

**FOR LEASE > RETAIL**  
**4,200± SF IN A MULTI-TENANT BLDG.**  
695 TOWNE CENTER BLVD. // SANFORD, FL 32771

**PROPERTY HIGHLIGHTS**

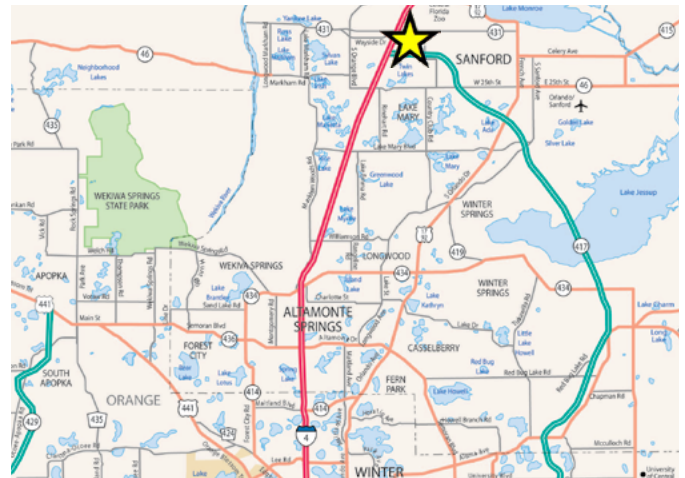
- 4,200± SF end-cap available for lease in a multi-tenant building.
- End-cap location with monument signage.
- Subdividable.
- Abundant cross parking with good access.
- Close proximity to I-4 and SR 417.
- Surrounded by national tenants including Target, Walmart, Best Buy, Macy's, Ross, Party City and more.
- Located in a strong retail corridor across from the Seminole Towne Center and Marketplace at Seminole Towne Center.
- [Click here to view photos.](#)

**CONTACT US**

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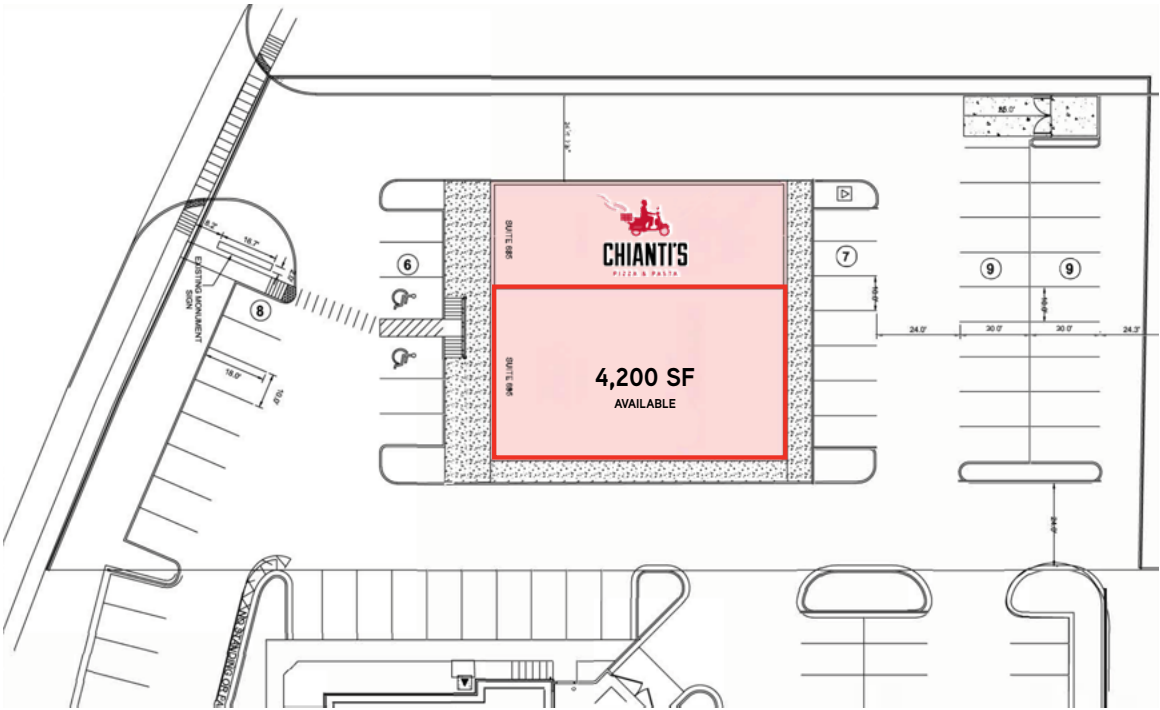
**LOCATION MAP**



