

FOR SALE

SANFORD/LAKE MARY, FL



± 10.5 GROSS ACRE
PARCEL IN STRONG LAKE
MARY SUBMARKET

- ±10.5 Gross Acres / ±8 Net Usable Acre
- Convenient Access to I4, SR 429, & SR 417
- Surrounded by excellent retail and institutional office tenants

PROPERTY HIGHLIGHTS

LOCATION:

4809 International Pkwy Sanford, FL 32771

ACREAGE:

Western Parcel: ±9.017 gross acres / ±7.02 net acres

Eastern Parcel: ±1.5 gross acres / ±1 net acre

MUNICIPALITY:

Seminole County

FUTURE LAND USE:

Western Parcel: HIP-TI (High Intensity PD - Target Industry)

Eastern Parcel: Commercial

ZONING:

PD

Western Parcel allows for Target Industry uses such as industrial, office, medical office, hotel, etc.

Eastern Parcel allows commercial uses within c-2 and OP zoning

ACCESS:

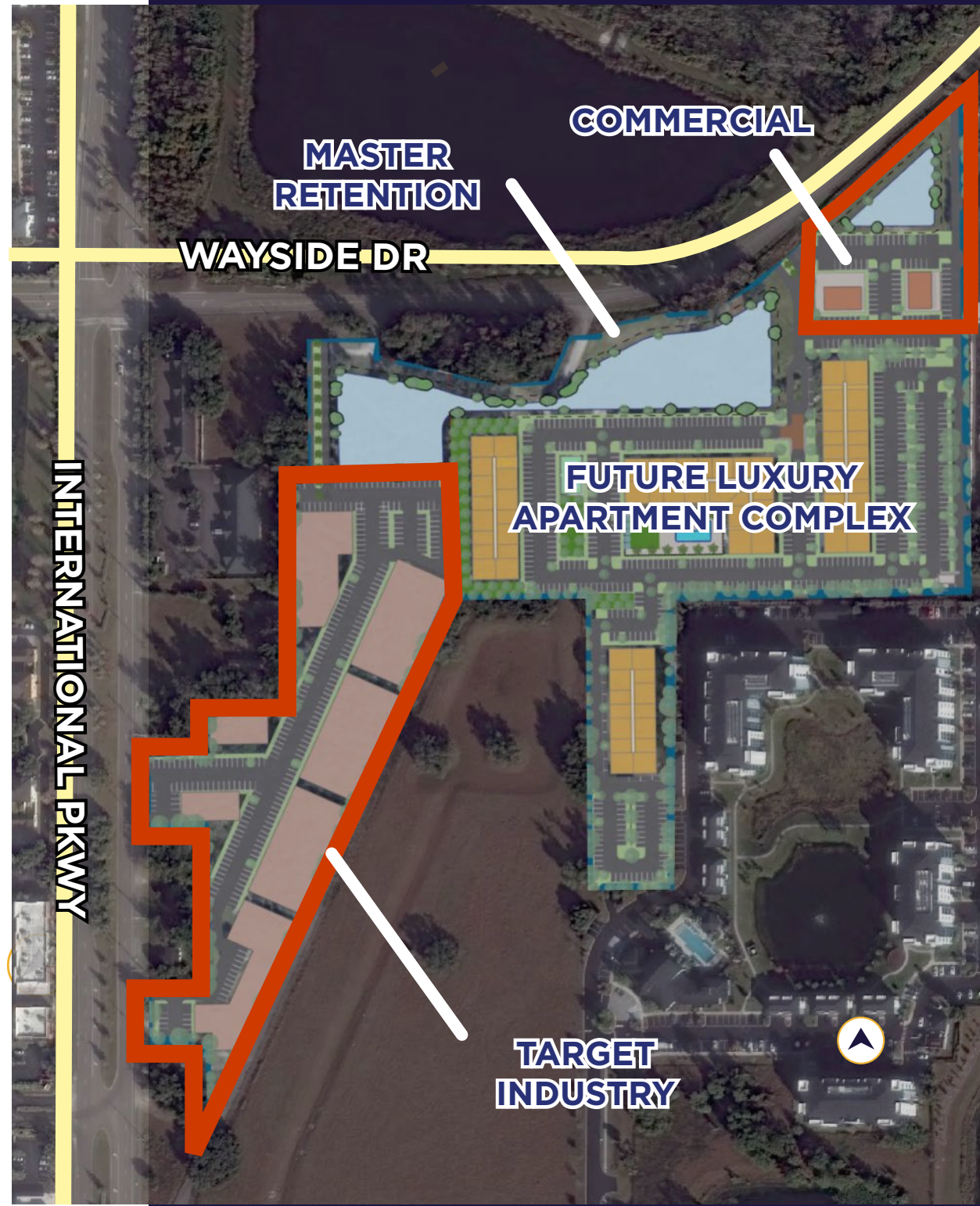
Ability to add a left in and left out from International Pkwy

