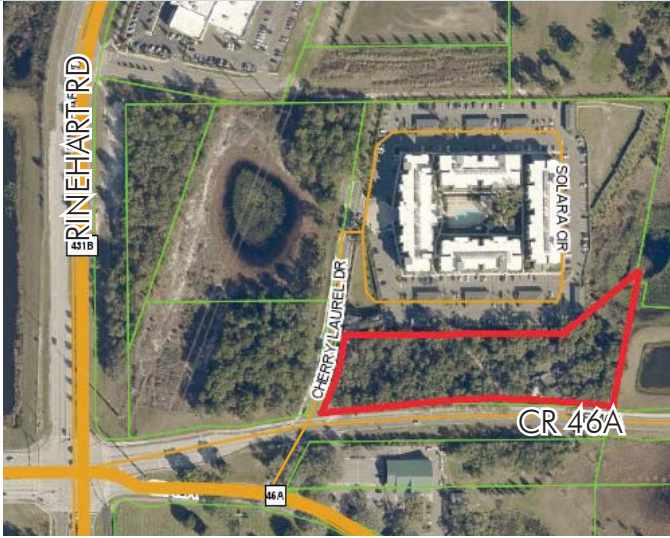


SANFORD/CR 46A COMMERCIAL SITE

3.44± acres
Sanford, FL

LAND FOR SALE



LOCATION

Located immediately east of I-4 along the north side of CR 46A, just east of Rinehart Road in Seminole County, Florida.

SIZE

3.44± acres

PRICE

\$2,150,000

ZONING

PCD (Planned Commercial Development)

FRONTAGE

750'± on the N side of CR 46A

200'± on the E side of Cherry Laurel Dr

Direct access available to Cherry Laurel Drive from both directions of CR 46A.

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,497	57,759	119,308
TOTAL HOUSEHOLDS	3,940	22,704	44,827
AVG HOUSEHOLD INCOME	\$83,673	\$94,392	\$87,212

DESCRIPTION

- Excellent retail, office, multi-family, senior living, etc. site with assemblage potential
- Dense population with upper income families
- Less than 1 mile south of the Seminole Town Center Mall/Power Center
- Immediately north of the new Florida Hospital Lake Mary ER/Medical Center and Publix shopping center
- Excellent visibility/accessibility to I-4 and SR 417
- Adjacent signalized intersection
- Prime location for infill development adjacent the Lake Mary/Heathrow business district
- All utilities available
- 20± minutes to downtown Orlando; 10± minutes to the Sanford Int'l Airport

Offering subject to errors, omission, prior sale or withdrawal without notice.

