

# BOARDWALK SHOPPES II

RESTAURANT &  
RETAIL SPACE



1076 WEST SR 436 ALTAMONTE SPRINGS, FL 32714

# BOARDWALK SHOPPES II



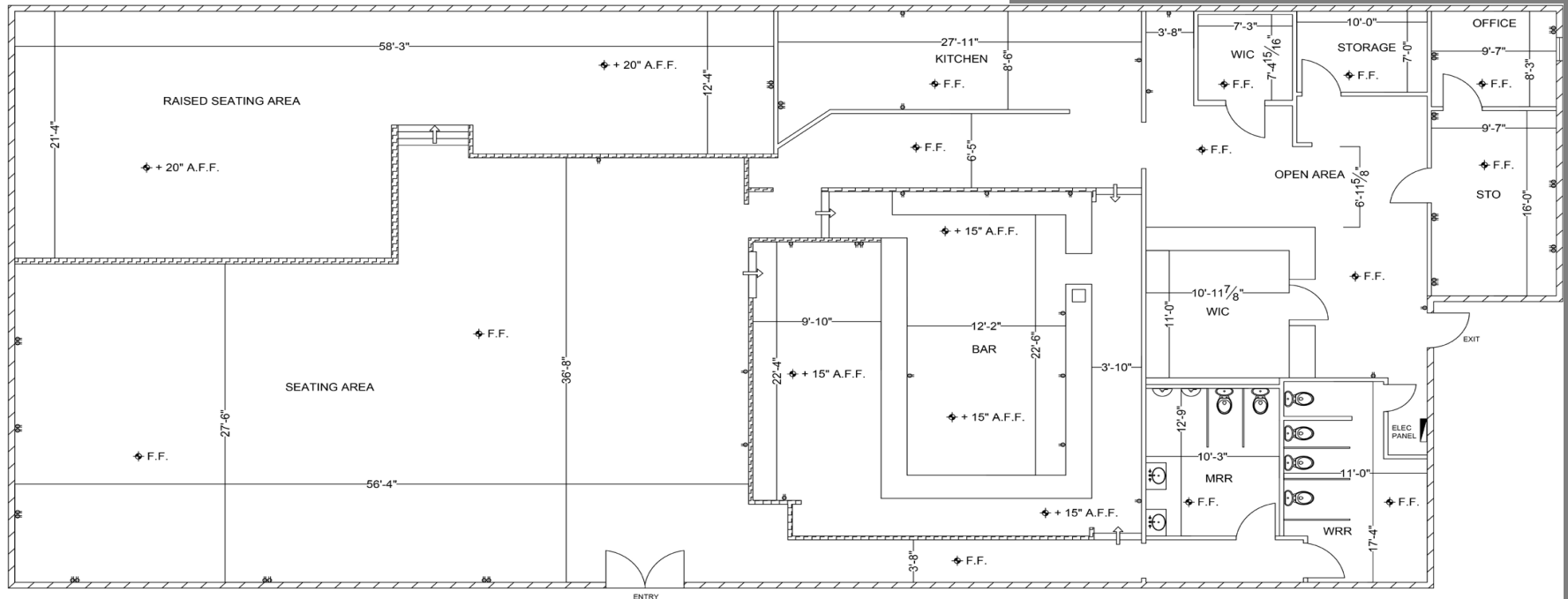
2<sup>ND</sup> GEN RESTAURANT + RETAIL  
IN ALTAMONTE SPRINGS

# PROPERTY HIGHLIGHTS

- **1,683- 5,760 SF AT LEASE**
- 2nd GEN FREESTANDING RESTAURANT SPACE W/ OUTDOOR DECK SEATING AND OPEN INTERIOR LAYOUT
- ON SR 436 A MAJOR THOROUGHFARE THROUGH ALTAMONTE SPRINGS, LONGWOOD AND MORE
- SIGNALIZED INTERSECTION AT ENTRANCE ON A BUSY RETAIL CORRIDOR
- NEWLY PAVED PARKING LOT
- HIGH TRAFFIC COUNTS- 51,000+ CARS TRAVELING ON SR 436 DAILY

