

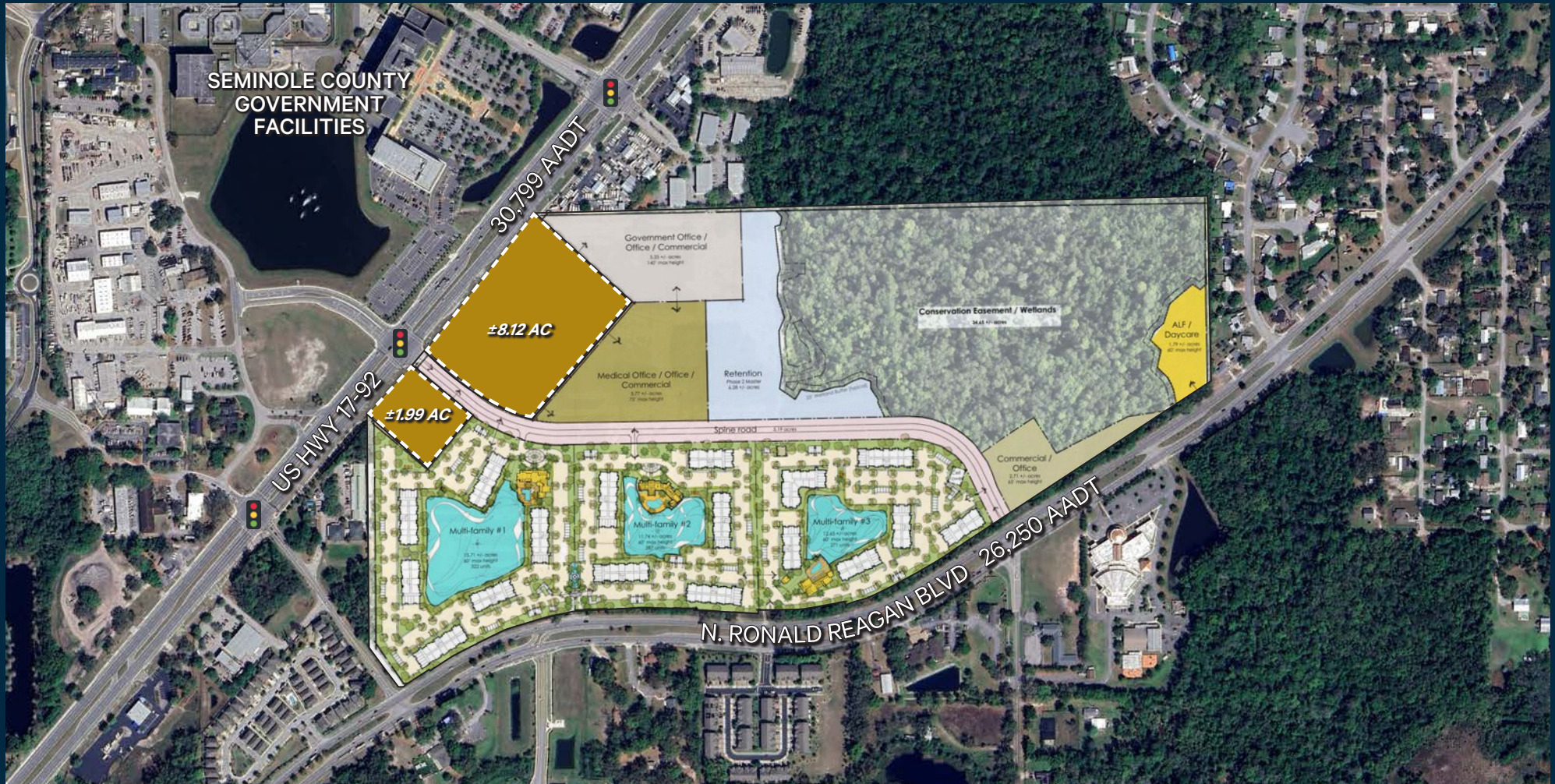
# New-to-Market Retail Development Opportunity

