GATEWAY PLAZA

FOR LEASE · 1 RETAIL SUITE · ±3,000 SF

GATEWAY PLAZA · TOWNE CENTER BLVD AT I-4 & SR 46 · SANFORD

SECOND-GEN RETAIL · TI AVAILABLE · BETWEEN ASHLEY & FLOOR & DECOR









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

Ready-Made Retail Between Ashley and Floor & Decor

Suite 209 is ±3,000 SF of second-generation retail at Gateway Plaza, a ±214,489 SF open-air center at I-4 and SR 46 in Sanford anchored by Floor & Decor, Ashley, Michaels, Planet Fitness and Dollar Tree. An open sales floor fronts the shop wing between Ashley and Floor & Decor, with offices, a breakroom and restrooms already built behind it, and TI available to qualified tenants. Across Towne Center Boulevard, Seminole Towne Center is being rebuilt around a new Costco.

±3,000 SF
Suite 209 · second-generation retail

214,489 SF
Open-air center · five national anchors

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

121,458
Residents within 5 miles · 133,283 daytime

$104,322
Avg. household income within 3 miles

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

101-241 TOWNE CENTER BOULEVARD · SANFORD, FL 32771

[1] Straight-line distances (Esri World Geocoder)

ACRE COMMERCIAL

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AVAILABLE SPACE

One suite, ±3,000 SF available

GATEWAY PLAZA

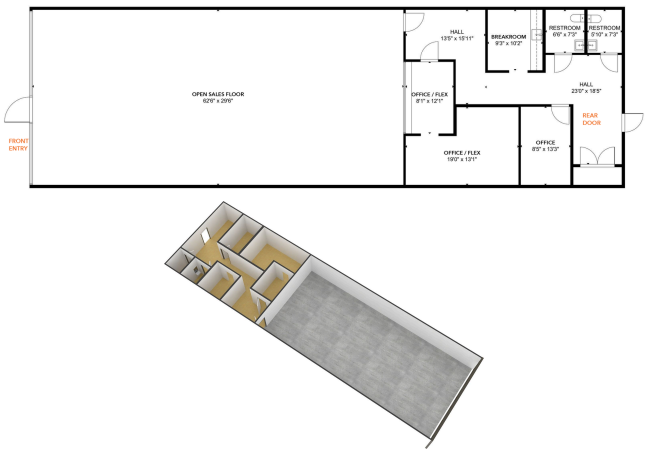


GATEWAY PLAZA · ±214,489 SF · SUITE 209 IN MAROON · BETWEEN ASHLEY AND FLOOR & DECOR

WHY GATEWAY PLAZA

- **Between two anchors.** Ashley on one side, Floor & Decor on the other, both drawing home-project shoppers.
- **At the I-4 gateway.** 0.4 mile to I-4 at SR 46 and 0.7 mile to the SR 417 / SR 429 interchange.
- **Ready to open.** Second-generation space with a sales floor, three offices and restrooms; TI available.
- **A Costco on the way.** Seminole Towne Center's $700 million redevelopment is directly across Towne Center Blvd.

2D + 3D PLAN



Suite 209

±3,000 SF · AVAILABLE NOW · CALL FOR DETAILS

Second-generation retail · TI available

An open 62'6" × 29'6" sales floor behind the storefront, with three offices or flex rooms, a breakroom, two restrooms and a rear door. In the shop wing between Ashley and Floor & Decor.

BEST FIT: HOME SHOWROOM, WELLNESS, SERVICE RETAIL, EDUCATION

3D VIRTUAL TOUR

Lease rate: call for details; lease structure per written proposal; TI available to qualified tenants. Uses shown are illustrative and subject to zoning and ownership approval. Suite dimensions per the Matterport scan (gross internal area approx. 2,932 SF). Site plan per the owner's February 2025 plan, illustrative and not to scale; the closed Collier's Furniture Expo mark is removed. Demographics per the prior marketing package. Seminole Towne Center: The Ardent Companies via WKMG News 6 (October 2025); Costco expected 2027 per City of Sanford officials. 4 Acre Commercial Real Estate does not warrant the accuracy of the information contained herein; all information should be verified prior to lease.

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