

GATEWAY PLAZA

FOR LEASE · RETAIL SUITE 209

RETAIL SPACE FOR LEASE · GATEWAY PLAZA · I-4 AT SR 46, SANFORD

Ready-Made Retail Between Ashley and Floor & Decor

±3,000 SF second-generation suite, available now

Gateway Plaza · 101–241 Towne Center Boulevard · Sanford, Florida 32771

3,000 SF
Suite 209 · second-generation retail, TI available

214,489 SF
Open-air center anchored by Floor & Decor and Ashley

0.4 mi
To the I-4 interchange at SR 46

121,458
Residents within 5 miles

CONTACT: GARRETT GLEITER | GARRETT@4ACRE.COM | 407.539.4514

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THE OPPORTUNITY

A Second-Gen Storefront in Sanford's Home-Project Hub

Gateway Plaza is a ±214,489 SF open-air center on Towne Center Boulevard at I-4 and SR 46 in Sanford, anchored by Floor & Decor, Ashley, Michaels, Planet Fitness and Dollar Tree.

Ready to open. Suite 209 is ±3,000 SF of second-generation retail: an open 62'6" × 29'6" sales floor on the storefront, with three offices, a breakroom and two restrooms behind it. TI is available to qualified tenants.

Between two destinations. The suite sits in the shop wing between Ashley and Floor & Decor, where shoppers come to furnish, remodel and plan a home project.

At the I-4 gateway. The SR 46 interchange is 0.4 mile away, and the I-4, SR 417 and SR 429 interchange that completes Central Florida's beltway is 0.7 mile south.

Across from a $700 million redevelopment. Seminole Towne Center, directly across Towne Center Boulevard, is being rebuilt around a new Costco, apartments and a hotel.

0.4 mi
To I-4 at SR 46[1]

0.7 mi
To I-4, SR 417 and SR 429[1]

0.4 mi
To Seminole Towne Center and the coming Costco[1]

5.9 mi
To Orlando Sanford International Airport[1]

DETAILS AT A GLANCE

ADDRESS	101–241 Towne Center Blvd, Sanford, FL 32771
AVAILABLE	Suite 209 · ±3,000 SF
CONDITION	Second-generation retail · TI available
LEASE RATE	Call for details
AVAILABILITY	Available now
CENTER	±214,489 SF open-air · built 1995[2]
ANCHORS	Floor & Decor, Ashley, Michaels, Planet Fitness, Dollar Tree
PARKING	1,055 spaces[2]
FRONTAGE	Towne Center Blvd · St Johns Pkwy

[1] Straight-line distances from Suite 209 (Esri World Geocoder); drive distances are longer. [2] Year built and parking per public listing records; center size, anchors and suite size per the prior marketing package; all to be verified. Suite 209 dimensions per the Matterport scan. Lease rate and structure per written proposal. Aerial photography August 2022.

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SITE PLAN

One Suite Available, ±3,000 SF

Suite 209 sits in the shop wing between Ashley and Floor & Decor, the second bay from Floor & Decor.

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TENANT	USE
Suite 209	Available · ±3,000 SF
Floor & Decor	Tile, wood, stone and home improvement
Ashley	Home furnishings and mattresses
Planet Fitness	Fitness club
Michaels	Arts, crafts and framing
Dollar Tree	Discount variety
Burger King · Doctors Care	Outparcels

CO-TENANCY

FLOOR & DECOR · Ashley HOMESTORE · planet fitness · Michaels · DOLLAR TREE

Between Two Anchors

Ashley on one side and Floor & Decor on the other, a short walk for shoppers already furnishing or remodeling.

SHOP WING · SECOND BAY

Home-Project Traffic

Floor & Decor draws homeowners and trade pros planning tile, wood and stone projects, the customers a design showroom wants.

FLOOR & DECOR NEXT DOOR

Daily Gym Visits

Planet Fitness brings members back several times a week, from early morning into the evening.

PLANET FITNESS ON SITE

One Exit off I-4

The SR 46 interchange is 0.4 mile away, with entries from Towne Center Boulevard and St Johns Parkway.

