

FOR SALE



MARQUEE 19± ACRE PARCEL

Nexus of I-4 & Orlando Beltway, Lake Mary, Florida

TROPHY DEVELOPMENT OPPORTUNITY

High Visibility

170,000 Daily
Traffic

Premier Orlando
Location

Mixed-Use PD



PROPERTY HIGHLIGHTS



LOCATION

Southwest quadrant of I-4 and SR 429/SR 417. Newly opened SR 429 interchange with I-4 completes the Beltway around Orlando.

SIZE

18.92± acres

FUTURE LAND USE

HIP-TI (Higher Intensity Planned Development, Target Industry)

ZONING

PD (Piedmont Townpark—North)

MUNICIPALITY

Seminole County

APPROVED USES

Per Piedmont Townpark—North Development Order: 100,000 square feet of Retail Commercial, 800,000 square feet of General Office, & 250 hotel rooms (300,000 square feet). Assume revision needed to approved uses.

Multifamily per HIP-TI: 50 units/acre + FAR of 1.5; must be less than 50% of a mixed use project (ancillary use)

NOTABLE

Strategically located at the interchange of I-4, SR 417, and SR 429 completing Beltway around Orlando. The site is north of Colonial Town Park, a mixed-use development with office, hotel, restaurant and retail uses.

It is across I-4 from Seminole Towne Center Mall and Market Place at Seminole Town Center with numerous multifamily communities and amenities. Heathrow mixed-use to the south.

HEIGHT

85' - commercial/retail
140' - hotel; office park

TRAFFIC & DEMOGRAPHICS



TRAFFIC COUNTS (2023 is latest year available for traffic counts)