Situated within the Greater Orlando Metropolitan Area

4311 South Orlando Dr  
Sanford, FL 32773  
[www.cbre.com/orlando](http://www.cbre.com/orlando)

Excellent visibility and accessibility along US Hwy 17-92





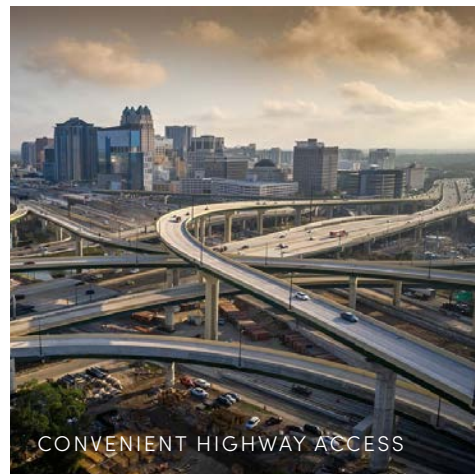
# The Opportunity

- ADDRESS: 4311 S. ORLANDO DR
- COMMERCIAL RETAIL PARCELS
- TOTAL LAND SIZE: ±10.11 ACRES
- SEMINOLE COUNTY
- ZONING: REAGAN PD

For Sale

# Property Highlights

- + Rectangular, fully developable land parcel offering flexibility for a range of potential development uses which include quick service restaurant, gas station/c-store, fast food restaurants, medical office, automotive service and repair and financial institutions
- + Approximately 880 multifamily residential units are currently in the planning phase, supported by infrastructure improvements including a proposed connector road linking US Highway 17-92 with Ronald Reagan Blvd
- + Strategically positioned within the greater Orlando Metropolitan Area - immediately south of an established and high-performing retail corridor, offering strong market visibility and accessibility
- + Prominently located at a signalized intersection along US Highway 17-92, with direct frontage exposure to approximately 30,799 vehicles per day
- + Situated within a densely populated trade area, with 166,007 residents and a median household income of \$79,634 within a five-mile radius
- + Area experiencing consistent residential expansion, supported by multiple ongoing and planned multifamily and single-family housing developments
- + Benefits from a strong daytime population due to proximity to major institutional and employment centers, including Seminole State College, the Seminole County Courthouse, and a nearby industrial park



