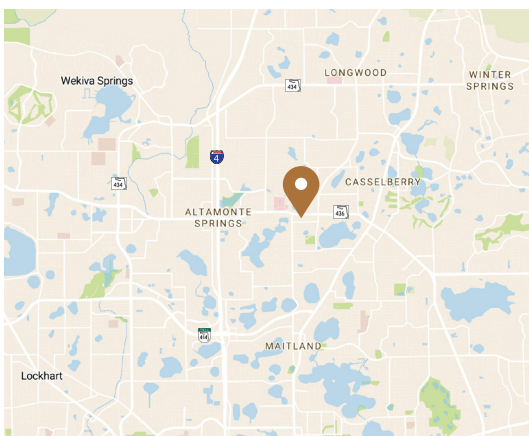




Overview

AVAILABLE 1,500 SF

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.

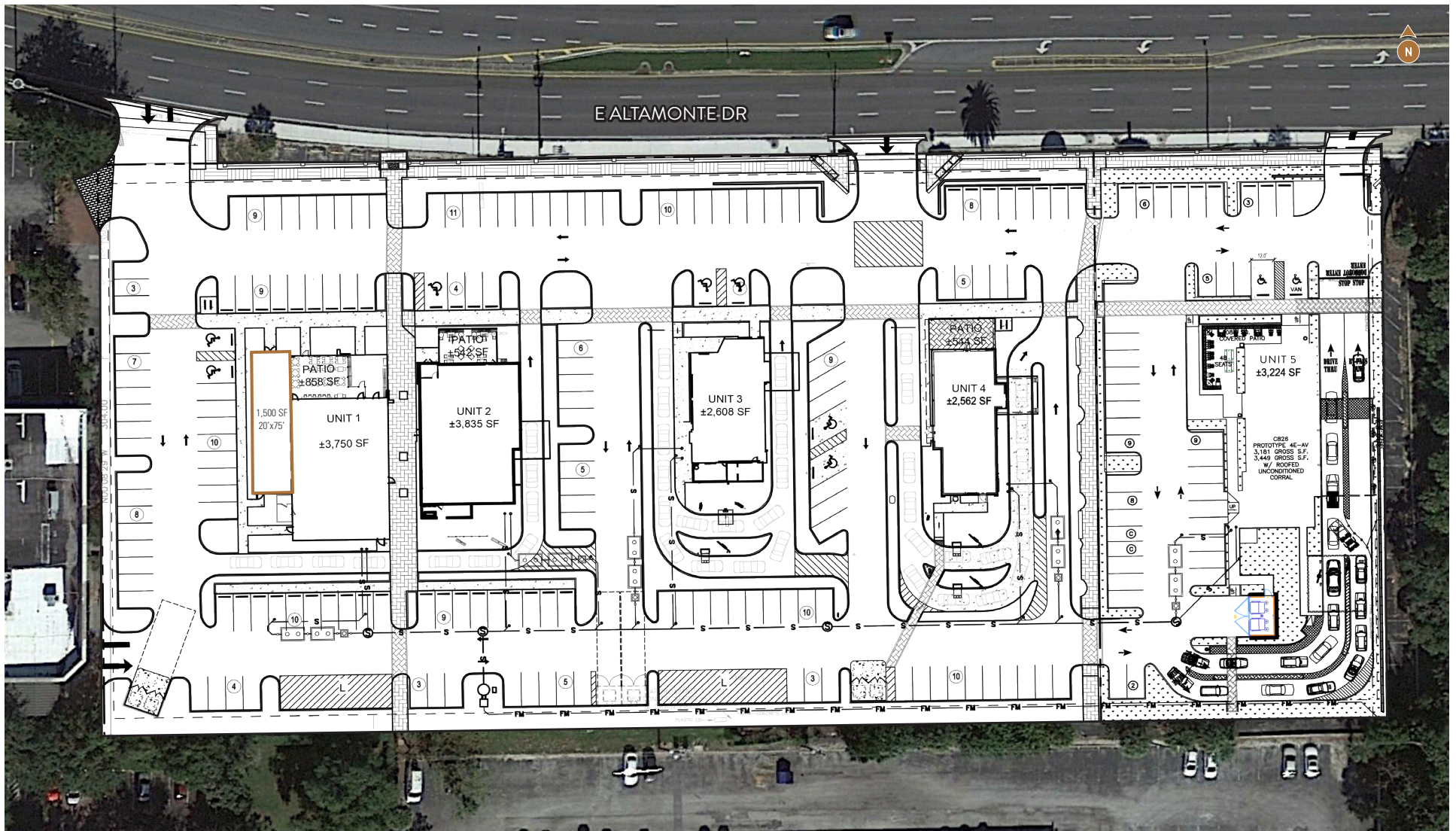
- 4.34 AC redevelopment with both ground lease and build-to-suit opportunities available
- Cross access easement to Maitland Ave, offering a direct access point to Maitland and Winter Park residents
- Surrounded and supported by over 88k residents and 63k daytime employees within 3 miles
- Situated in 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
- Located across from Advent Health's Altamonte Springs campus and 1 mile east of the 1.16M SF Altamonte Mall

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



This aerial map of Altamonte Springs, Florida, provides a detailed view of the city's commercial and transportation infrastructure. Key features include:

- Major Roads and Traffic:** I-4 runs vertically on the left, with traffic volume markers of 13,000 AADT and 48,500 AADT. SR 17/192 runs diagonally from the bottom right towards the center, with markers for 54,000 AADT, 43,500 AADT, and 74,000 AADT. SR 168 runs horizontally across the middle, with a 55,000 AADT marker. Other roads shown include Maitland Ave, E Altamonte Dr, and S Ronald Reagan Blvd.
- Commercial Centers:**
 - Renaissance Centre:** Located in the upper left, featuring logos for Jason's Deli, Lane Bryant, Whole Foods, Pier 1 Imports, Petco, Chili's, DSW, Ulta, and ME Massage Envy.
 - Altamonte Town Center:** Situated in the center-left, containing logos for Marshalls, Little's, V Youfit, Jared, Cold Stone, Five Guys, and Fidelity.
 - Altamonte Mall:** Located in the center, featuring Dillard's, JCPenney, and Macy's.
 - Marketplace at Altamonte:** Located in the lower left, featuring Ross, Burlington, Buy Buy Baby, and Total Wine.
 - Casselberry Exchange:** Located on the right side, featuring Sally Beauty, Staples, GameStop, and others.
- Retail and Services:** Numerous individual store logos are scattered throughout the map, including Target, Walmart, Home Depot, and various fast-food restaurants like McDonald's, Burger King, and Wendy's.
- Geographic Features:** The map shows a mix of urban development and green spaces, with several large ponds or lakes visible.