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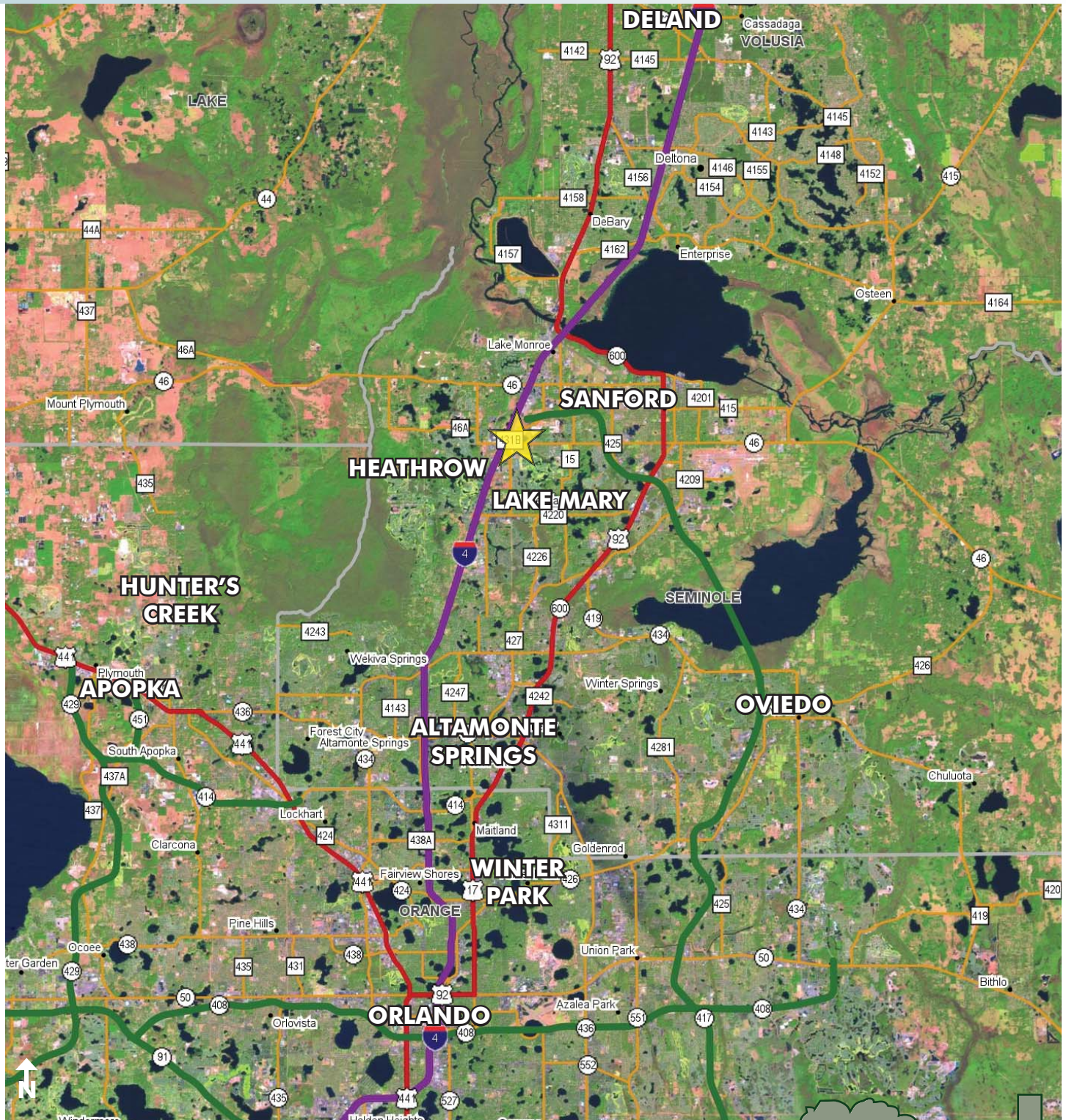
Maury L. Carter & Associates, Inc.
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SANFORD/CR 46A COMMERCIAL SITE

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LOCATION MAP

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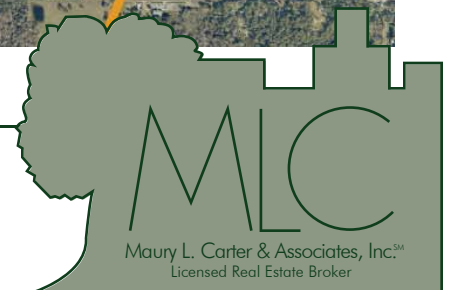
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NEIGHBORHOOD/RETAIL MAP

