

BOARDWALK SHOPPES

RETAIL | OFFICE
AVAILABLE

1002-1052 W. SR 436
ALTAMONTE SPRINGS
FL 32714



BOARDWALK SHOPPES



RETAIL IN ALTAMONTE SPRINGS
ON PEARL LAKE

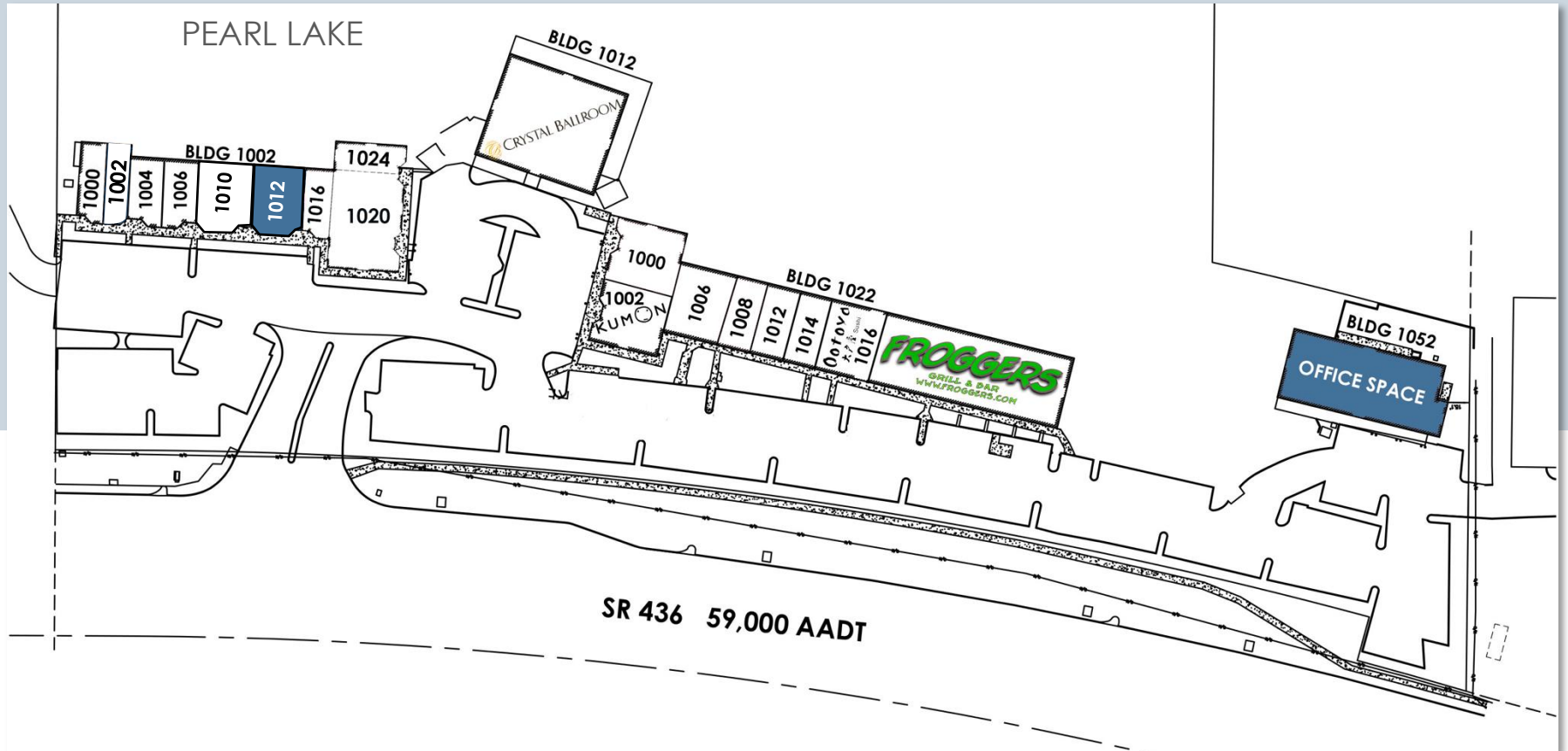
PROPERTY HIGHLIGHTS



- **2,000- 4,439 SF AVAILABLE**
- ON SR 436 AND SR 434, THE MAIN THOROUGHFARES THROUGH ALTAMONTE SPRINGS, LONGWOOD AND MORE
- SIGNALIZED INTERSECTION AT ENTRANCE ON A BUSY RETAIL CORRIDOR
- 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



SITE PLAN



BUILDING 1002

#	TENANT	SQ. FT
1000	MARY'S BALLOONS	1,000
1002	DEPILAIS	1,000
1004	IMPERIAL CLASS TATTOO	1,000
1006	FX HAIRSTUDIO	1,000
1010	HOTWORX	2,000
1012	AVAILABLE	2,000
1016	ESTRELLA	1,000
1020	BRAZILIAN JIU JITSU	3,300
1024	CACHITOS BAKERY	1,200