0.4 MI TO I-4

Site plan per the owner's February 2025 plan; illustrative and not to scale. The Collier's Furniture Expo mark has been removed (store closed). Tenant roster per the prior marketing package and public sources; subject to change. Business names and logos are for reference only and do not imply endorsement.

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SECOND-GENERATION RETAIL · AVAILABLE NOW

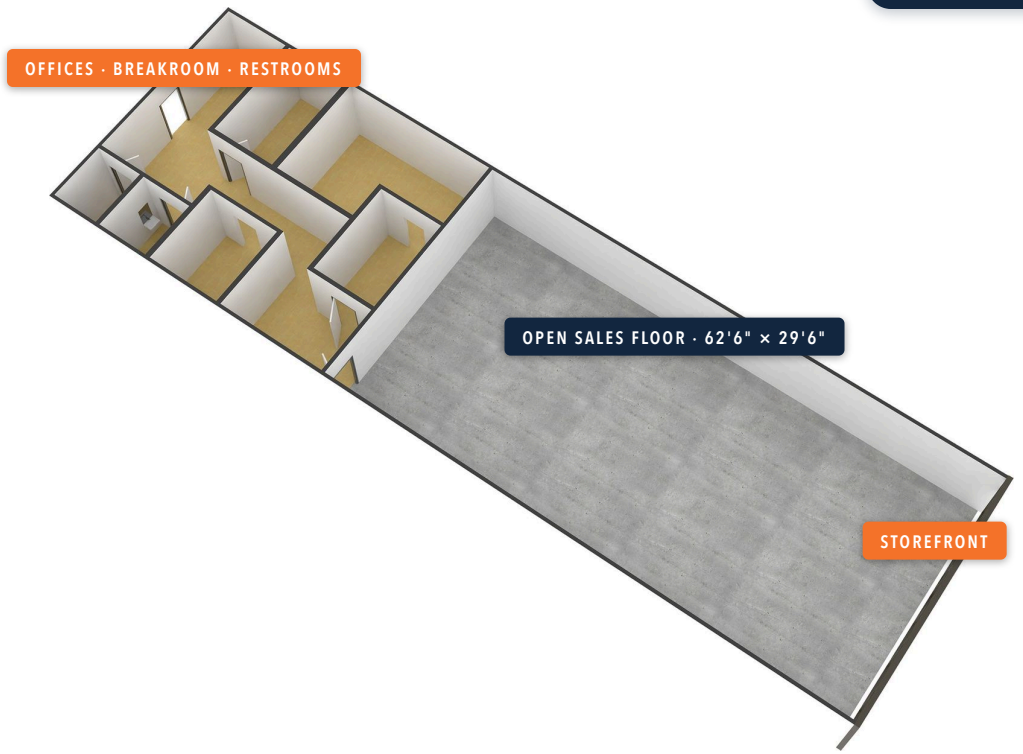
Suite 209

SIZE	SALES FLOOR	OFFICES
±3,000 SF	62'6" × 29'6"	3 + Breakroom

GATEWAY PLAZA

3D FLOOR PLAN

3D VIRTUAL TOUR









THE SPACE

A clean sales floor up front: 62'6" × 29'6" of open space behind the storefront glass, ready for fixtures, displays or a reception desk.

Back of house in place: three offices or flex rooms, a breakroom, two restrooms and a rear door for deliveries.

Home Design Showroom

Cabinets and countertops, lighting, window coverings or closets, with display up front and design offices behind.

BEST FIT: NEXT TO FLOOR & DECOR

Wellness & Service

Physical therapy, chiropractic, a med spa, wireless or insurance, with private rooms already built in back.

BEST FIT: APPOINTMENT TRAFFIC

3D plan from the Matterport scan of Suite 209; illustrative, not to scale. Center photos August 2022; tenant signage may have changed. Uses are illustrative and subject to zoning and ownership approval. TI available to qualified tenants per written proposal.