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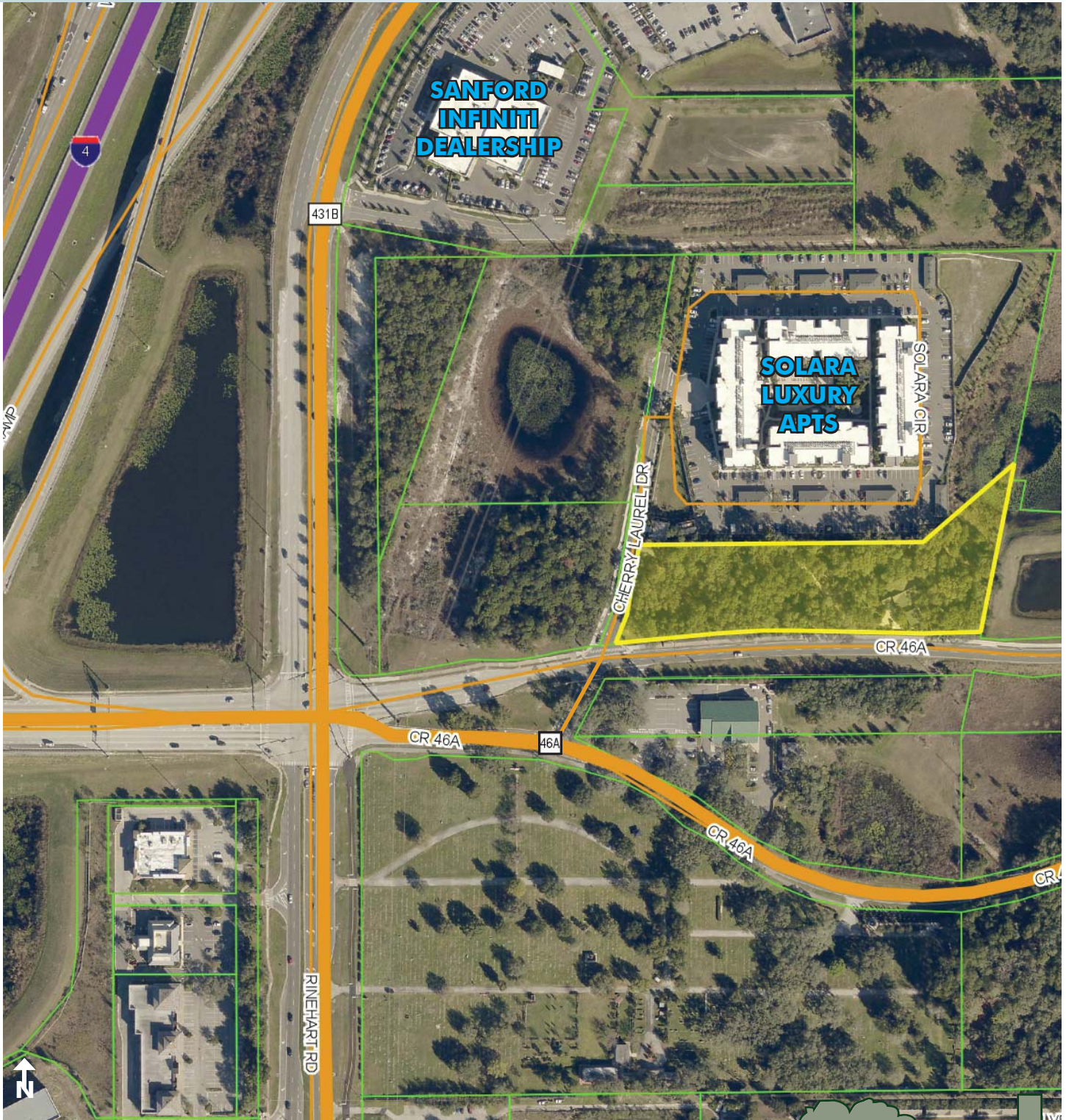
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PROPERTY MAP