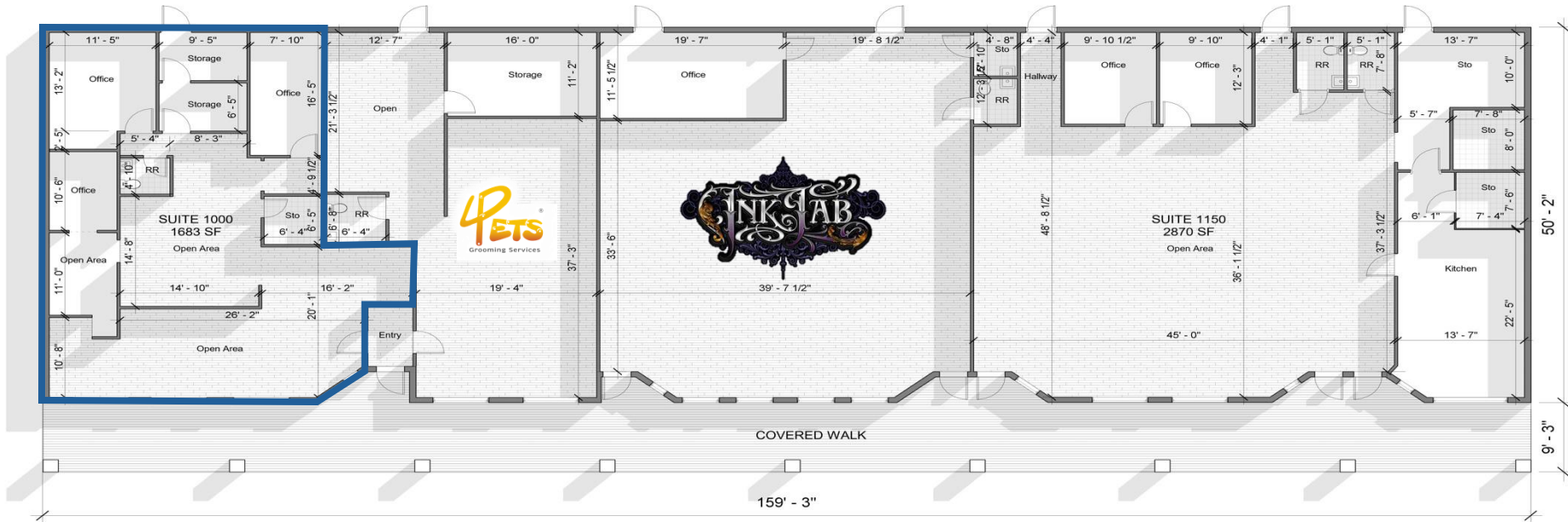
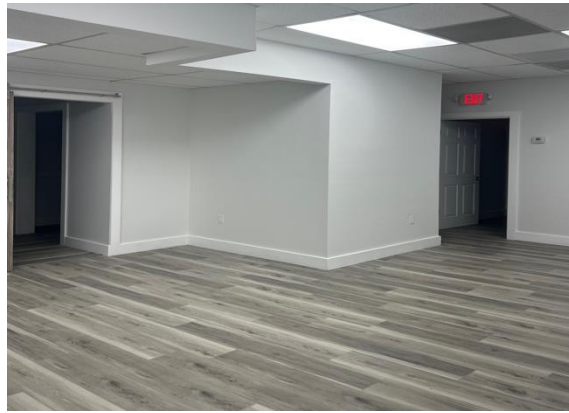