I-4
170,000 AADT at Interchange with SR 419

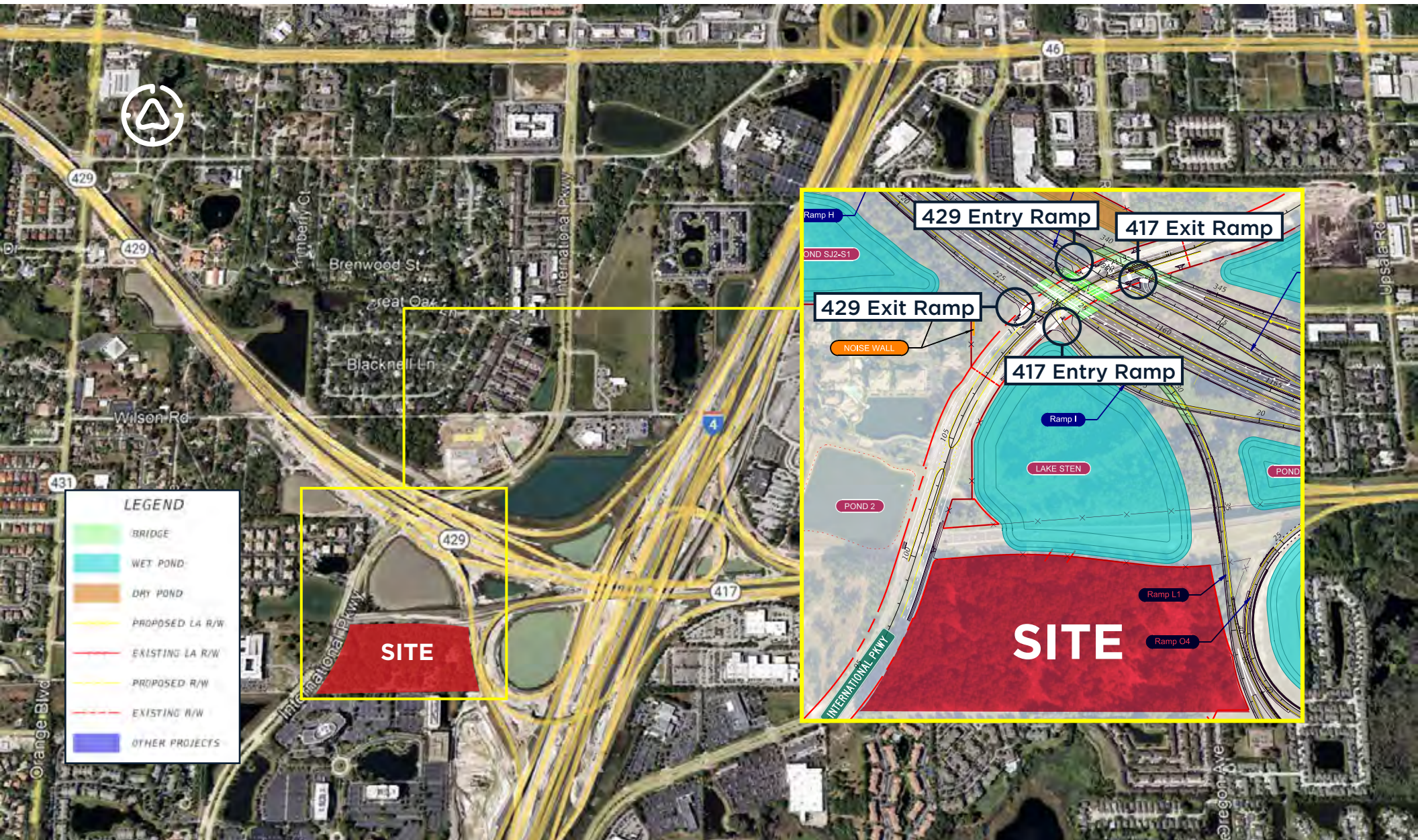
International Parkway
14,500 AADT

SR 417
37,900 AADT (east of I-4)

SR 429 - recently opened, no traffic count yet available

2024 DEMOGRAPHICS			
	5 MILES	10 MILES	15 MILES
Total Population	131,566	368,335	893,113
Daytime Population	151,099	369,629	846,450
Median Age	39.3	40.9	40.1
Average HH Income	\$125,719	\$113,876	\$112,850
Median HH Income	\$86,453	\$81,083	\$79,870

ACCESS TO SITE FROM SR 429 & SR 417



NEARBY AMENITIES



SEMINOLE TOWNE CENTER

elev8
FUN

Dillard's

JCPenney

DICK'S
SPORTING GOODS

MARKET PLACE AT SEMINOLE TOWNE CENTER

Marshalls

Burlington

CHIPOTLE
MEXICAN GRILL

COST PLUS
WORLD MARKET

Panera
BREAD

TARGET

OLD NAVY

keke's
BREAKFAST CAFE

SPRINGHILL SUITES®
Marriott

WAL★MART
SUPERCENTER

Sam's
CLUB®

COLONIAL TOWN PARK AREA

AmStar
CINEMAS

F&D
cantina

Dexter's

Publix®

Hampton
by HILTON

WESTIN®
HOTELS & RESORTS

RUTH'S
CHRIS.
STEAK HOUSE

AREA OVERVIEW



AERIALS



MARGERY JOHNSON (LEAD)

Managing Director
+1 407 435 4947
margery.johnson@cushwake.com

ANDY SLOWIK (LEAD)

Managing Director
+1 407 541 4428
andrew.slowik@cushwake.com

ORLANDO OFFICE

20 N. Orange Ave, Suite 300
Orlando, FL 32801

TAMPA OFFICE

201 N Franklin St. Suite 3300
Tampa, FL 33602

RACHEL EALY

Director
+1 407 541 4405
rachel.ealy@cushwake.com

JORDAN WEAN

Director
+1 813 204 5351
jordan.wean@cushwake.com

The Florida Land Advisory Team, representing owners and buyers, has sold more than 38,000 acres of Florida Land. With over 65 years of combined experience, the team recognizes trends, monitors new development, and takes pride in their data-driven, systematic approach that brings their clients top results.

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