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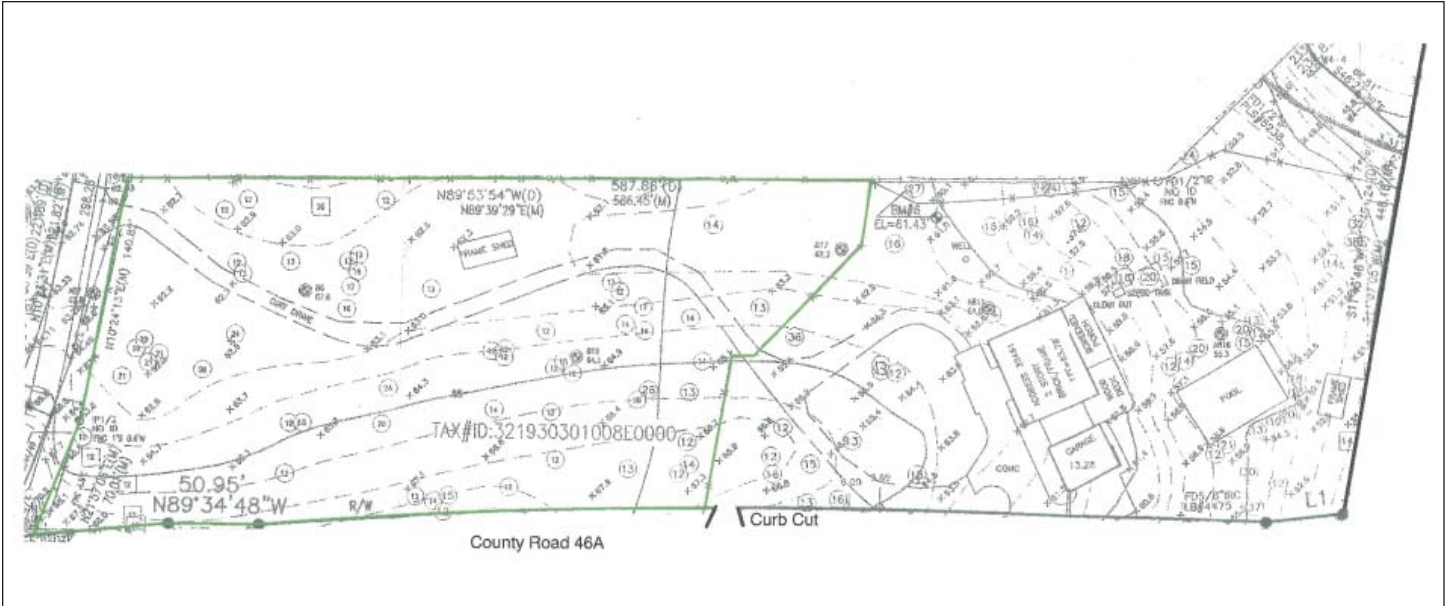
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SITE PLAN

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3.44± acres

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Breaking: Orlando Health plans new \$42M medical complex

May 18, 2017, 1:26pm EDT Updated: May 18, 2017, 1:49pm EDT

Orlando Health on May 18 announced plans for a new \$42 million, 30-acre medical complex in Lake Mary.

The project on the northwest corner of Manderley Run and Rinehart Road — part of Orlando Health's **South Seminole Hospital** — will include a new four-story, 90,000-square-foot medical pavilion featuring a freestanding emergency room on the first floor, said a news release. The new freestanding ER will include up to 24 exam rooms, an imaging department, ambulance bays and a helipad, the release said.

Construction is expected to start later this year, and the first phase of the health care campus will open in late fall 2018.

"The Orlando Health emergency room and medical pavilion will be designed to meet both current and future needs of this growing community," said South Seminole Hospital President Karen Frenier in a prepared statement. "Our future vision for the health care site includes an acute care hospital, additional medical offices, a potential ambulatory surgery center and other health and wellness concepts."

The medical complex also will be piece of the larger New Century Development, a mixed-use project planned to include office, hotel, residential and retail elements.

"The addition of this major health care component will create a sustainable live, work and medical wellness town center and enable Lake Mary to remain competitive in attracting top tier businesses to the city," said Richard Toomey, vice president of developer LMLD LLC.

Added Lake Mary Mayor David Mealar: "The project offers many benefits to the city, bringing with it more jobs, both during construction and after it opens. Orlando Health's medical complex will give our community easier access to exceptional health care. It is an organization that has proven its commitment to the community for nearly 100 years."

Read more about the project on Orlando Health's website.

Meanwhile, Orlando Health earlier this month revealed its plans to build a 60,000-square-foot, three-story medical pavilion and freestanding emergency room near the Tupperware SunRail commuter rail station in Osceola County, as previously reported by *Orlando Business Journal*. That project is expected to create 600 construction jobs and 400 permanent jobs.

Be sure to come back to OrlandoBusinessJournal.com for more.

Anjali Fluker
Associate Managing Editor
Orlando Business Journal



From the Orlando Business Journal:

<http://www.bizjournals.com/orlando/news/2017/05/18/breaking-orlando-health-plans-new-42m-medical.html>



ORLANDO HEALTH/HUNTONBRADY ARCHITECTS

Orlando Health plans to build a new medical plaza with a freestanding ER in Lake Mary.

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