

2nd GEN RESTAURANT + RETAIL SPACE AVAILABLE IN THE HEART OF ALTAMONTE SPRINGS

1076 W. SR 436, Altamonte Springs, FL 32714



THE PROPERTY

- **BOARDWALK SHOPPES II**
- **GLA: 13,419 SF**
- **1,683- 2,870 SF**



PROPERTY FEATURES

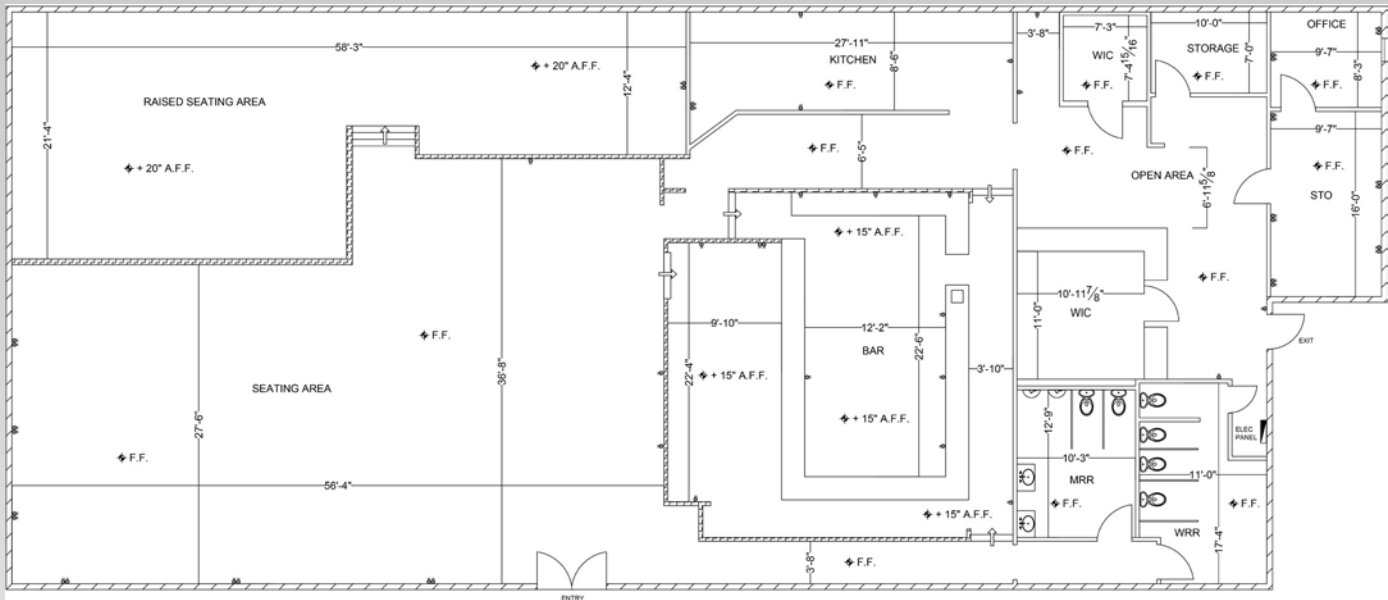
- **2nd GEN RESTAURANT SPACE- ENDCAP**
- **2nd GEN FREESTANDING RESTAURANT SPACE W/ OUTDOOR DECK SEATING AND OPEN INTERIOR LAYOUT**
- On SR 436 a major thoroughfare through Altamonte Springs, Longwood and more
- Signalized intersection at entrance on a busy retail corridor
- New, highly visible Pylon Signage with PRIME SPOT options for incoming tenants
- High traffic counts- 51,000+ cars traveling on SR 436 daily

SERENITY LORENZ
VP OF SALES & LEASING
CENTRAL FLORIDA OFFICE
(C) 904.887.3302
serenity@acrefl.com