TRAFFIC COUNT:

17,000 VPD on International Pkwy (FDOT; 2025)

DELIVERY CONDITION:

As-is, but with master retention



TARGET INDUSTRY USES

Manufacturing	Financial and Information Services *	Distribution
Plastics and Commercial Printing Electronics/Mechanical Assembly Auto Parts Fasteners/Spacers Construction Products Food Processing Machinery Transport Aircraft Maintenance and Modification Aircraft Manufacturing Aerospace equipment	Legal Services Architectural Services Publishers Associations CPA's Headquarters Insurance Banks Telemarketing Bureaus Financial Transactions Processing Public Relations Agencies	Food Products Consumer Products Restaurant/Commissary Airline Services Aircargo/Mail Services Durable Goods Distribution Non Durable Goods Distribution
Advanced Technologies	Credit Bureaus Advertising Agencies Consumer Lending Title Companies Computer Software and Design	Digital Media * Motion Picture and Video Production Simulation and Training Teleproduction Graphic Design Computer <u>Hardware</u> /Software Design and Development Animation
Technical and Research Services *	Life Sciences *	
General Management Consulting Marketing Interior Design Graphic Design Services Human Resources and Executive Search Environmental Engineering and Consulting Precision Instruments Civil Engineering Surveying and Mapping Telecommunications Industrial Design Lasers and Photonics	Hospitals and Medical Education Diagnostic Imaging Centers Medical Laboratories Agriscience Facilities Outpatient Facilities Blood and Organ Banks Research Laboratories Nursing Care Facilities Veterinary Services Pharmaceuticals Manufacturing and Research	
Other		
Long Stay Tourism	International Trade	
Hotels and Lodging	Sports Associated Industries	
Other "basic" businesses and industries with high annual average wages		

