

JCPenney

±324,681
ENCLOSED MALL
CLOSING/VACATING
JANUARY 31, 2025

DICK'S
SPORTING GOODS

elev8
FUN

FORMER
macys
±160K

TOWNE CENTER BOULEVARD

13.5 ACRE
DEVELOPMENT
PARCEL







Contact Broker

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