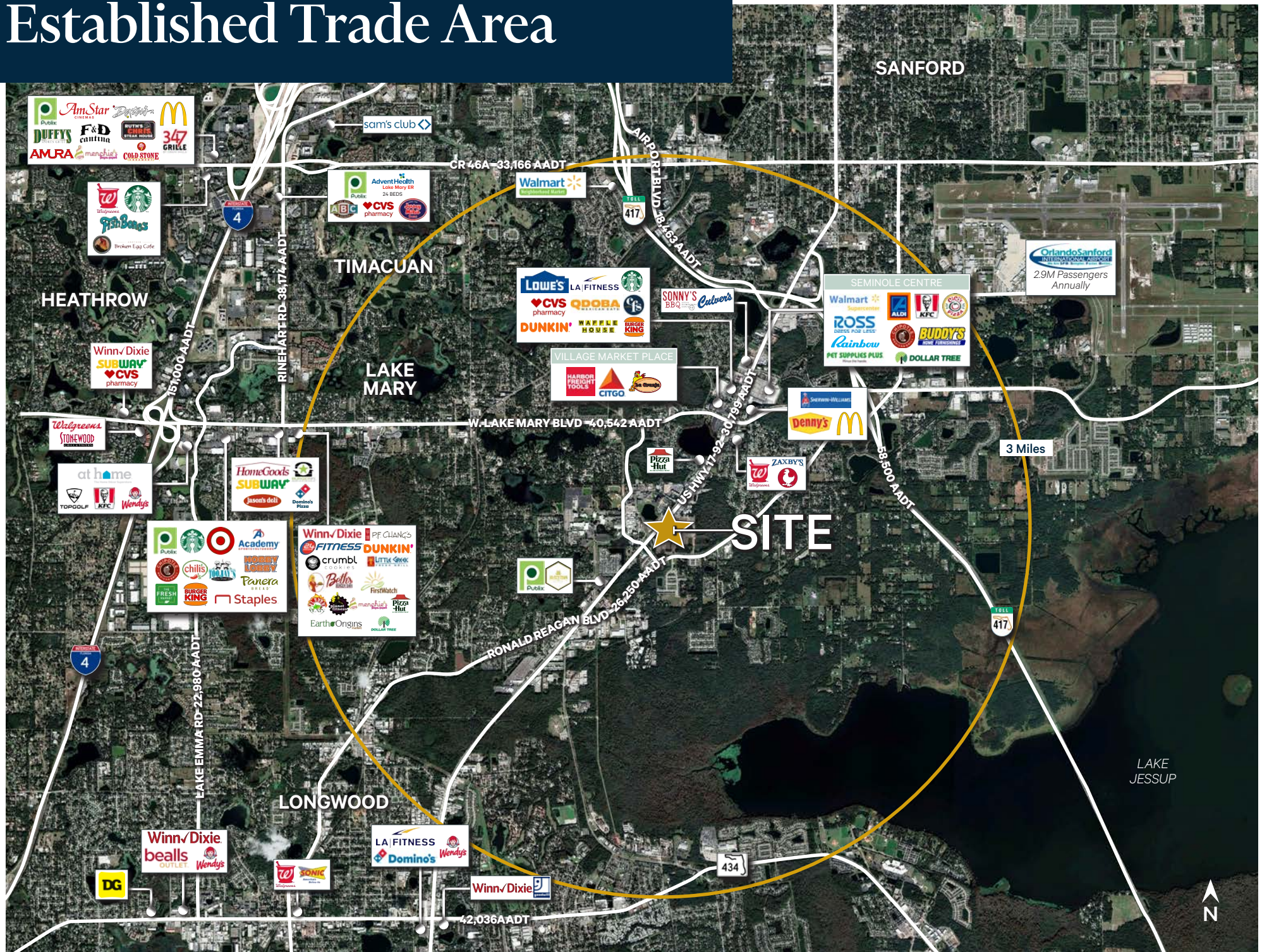


# Thriving Community

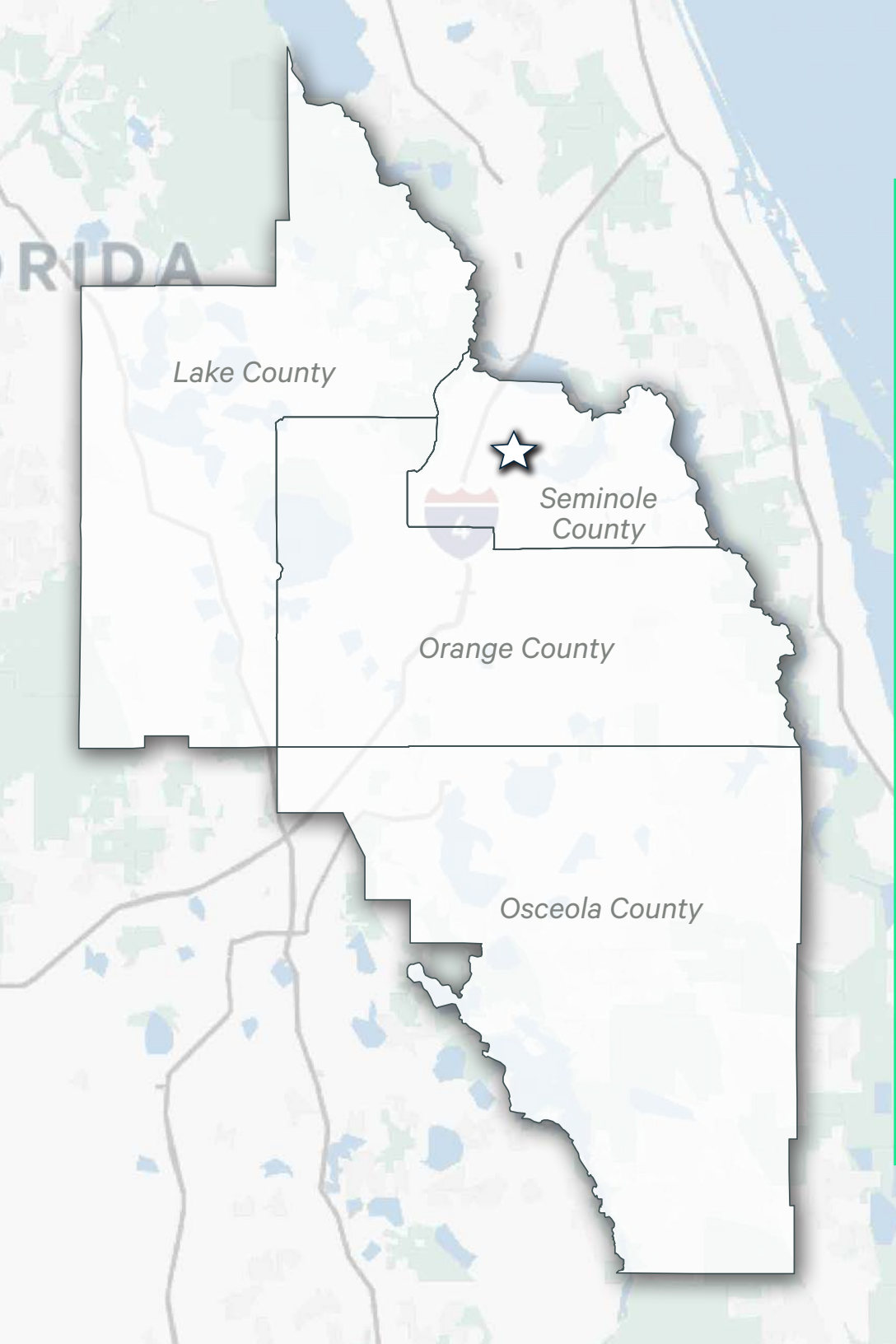
Located in Seminole County and part of the thriving Orlando–Kissimmee–Sanford metro region, the city of Sanford is experiencing steady and dynamic growth. Over the past few years Sanford's population has increased by roughly 11–12 percent with annual growth rates above 2 percent. Meanwhile, median household income in the county has risen to approximately \$62,900, reflecting increasing affluence in the local market. Sanford offers a desirable blend of historic character, modern infrastructure, and strong economic development support. The city has invested in downtown streetscaping, a riverside RiverWalk connected to Lake Monroe, and a multimodal connectivity plan linking neighborhoods and transit. Its Economic Development Department actively partners with regional agencies and provides incentives to attract and retain businesses. For commercial property investors and tenants, Sanford offers a growing population base, rising household incomes, and a supportive municipal environment committed to strategic growth.



# Established Trade Area







Growth Leader Among U.S. Metros

# Why Orlando?



**6<sup>th</sup>**

Fastest-Growing  
Large Economy in U.S.  
*U.S. Department of Commerce (2023)*



**1<sup>st</sup>**

Fastest-Growing  
Population Among Major  
Metros in U.S.  
*U.S. Census Bureau (2024)*



**2<sup>nd</sup>**

For Tech Job Growth  
Among Large Metros  
*Comp TIA (2024)*



**2<sup>nd</sup>**

Most Fun City  
in the U.S.  
*WalletHub (2024)*

# Demographics (10 minute drive time)



BUSINESSES:

4,136



POPULATION:

91,098



FOOD AND ALCOHOL:

\$253M



EMPLOYEES:

33,657



MEDIAN HOUSEHOLD INCOME:

\$75,542



ENTERTAINMENT & RECREATION:

\$123M



DAYTIME POPULATION:

