



For Lease

Dunwoody Plaza

5030-5040 W State Road 46
Sanford, Florida 32771

Demographics

3 Miles (2025)



52,418
TOTAL
POPULATION



\$133,663
AVG HH
INCOME



21,191
TOTAL
HOUSEHOLDS



39.1
MEDIAN
AGE



62,220
DAYTIME
POPULATION

Property Highlights:

- Excellent demographic profile marked by 111,121 people within a five-mile radius, a three-mile growth rate 8.25% Yo5Y (2019-2024) and a current three-mile average household income of \$133,663.
- Exceptional frontage on West State Road 46 in the heart of one of the fastest-growing submarkets in Orlando.
- Phenomenal accessibility on a main arterial road that sees over 28,000 vehicles per day.
- Signalized intersection at the southwest corner of the property, which complements the cross access with Westwood Village.



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Market Aerial



Demographics

(ESRI 2025)

TOTAL POPULATION			AVERAGE HH INCOME		
	1 MI.	10,479		1 MI.	\$123,684
	3 MI.	52,418		3 MI.	\$133,663
	5 MI.	111,121		5 MI.	\$121,879
TOTAL HOUSEHOLDS			MEDIAN AGE		
	1 MI.	4,407		1 MI.	38.9
	3 MI.	21,191		3 MI.	39.1
	5 MI.	44,377		5 MI.	39.9

Property Site Plan



SUITE	TENANT	SF
1000	Allstate	1,600
1006	Coming Soon	1,600
1012	Le Nails	1,600
1018	Sanford Dental Arts	2,400
1024	Planet Smoothie	800
1030	Rita's Italian Ice	749
1036	Tijuana Flats	2,400

SUITE	TENANT	SF
1102-1108	Riverwalk Pizzeria	3,200
1114	Le's Pho	1,600
1120	Tim's Wine Market	1,600
1126	Sunshine Pharmacy	1,600
1126	Day Spa Massage	1,600
1138-1162	Ace Hardware	8,000



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