

NEWLY RENOVATED LAKE FRONT RETAIL SPACES AVAILABLE IN THE HEART OF ALTAMONTE SPRINGS

1002-1052 W. SR 436, Altamonte Springs, FL 32714

**BELOW
AVERAGE RATES!**

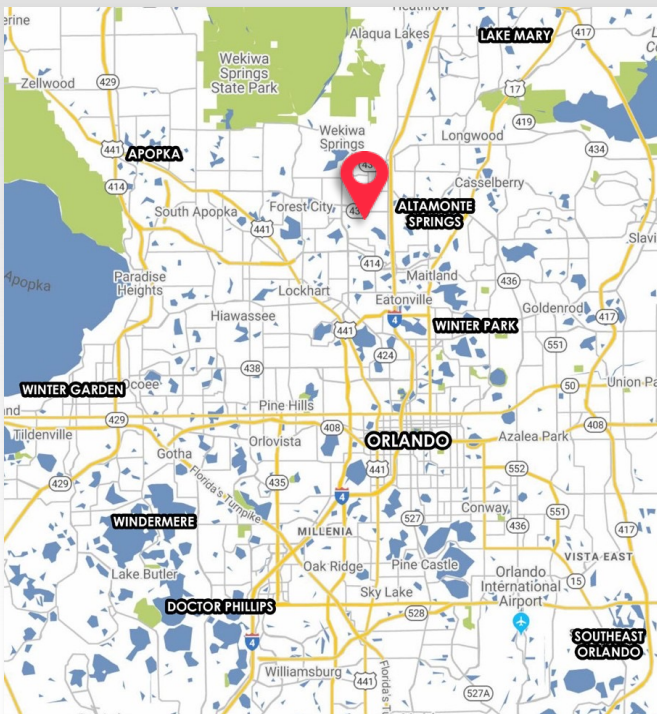


THE PROPERTY

- BOARDWALK SHOPPES
- GLA: 50,809 SF
- 1,000- 2,075 SF AVAILABLE

PROPERTY FEATURES

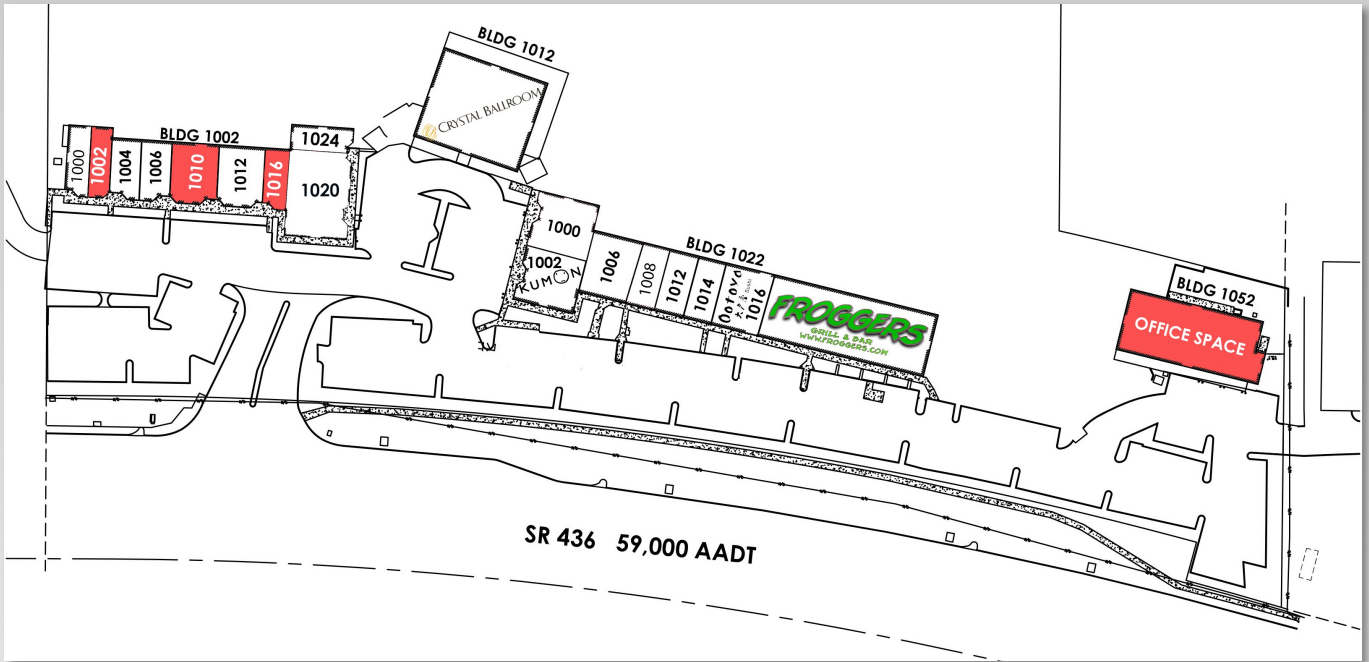
- On SR 436 and SR 434, the main thoroughfares through Altamonte Springs, Longwood and more
- Signalized intersection at entrance on a busy retail corridor
- New, highly visible Pylon Signage with PRIME SPOT options for incoming tenants
- Multiple points of ingress/egress from main road and adjacent shopping centers
- High traffic counts- 51,000+ cars traveling on SR 436 daily
- Join the diverse tenant lineup including Frogger's Bar and Grill, The Crystal Ballroom, Ootoya Sushi, Kumon Learning and more