# SITE PLAN



5,760 SF FREESTANDING 2ND GENERATION RESTAURANT SPACE  
**AT LEASE**

# SITE PLAN



SUITE 1000  
AT LEASE  
**1,683 SF**

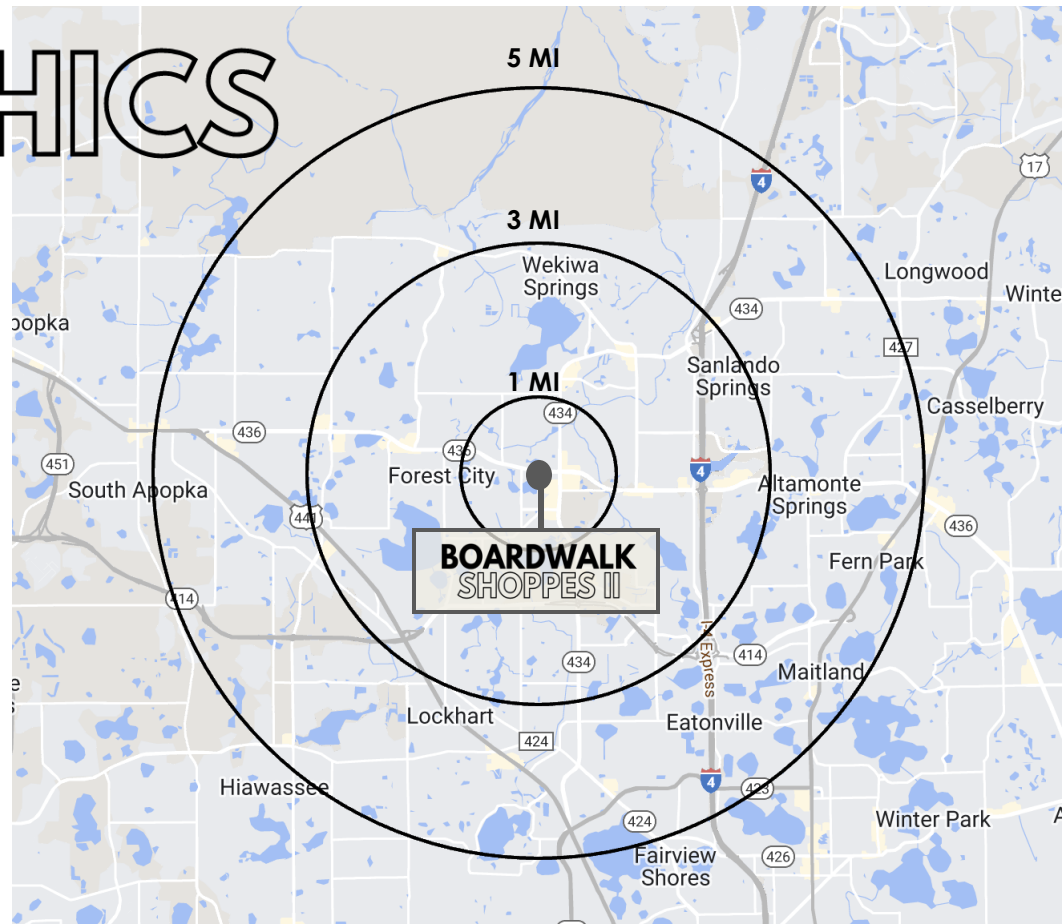
SUITE 1050  
4 PETS  
1,300 SF

SUITE 1100  
THE INK LAB  
2,029 SF

SUITE 1150  
TASTE OF BRAZIL  
2,870 SF

# 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
<b>POPULATION</b>	14,276	108,092	221,079
<b>AVG HH INCOME</b>	\$102,294	\$114,668	\$113,973
<b>AVG AGE</b>	35.0	37.5	37.7
<b>DAYTIME EMPLOYEES</b>	6,847	68,175	138,485

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## RETAIL AROUND TOWN



RETAIL LEASING CONTACTS

# BOARDWALK SHOPPES II



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