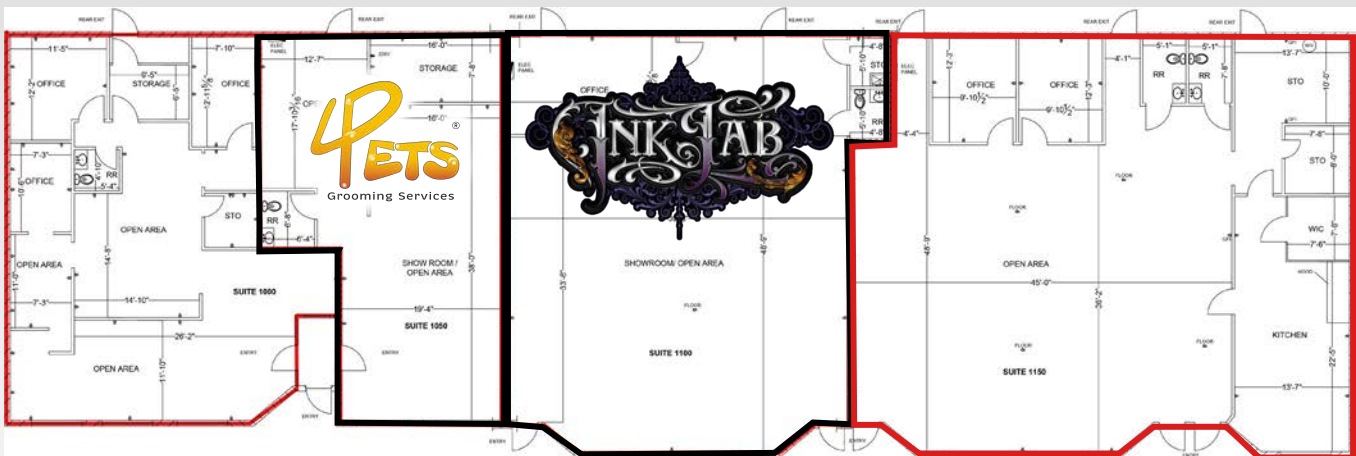
SANDI BARGFREDE
MANAGING PARTNER
(C) 407.491.8149
sandi@acrefl.com

SITE PLAN

**FREESTANDING
2ND GENERATION
RESTAURANT SPACE-
5,760 SF**



RETAIL SPACE



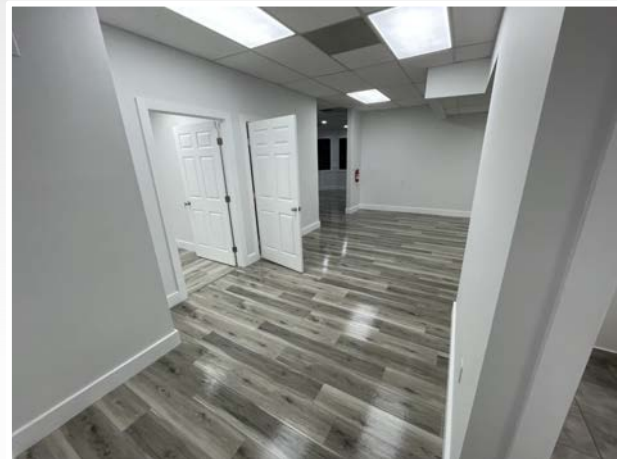
**SUITE 1000
1,683 SF**

**SUITE 1050
4 PETS
1,300 SF**

**SUITE 1100
THE INK LAB
2,029 SF**

**SUITE 1150
2,870 SF
(2ND GEN RESTAURANT SPACE)**

RETAIL MAP/ DEMOS



2022 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

SURROUNDING HOUSING



CURRENT NUMBER OF HOUSEHOLDS

1 MI- 5,237

3 MI- 42,370

5 MI- 86,474



CENTRAL FLORIDA: 47 E. Robinson Street | Suite 230 | Orlando, FL 32801
 WEST COAST FLORIDA: 730 S. Sterling Avenue | Suite 212 | Tampa, FL 33609
 Office: 407.392.2055 | Fax: 321.400.1183 | www.acrefl.com

LIC. REAL ESTATE BROKER