BUILDING 1012

#	TENANT	SQ. FT
1012	CRYSTAL BALLROOM	8,000

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

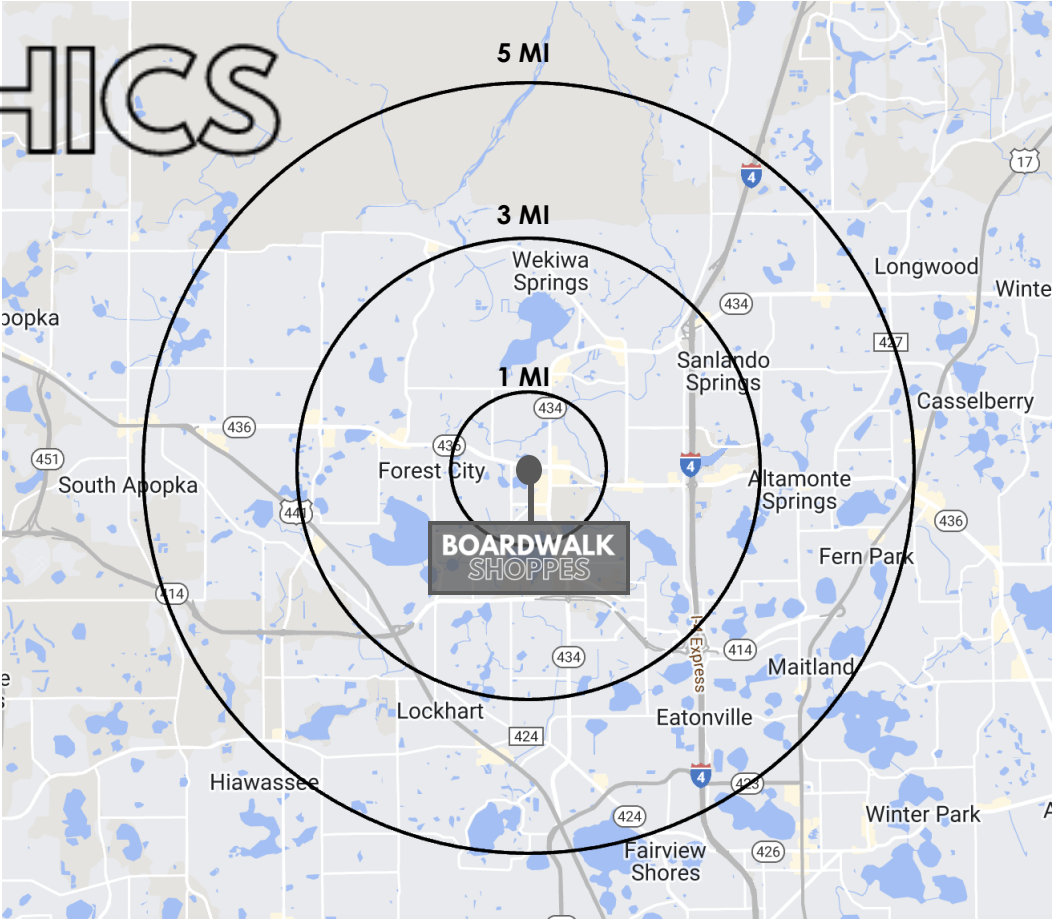
BUILDING 1052 – OFFICE SPACE

#	TENANT	SQ. FT
1062	DENISE DECORE & EVENTS	900
1064	22 HEALTH EXPANSION	923
1066	COUNTRYBOY MARINE	950
1068	22 HEALTH, LLC	2,743
SECOND FLOOR		
2062	SYDNEY PHOTOGRAPHY STUDIO	1,369
2066	AVAILABLE	1,466
2068	CONSTRUCTION OFFICE	898
2072	AVAILABLE	2,075



DEMOGRAPHICS

ALTAMONTE SPRINGS IS A SUBURBAN CITY JUST NORTH OF ORLANDO BOASTING A DIVERSE ECONOMY WITH A MIX OF RETAIL, HEALTHCARE AND SERVICE INDUSTRIES. THE CITY IS WELL CONNECTED BY MAJOR HIGHWAYS, PARTICULARLY I-4, MAKING IT AN IDYLIC LOCATION FOR BUSINESS PROFESSIONALS AND FAMILIES TRAVELING TO ORLANDO AND OTHER AREAS OF CENTRAL FLORIDA.



	1 MILE	3 MILES	5 MILES
POPULATION	14,073	107,267	219,493
AVG HH INCOME	\$96,868	\$106,545	\$104,679
AVG AGE	36.8	38.9	39.0
DAYTIME EMPLOYEES	6,837	67,600	136,771

BOARDWALK SHOPPES

RETAIL AROUND TOWN



RETAIL LEASING CONTACTS

BOARDWALK SHOPPES



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