SERENITY LORENZ
VP SALES & LEASING
(C) 904.887.3302
serenity@acrefl.com

SANDI BARGFREDE
MANAGING PARTNER
(C) 407.491.8149
sandi@acrefl.com

SITE PLAN



BUILDING 1002

#	TENANT	SQ. FT
1000	MARY'S BALLOONS	1,000
1002	AVAILABLE	1,000
1004	IMPERIAL CLASS TATTOO	1,000
1006	FX HAIR STUDIO	1,000
1010	AVAILABLE	2,000
1012	IBODY FITNESS	2,000
1016	AVAILABLE	1,000
1020	BRAZILIAN JIU JITSU	3,300
1024	UNECTAR	1,200

BUILDING 1022

#	TENANT	SQ. FT
1000	HALO SALON	2,250
1002	MASSAGE STUDIO	1,000
1006	KUMON LEARNING CTR	1,250
1008	DOCTOR SANTANA	2,000
1012	I-SMOKE OUTLET	1,000
1014	NAIL SALON	1,000
1016	OTOYA SUSHI	2,000
1022	FROGGER'S BAR + GRILL	8,000

BUILDING 1012

#	TENANT	SQ. FT
1012	CRYSTAL BALLROOM	8,000

BUILDING 1052 – OFFICE SPACE

#	TENANT	SQ. FT
1062	DENISE DECORE & EVENTS	900
1064	22 HEALTH EXPANSION	923
1066	COUNTRY BOY MARINE	950
1068	22 HEALTH, LLC	2,743
SECOND FLOOR		
2062	SYDNEY PHOTOGRAPHY STUDIO	1,369
2066	MOLLY MAIDS	1,446
2068	CONSTRUCTION OFFICE	898
2072	AVAILABLE	2,075

SITE PHOTOS



BUILDING 1052 – OFFICE SPACE

**FLEXIBLE OPEN
SPACE WITH PRIVATE
ROOMS! NEWLY
RENOVATED!**



RETAIL MAP/ DEMOS



2023 DEMOGRAPHICS

POPULATION



1 MI- 12,525
3 MI- 103,494
5 MI- 219,535

AVG HH INCOME



1 MI- \$74,450
3 MI- \$87,541
5 MI- \$84,187

DAYTIME POPULATION



1 MI- 6,886
3 MI- 66,027
5 MI- 137,128

MEDIAN AGE



1 MI- 36.3
3 MI- 39.0
5 MI- 39.1

