

# PRIME LAKE FRONT OFFICE SPACE AVAILABLE IN THE HEART OF ALTAMONTE SPRINGS



1052 W. SR 436, Altamonte Springs, FL 32714

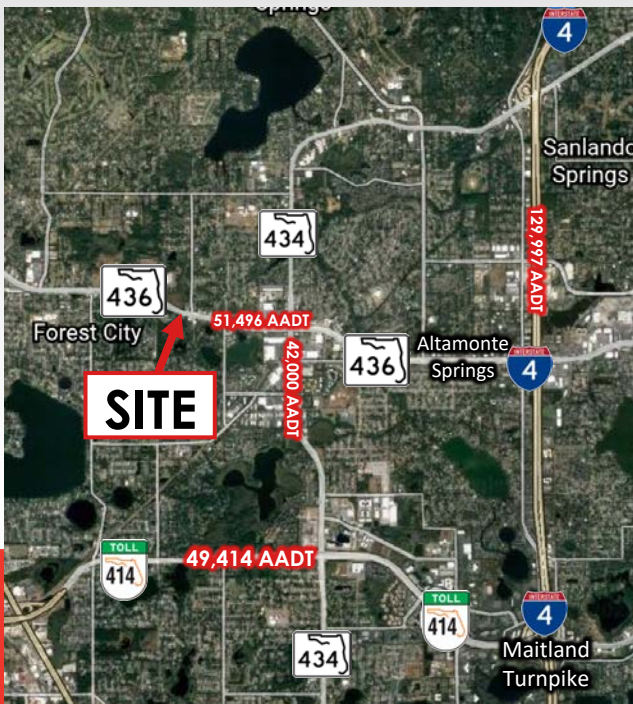


## THE PROPERTY

- BOARDWALK SHOPPES
- BUILDING 1052
- 2,066 SF AVAILABLE

## PROPERTY FEATURES

- **ONE SPACE AVAILABLE FOR LEASE!**
- On State Route 436- a major thoroughfare through Altamonte Springs, Longwood and more
- Near multiple state roads and Interstate 4
- Multiple points of ingress/egress from main road and adjacent shopping centers
- High traffic counts- 51,000+ cars traveling on SR 436 daily