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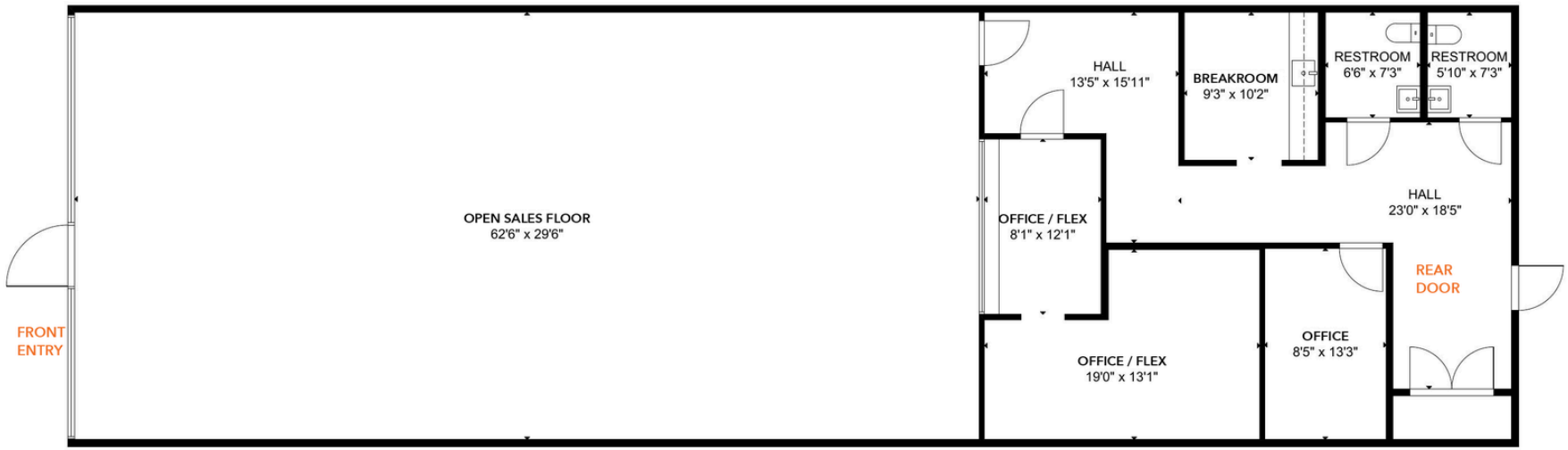
SUITE 209 · FLOOR PLAN

±3,000 SF: Showroom Up Front, Offices Behind

An open sales floor on the storefront, with three offices, a breakroom, two restrooms and a rear door behind it.

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2D FLOOR PLAN



62'6" × 29'6"
Open sales floor at the storefront

19'0" × 13'1"
Largest office or flex room

3 offices
8'1" × 12'1" to 19'0" × 13'1"

9'3" × 10'2"
Breakroom

2 restrooms
6'6" × 7'3" and 5'10" × 7'3"

2 doors
Storefront entry and rear door

WALK THE SUITE NOW

Tour Suite 209 in 3D, measure the rooms and picture your fixtures before you visit.

TAKE THE 3D VIRTUAL TOUR

Floor plan from the Matterport scan of Suite 209 (gross internal area approx. 2,932 SF; marketed at ±3,000 SF); for illustration only, not to scale, dimensions approximate. Room labels describe possible uses. The prior brochure listed the sales floor at 63'6"; the scan measures 62'6".

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LOCATION & DEMOGRAPHICS

Sanford's I-4 Gateway, Across from a $700M Redevelopment

Between Lake Mary's office parks and historic downtown Sanford, at the north end of the I-4 corridor.

GATEWAY PLAZA



MILES FROM GATEWAY PLAZA[1]

I-4 at SR 46	0.4 mi
Seminole Towne Center · Costco	0.4 mi
I-4 · SR 417 · SR 429	0.7 mi
Colonial TownPark, Lake Mary	1.9 mi
Central Florida Regional Hospital	3.1 mi
Lake Mary City Hall	3.5 mi
Downtown Sanford	4.0 mi
Orlando Sanford Intl Airport	5.9 mi
Downtown Orlando	18.8 mi

ON THE CORRIDOR

I-4 carries about 145,500 vehicles a day past the SR 46 interchange, and SR 46 adds 35,000 more, 0.4 mile from the center.[2]

121,458
Residents within 5 miles

46,921
Households within 5 miles

$96,150
Avg. household income, 5 miles

133,283
Daytime population, 5 miles

20,879
Households within 3 miles

$104,322
Avg. household income, 3 miles

[1] Straight-line distances from Suite 209 (Esri World Geocoder). [2] Traffic counts and demographics per the prior marketing package (February 2025); source and vintage to be confirmed, FDOT 2025 counts to be refreshed. Map for location reference only.