83,829



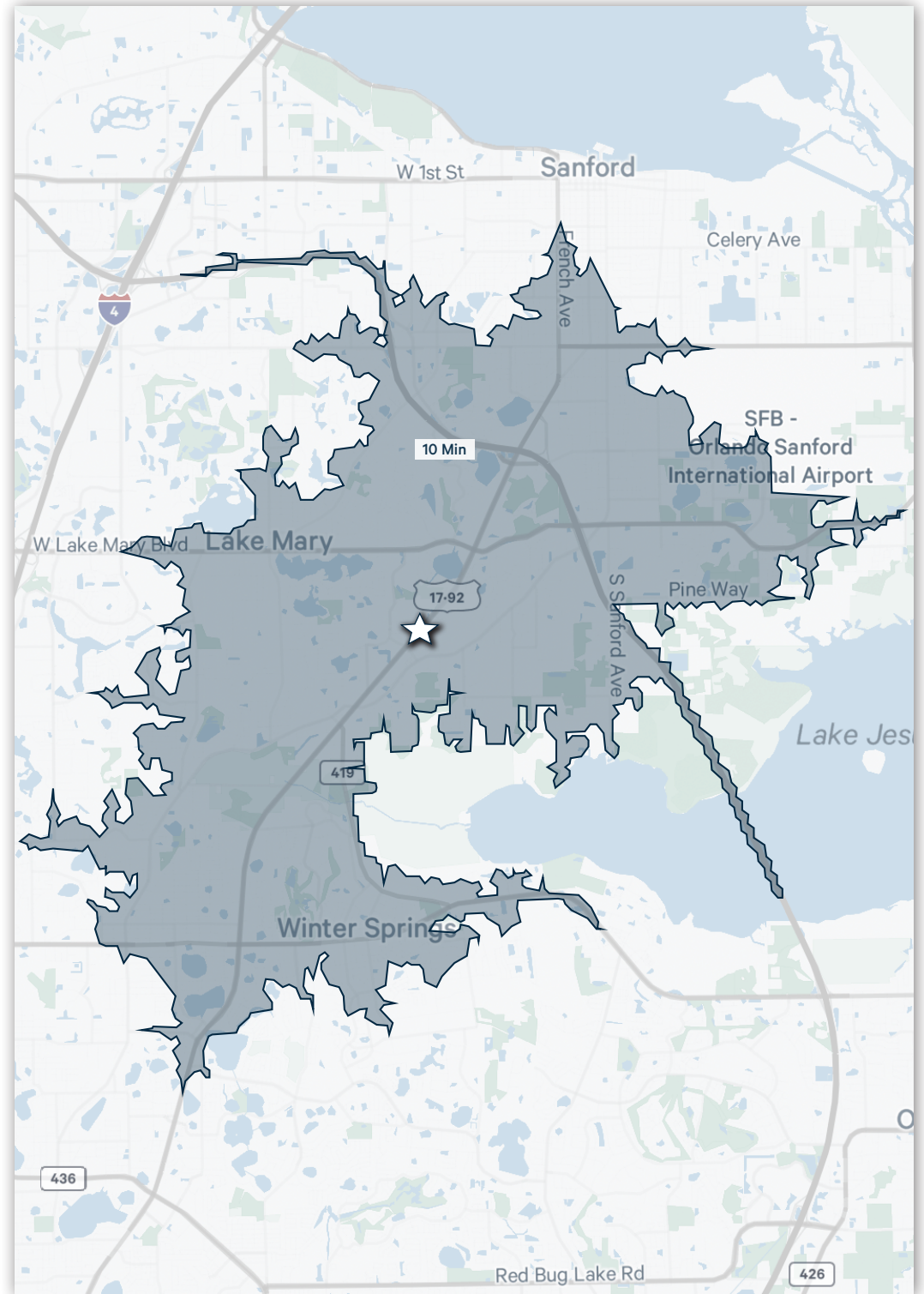
MEDIAN AGE:

39.2



APPAREL:

\$75M



# New Retail Development Opportunity

4311 S. Orlando Dr | Sanford, FL

For sale information contact:

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**CBRE**

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