**AREA DEMOGRAPHICS**

|                    | 1-Mile   | 3-Mile   | 5-Mile   |
|--------------------|----------|----------|----------|
| Population         | 8,308    | 54,061   | 119,359  |
| Daytime Population | 12,611   | 64,267   | 135,367  |
| Average HH Income  | \$67,230 | \$93,868 | \$88,133 |
| Households         | 3,676    | 21,178   | 45,835   |

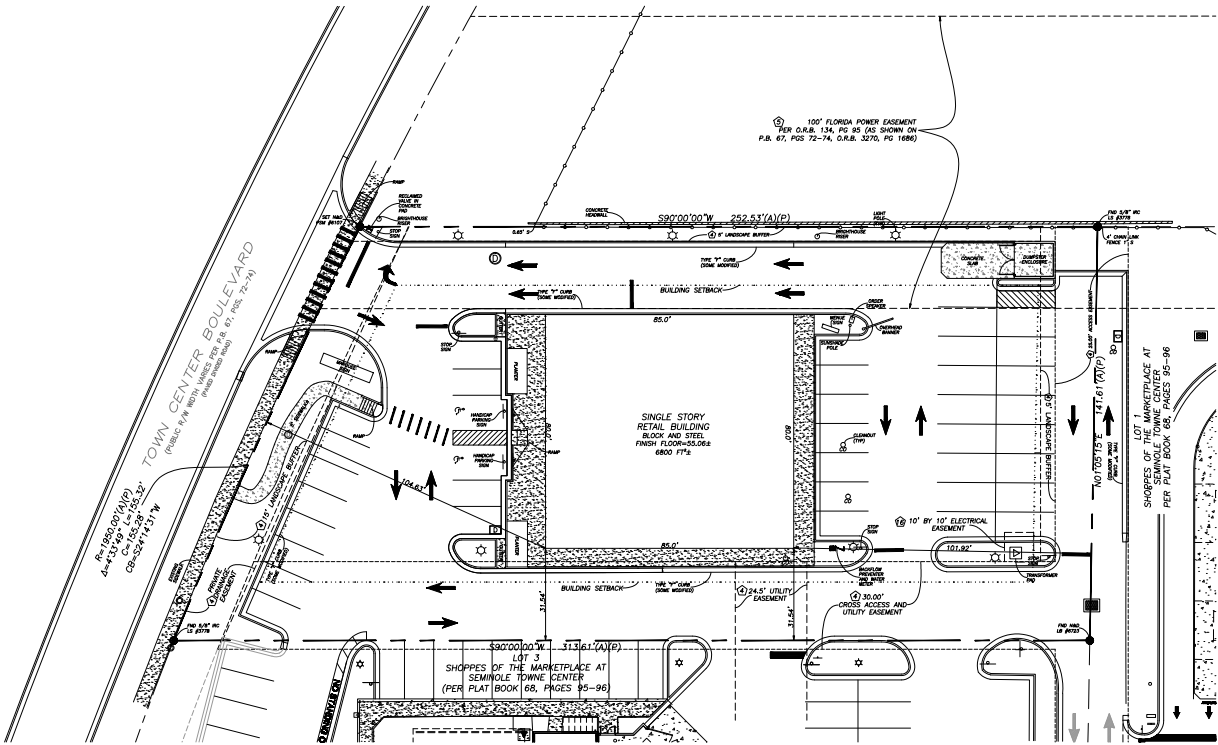
SITE PLAN



PHOTOS



SURVEY



This aerial map of the Lake Mary area provides a detailed view of its commercial and residential landscape. Key features include:

- Major Roads:** State Road 46, International Pkwy, H.E. Thomas Jr Pkwy, Ringier Rd, and W. Lake Mary Blvd.
- Commercial Centers:**
  - Seminole Towne Center:** A large retail hub featuring stores like Dick's Sporting Goods, JCPenney, and Target.
  - Marketplace at Seminole Towne Center:** A dense collection of retail outlets including Ross, Petco, and Home Depot.
  - Park Place:** A smaller commercial center with stores like Petco and Home Depot.
  - Lake Mary Centre:** A shopping area with stores like Ross, Sally's Beauty, and Home Depot.
  - Shoppes of Lake Mary:** A retail center featuring stores like Ross, Sally's Beauty, and Home Depot.
- Residential Areas:** Heathrow, Timacuan, Oaktown, and Griffin Farms at Midtown.
- Parks and Recreation:** Colonial Town Park, Griffin Farms at Midtown, and Margaret Wesley Park.
- Education:** ECPJ University and Crystal Lake Elementary School.
- Transportation:** A yellow star marks a specific location near the intersection of International Pkwy and Ringier Rd.