



## GATEWAY PLAZA

101-241 Towne Centre Blvd.  
Sanford (Orlando), FL 32771

- 214,489 SF open-air shopping center anchored by Floor & Decor, Planet Fitness, and Michaels
- Located directly adjacent to the heavily-trafficked interstate-4 in Sanford
- Town N' Country benefits from an oversized trade area and serves many of the rural communities surrounding Easley. According to PlacerAI, over 62% of the asset's shoppers travel from over 5 miles away to visit the center
- Town N' Country features signalized access along Calhoun Memorial Highway (40K VPD), providing convenient ingress/egress along Easley's primary retail corridor

**FLOOR &  
DECOR**

*Michaels*



# PROPERTY OVERVIEW

GATEWAY PLAZA

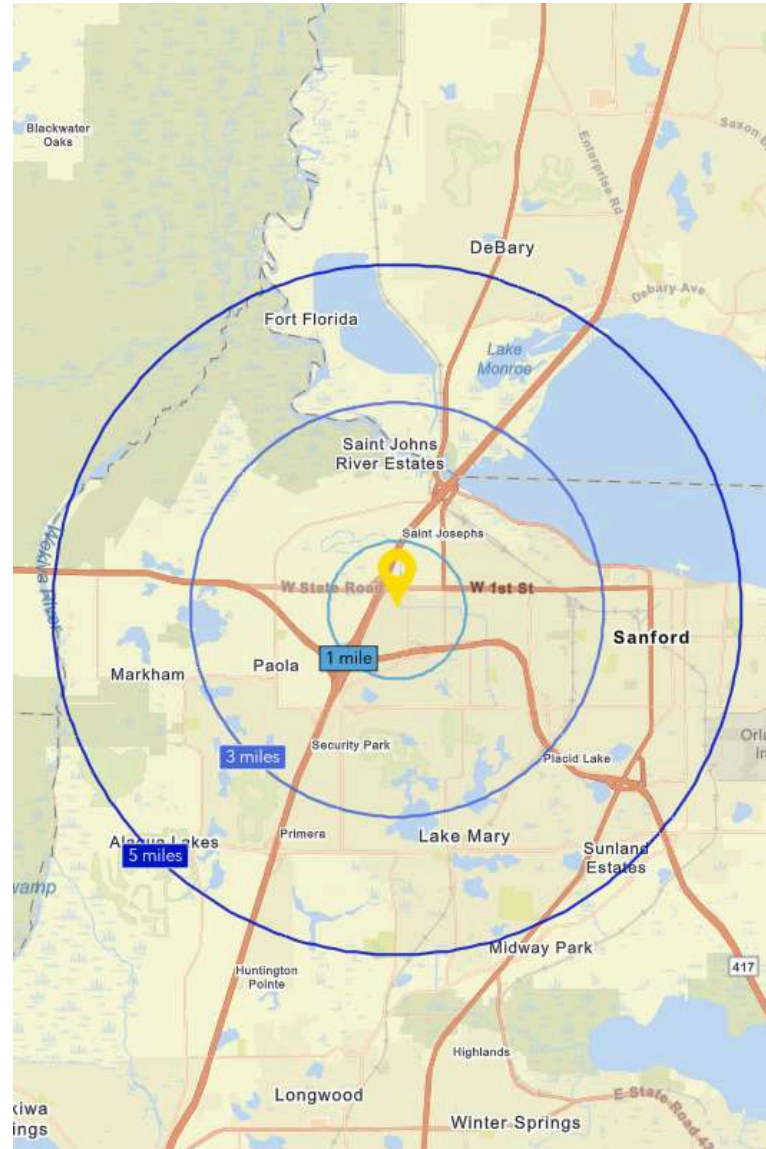
## Daily Traffic Count

SR-46

35,000 VPD

Towne Centre Blvd.

14,400 VPD



## Within 5 Miles

49,475  
Households

124,801  
Population

\$115,853  
Average HH  
Income

139,682  
Daytime  
Population



# AVAILABILITY

## GATEWAY PLAZA



### Future Availability

Unit	Space Available
Space 151	10,576 SF
Space 209	3,000 SF
Proposed Pad	13,320 SF