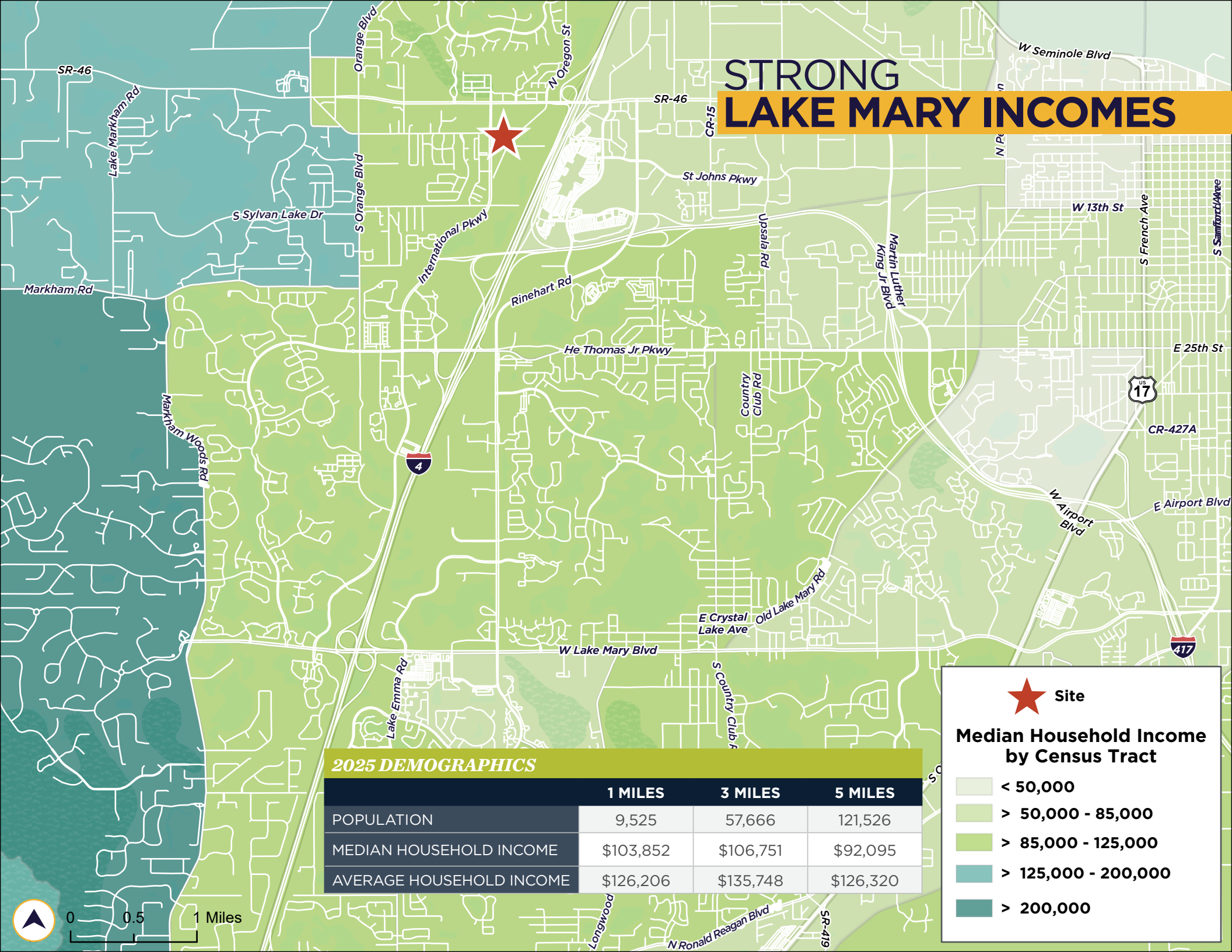
CONVENIENT ACCESS TO MAJOR HIGHWAYS



DRIVING DISTANCE TO INTERSTATE RAMPS

I-4 SOUTH	±0.5 miles
I-4 NORTH	±0.7 miles
SR 417 EAST	±0.7 miles
SR 429 WEST	±0.6 miles

STRONG LAKE MARY INCOMES



2025 DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
POPULATION	9,525	57,666	121,526
MEDIAN HOUSEHOLD INCOME	\$103,852	\$106,751	\$92,095
AVERAGE HOUSEHOLD INCOME	\$126,206	\$135,748	\$126,320