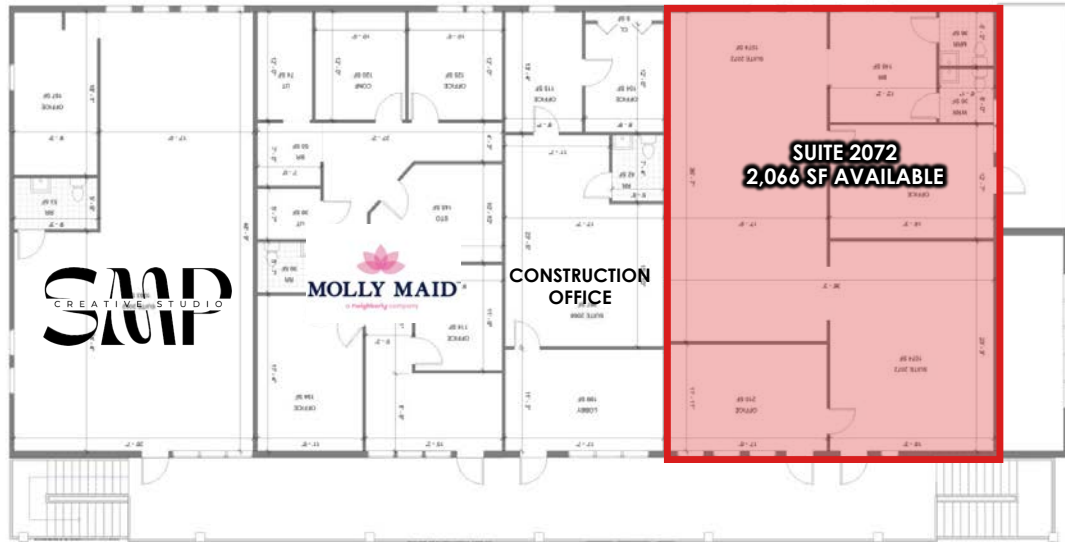
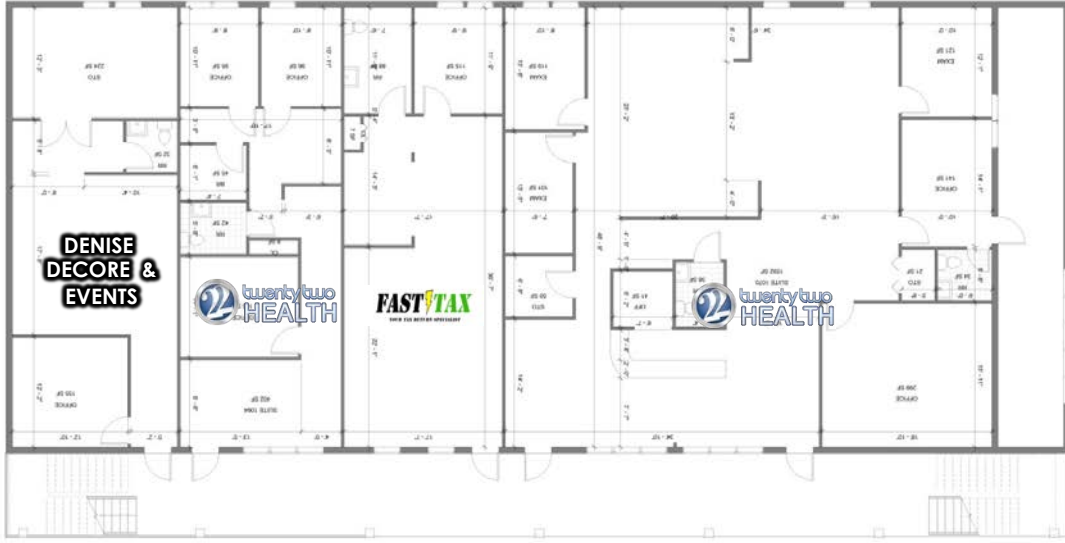


## CONTACT

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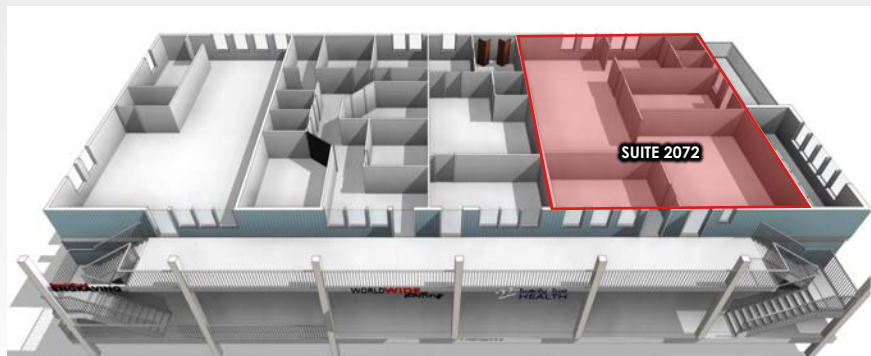
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FIRST FLOOR



SECOND FLOOR

#	TENANT	SQ. FT
1062	DENISE DECORE & EVENTS	900
1064	22 HEALTH EXPANSION	923
1066	FAST TAX	950
1068	22 HEALTH, LLC	2,743
<b>SECOND FLOOR</b>		
2062	SYDNEY PHOTOGRAPHY STUDIO	1,369
2066	MOLLY MAID	1,446
2068	CONSTRUCTION OFFICE	898
2072	AVAILABLE	2,066