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POINTS OF INTEREST

A Regional Shopping District, and a Costco on the Way

Walmart, Best Buy, BJ's, Kohl's and Sam's Club are all within about a mile, with Seminole Towne Center being rebuilt across the street.

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NEARBY[1]

1	Seminole Towne Center Redevelopment · Costco coming	0.4 mi
2	Walmart Supercenter	0.5 mi
3	Best Buy	0.5 mi
4	World Market Marketplace at Seminole Towne Center	0.5 mi
5	BJ's Wholesale Club	0.6 mi
6	Kohl's	0.9 mi
7	Sam's Club	1.2 mi
8	Texas Roadhouse	0.2 mi
9	Olive Garden	0.1 mi
10	Miller's Ale House	0.3 mi
11	Altitude Trampoline Park	0.1 mi

WHY IT MATTERS

The Ardent Companies is turning the closed Seminole Towne Center into a $700 million mixed-use district led by a 164,585 SF Costco, with 300 apartments and a hotel planned. Sanford's city manager has already reported rising demand for existing space next to the site.[2]

[1] Straight-line distances from Suite 209 (Esri World Geocoder); pins approximate. [2] The Ardent Companies via WKMG News 6 (October 2025) and Connect CRE; Costco opening expected in 2027 per City of Sanford officials (FOX 35, January 2026). Business names are for location reference only and do not imply affiliation or endorsement.

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HIGHEST & BEST USE

Built for Home Showrooms, Sized for Service and Wellness

A ±3,000 SF storefront with a sales floor up front and offices behind fits users who sell, consult and book appointments.

GATEWAY PLAZA

Home Design Showroom

Cabinets and countertops, lighting, window coverings, closets or outdoor living, a short walk from Floor & Decor's remodelers.

BEST FIT · OPEN SALES FLOOR

Wellness & Medical

Physical therapy, chiropractic, a med spa or a nutrition studio, with treatment rooms in the back offices.

BEST FIT · PLANET FITNESS CROWD

Service Retail

Wireless, insurance, tax preparation, staffing or pet services that want a storefront in a busy center.

BEST FIT · DESTINATION USERS

Education & Enrichment

Tutoring, a learning center, music lessons or a kids' activity studio, with parents parking at the door.

BEST FIT · AFTER-SCHOOL PEAKS

WHY IT WORKS

With Orlando retail vacancy at 3.8%, national retailers are turning to affordable, flexible second-generation space. Suite 209 already has a sales floor, offices and restrooms, TI is available to qualified tenants, and the anchors that bring shoppers to the center are open today, so a tenant can open sooner and spend less to get there.



MICHAELS AND THE MAIN LINE



FLOOR & DECOR AND DOLLAR TREE

RETAIL MARKET · Q3 2026

ORLANDO METRO, ALL RETAIL[1]

3.8% Vacancy

$31.17 Avg. asking rent / SF

Asking rents are up 2.5% from a year ago and within 1% of the Q2 peak, while space under construction equals only about 0.5% of inventory.

SECOND-GENERATION DEMAND[2]

Low vacancy in modern, quality space has put more emphasis on affordable, flexible second-gen footprints for national retailer expansion.

ACROSS TOWNE CENTER BLVD[3]

$700M

Seminole Towne Center redevelopment: Costco, apartments, hotel

SUITE 209

±3,000 SF · second-generation retail · TI available · **call for details**; lease structure per written proposal.

[1] Matthews, Orlando, FL Retail Market Report, Q3 2026. [2] Avison Young, Orlando Retail Market Report, Q2 2026. [3] The Ardent Companies via WKMG News 6 (October 2025); Costco expected in 2027 per City of Sanford officials. Uses are illustrative and subject to zoning and ownership approval. Photos August 2022.

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GATEWAY PLAZA

Your Storefront at the I-4 Gateway

±3,000 SF second-generation retail suite at Gateway Plaza in Sanford, between Ashley and Floor & Decor.

Contact Garrett for a tour, the 3D walkthrough or a proposal.

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