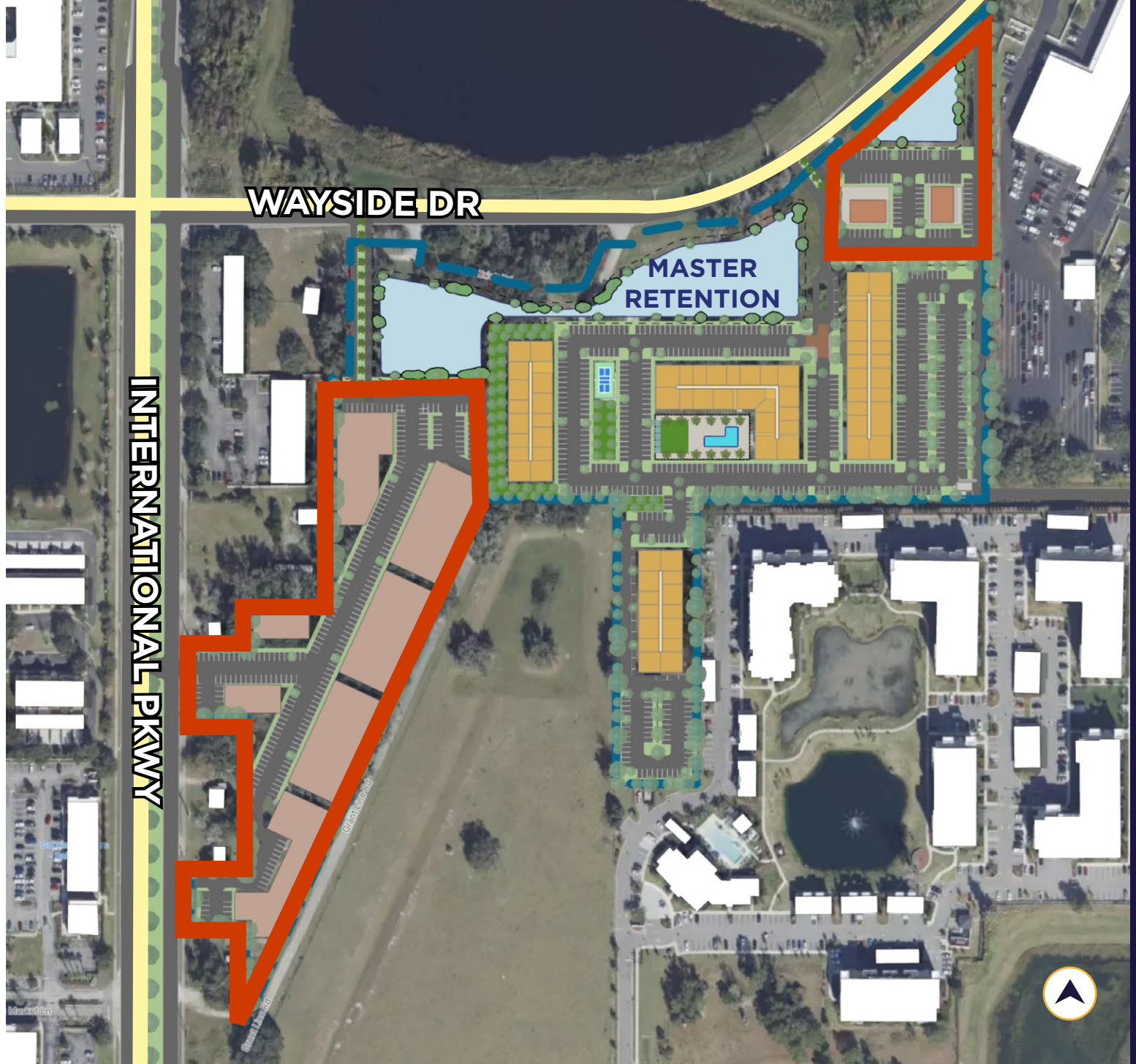
Site

Median Household Income by Census Tract

- < 50,000
- > 50,000 - 85,000
- > 85,000 - 125,000
- > 125,000 - 200,000
- > 200,000



