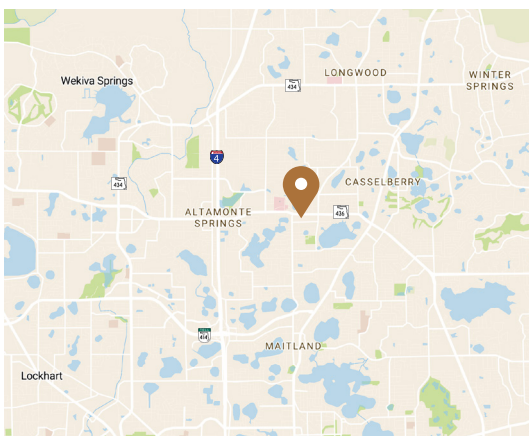


## Overview

**AVAILABLE** ..... GL & BTS Opportunities

**LOT SIZE** ..... +/- 4.34 Acres



## Contact

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## Description

Located on the southeast quadrant of SR 436 and Maitland Ave, within one of the strongest retail trade areas in Central Florida. Very few opportunities remain in the Altamonte Springs submarket, positioning this redevelopment as an ideal location for both full service and quick service restaurants.

- 4.34 AC redevelopment with both ground lease and build-to-suit opportunities available
- Located across from Advent Health's Altamonte Springs campus and 1 mile east of the 1.16M SF Altamonte Mall
- Surrounded and supported by over 88k residents and 63k daytime employees within 3 miles
- Situated in a super-regional trade area with close proximity to both I-4 and 17-92
- Site sees approximately 75k VPD between SR 436 and Maitland Ave
- Cross access easement to Maitland Ave, offering a direct access point to Maitland and Winter Park residents

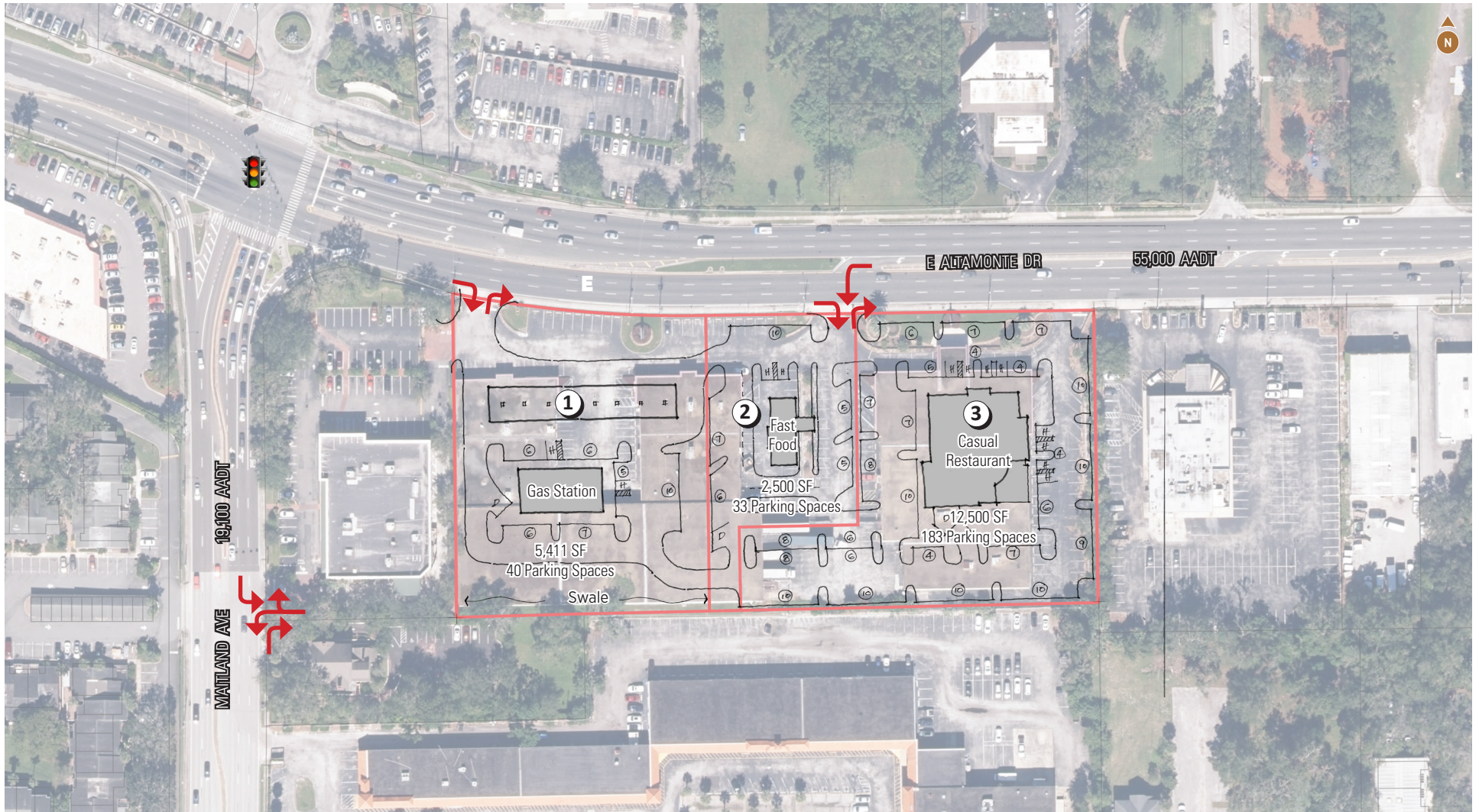
## Demographics

	1 MI	3 MI	5 MI
Total Population	11,545	88,612	246,168
Households	5,975	38,978	105,442
Average Household Income	\$57,464	\$75,775	\$79,345
Daytime Employees	9,358	63,306	142,397

Demographic Source: Applied Geographic Solutions, TIGER Geography; 2019 estimates



Concept Plan





Market Overview