# SITE PHOTOS

## SUITE 2072 – FLEXIBLE OPEN SPACE WITH PRIVATE ROOMS

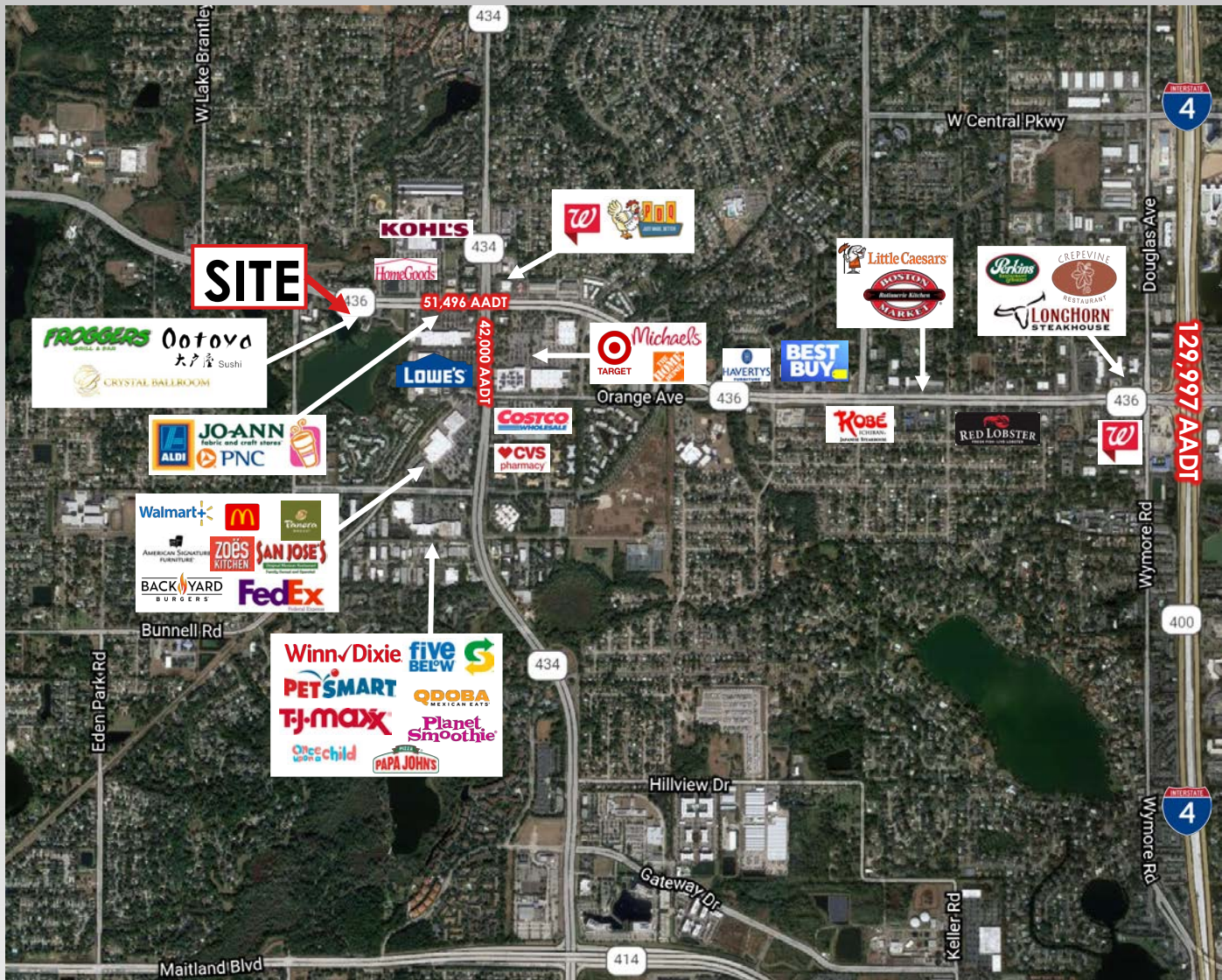


RECENTLY  
RENOVATED





# RETAIL MAP/ DEMOS



## 2022 DEMOGRAPHICS

### POPULATION



1 MI- 13,254  
3 MI- 103,659  
5 MI- 221,987

### AVG HH INCOME



1 MI- \$73,416  
3 MI- \$88,607  
5 MI- \$83,692

### DAYTIME POPULATION



1 MI- 7,657  
3 MI- 64,100  
5 MI- 132,353

### MEDIAN AGE



1 MI- 36.1  
3 MI- 39.0  
5 MI- 38.9