INDUSTRIAL TARGET INDUSTRY PLAN

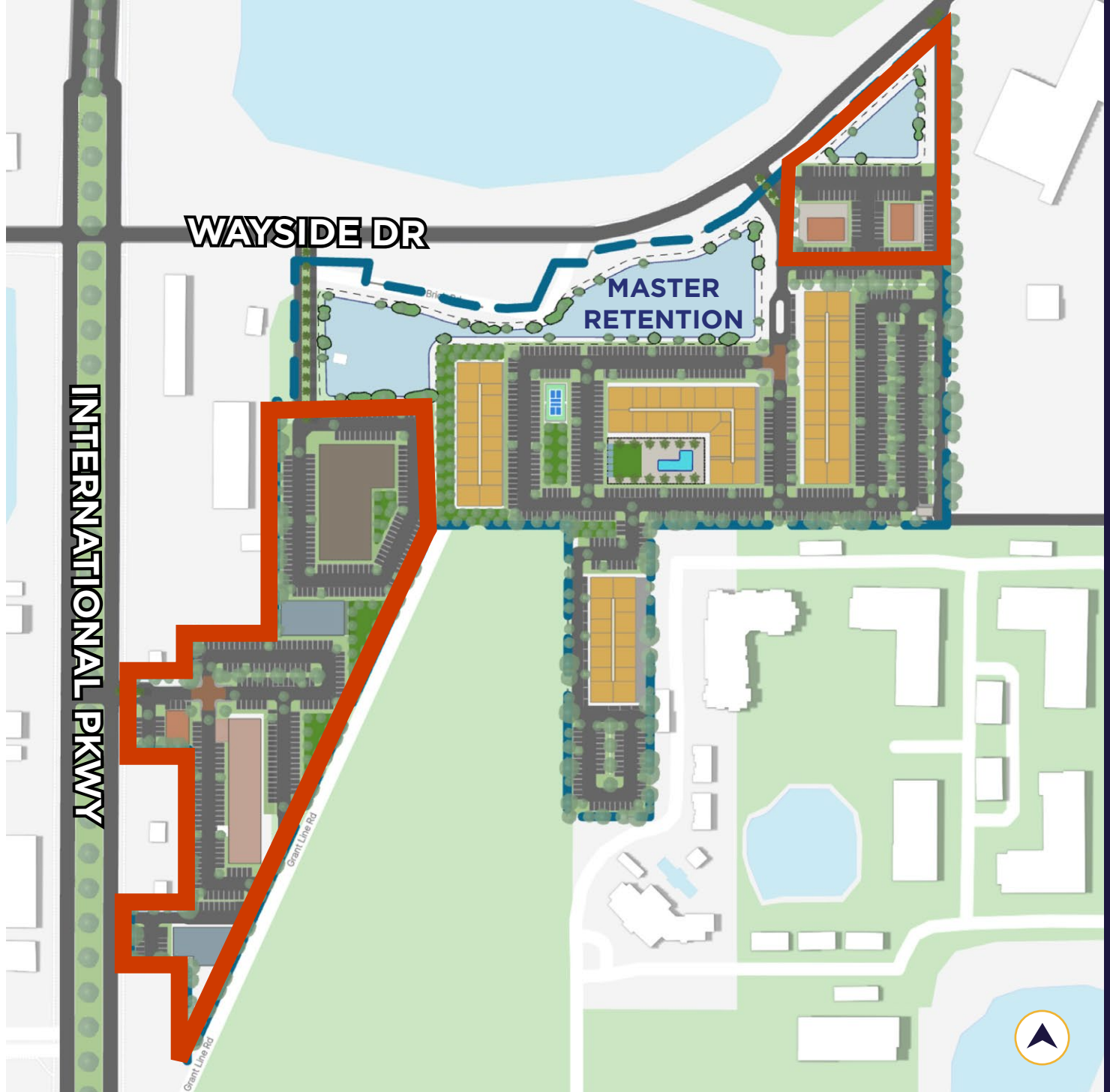


Western Target Industry Parcel: ±100,000 GSF Light Industrial

Eastern Commercial Parcel: ±5,120 GSF

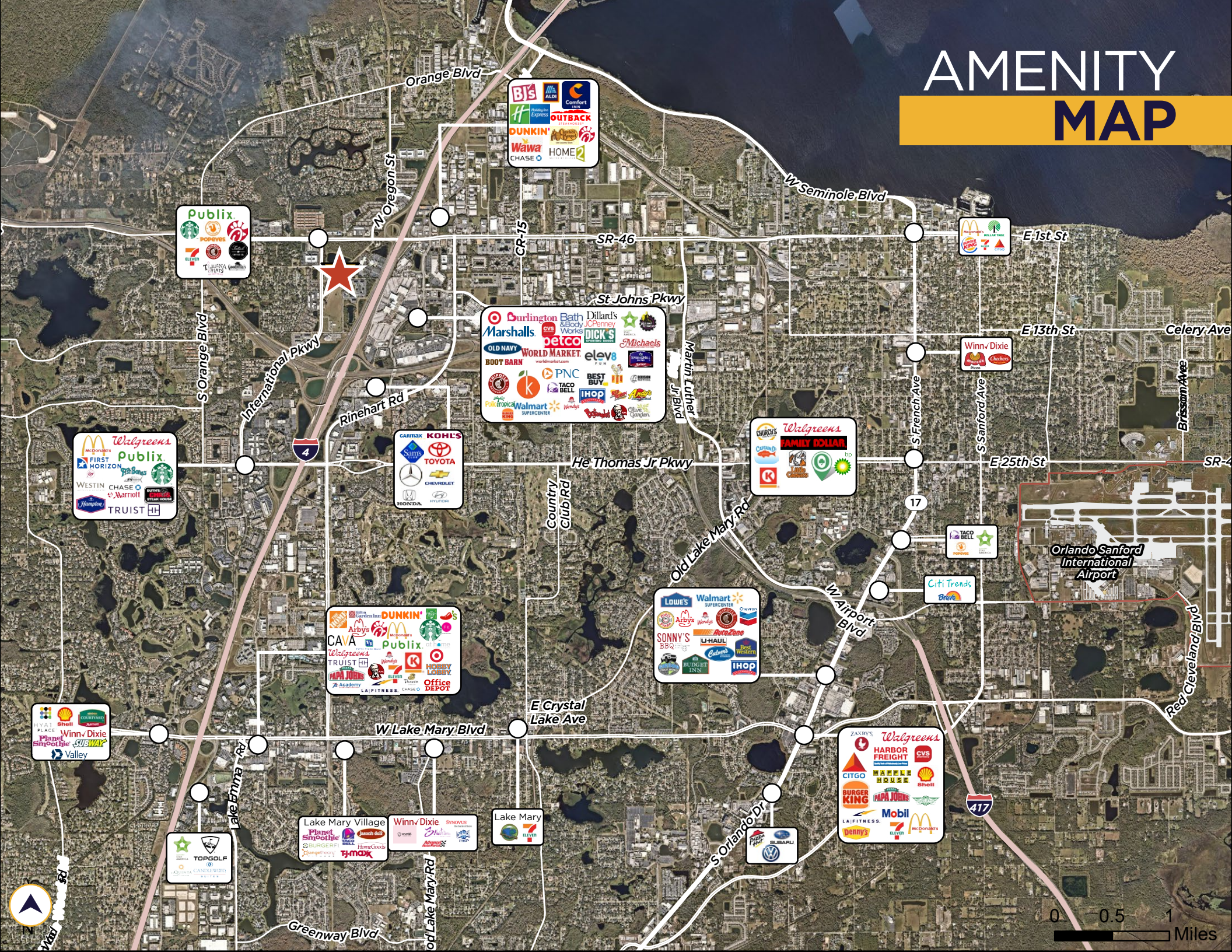
*Concept plans are for illustrative purposes only. Ability for buyer to implement a different plan.

HOTEL & OFFICE / COMMERCIAL TARGET INDUSTRY PLAN



Western Target Industry Parcel: ±37,800 SF 3-story hotel & 44,320 SF commercial, retail, office, industrial, etc uses
*Concept plans are for illustrative purposes only. Ability for buyer to implement a different plan.

AMENITY MAP



Publix
Starbucks
Pepe's
7-Eleven
CVS
Walgreens
Chase

BJS
ALDI
Comfort
Outback
Dunkin'
Wawa
Chase
Home

Target
Burlington
Marshall's
Old Navy
World Market
Petco
Dick's
Michaels
Elev8
PNC
Taco Bell
Best Buy
IHOP
Walmart
Supercenter

Walgreens
McDonald's
Publix
Westin
Chase
Marriott
Truist

Kohl's
Sams
Toyota
Chevrolet
Honda
Hyundai

Walgreens
Family Dollar
CVS
Kroger

Dunkin'
CAVA
Publix
Walgreens
Truist
Papa John's
Office Depot

Lowes
Walmart
Sonny's
BBQ
AutoZone
L-Haul
IHOP

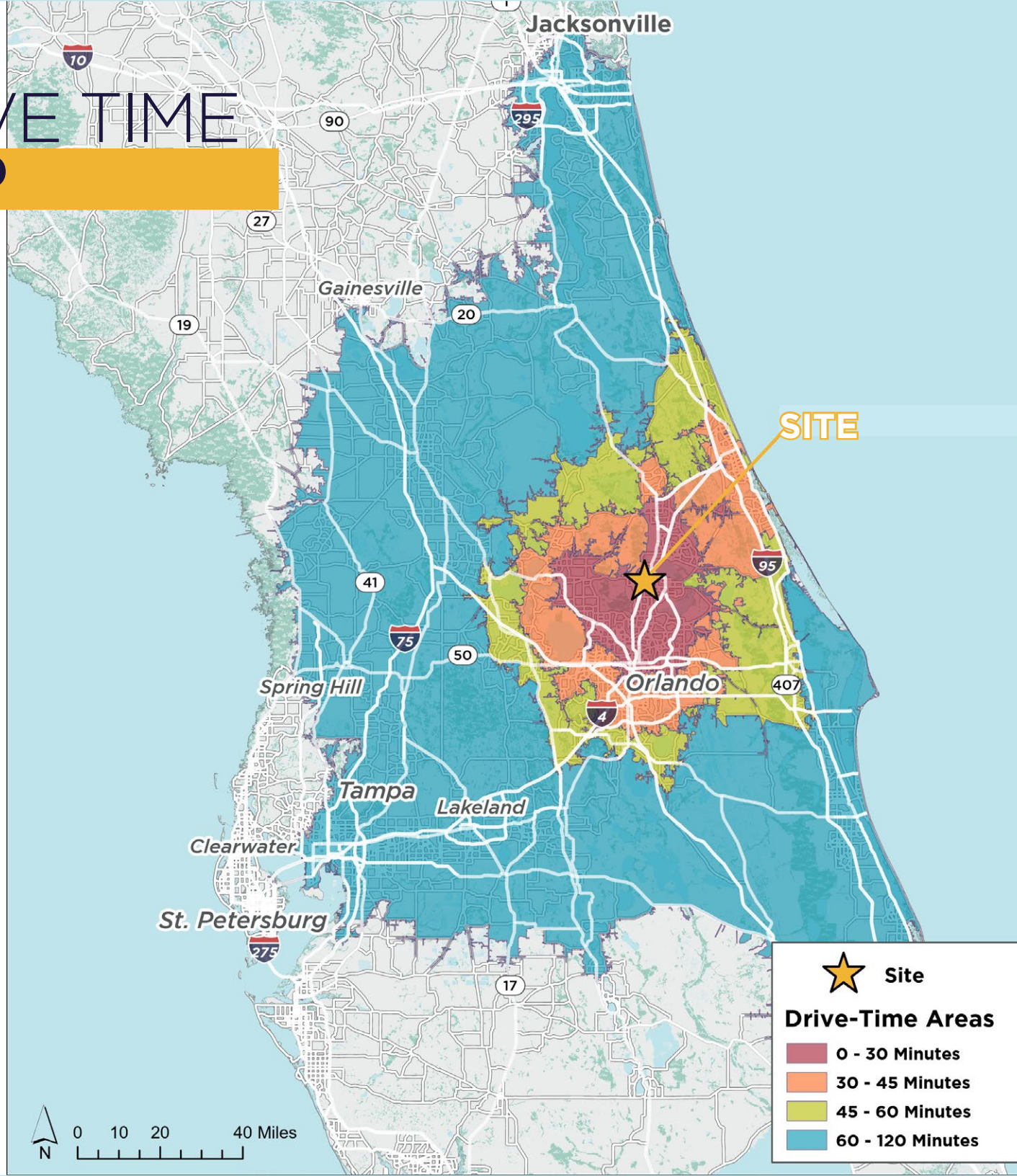
Walgreens
Harbor Freight
CITGO
Waffle House
Burger King
Papa John's
Mobil
Penny's
CVS
Shell
McDonald's

Winn-Dixie
Play It Again Sports
Sawtooth
HomeGoods
T-max

7-Eleven

0 0.5 1 Miles

DRIVE TIME MAP



SITE



Site

Drive-Time Areas

- 0 - 30 Minutes
- 30 - 45 Minutes
- 45 - 60 Minutes
- 60 - 120 Minutes

CONTACT INFORMATION

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ORLANDO OFFICE

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Orlando, FL 32801

JACKSONVILLE OFFICE

121 W. Forsyth St, Suite 900
Jacksonville, FL 32202

TAMPA OFFICE

201 N Franklin St. Suite 3300
Tampa, FL 33602

STUART OFFICE

100 SW Albany Ave, 2nd Floor
Stuart, FL 34994

