

# BOARDWALK SHOPPES II


RETAIL SPACE  
AVAILABLE



1076 WEST SR 436 ALTAMONTE SPRINGS, FL 32714



# PROPERTY HIGHLIGHTS

- 
- **2,209 SF** (*Available on 9/1/25*)
  - ON SR 436 A MAJOR THOROUGHFARE THROUGH ALTAMONTE SPRINGS, LONGWOOD AND MORE
  - SIGNALIZED INTERSECTION AT ENTRANCE ON A BUSY RETAIL CORRIDOR
  - MONUMENT SIGNAGE OPPORTUNITY
  - NEWLY PAVED PARKING LOT
  - HIGH TRAFFIC COUNTS- 51,000+ CARS TRAVELING ON SR 436 DAILY

REAR EXIT

ELEC. PANEL

OFFICE  
19'-7"

11'-0 1/2"

FLOOR

39'-5"

33'-5"

SHOWROOM/ OPEN AREA

FLOOR

SUITE 1100

**2,029 SF**

REAR EXIT

4'-8"

5'-10"

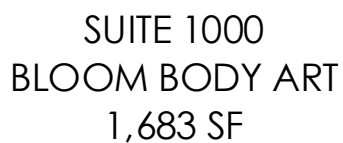
STO

RR

4'-8"

ENTRY

ENTRY



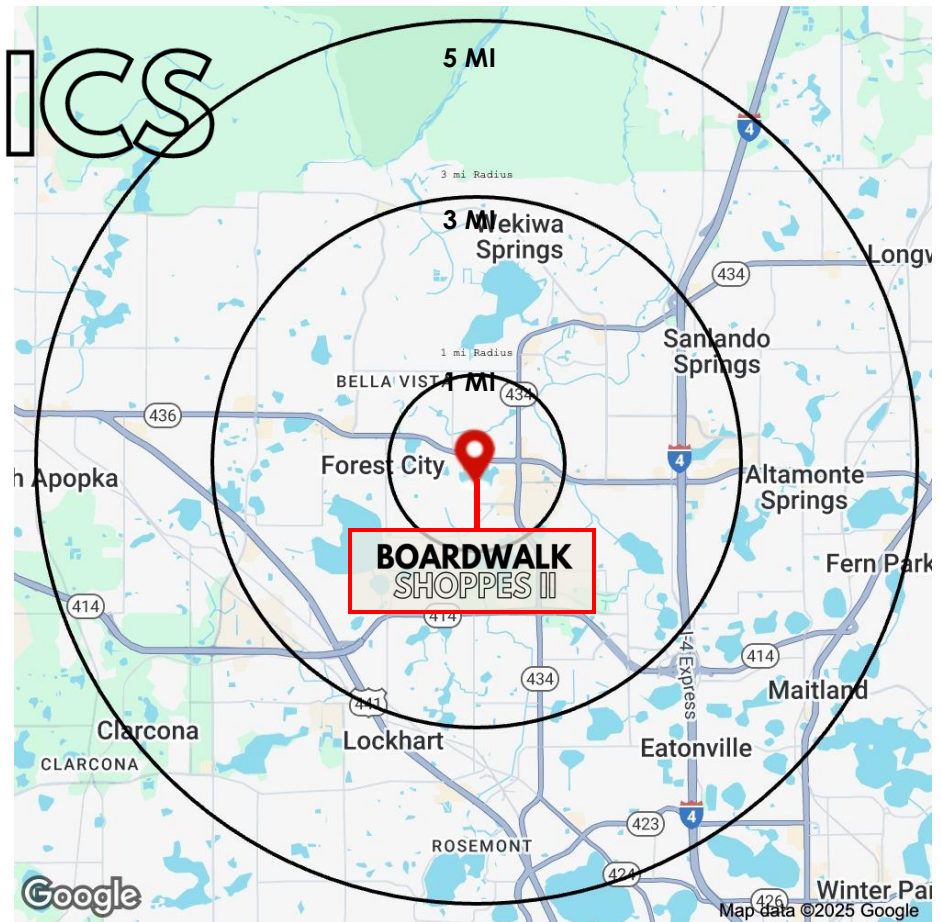
**SUITE 1100**  
**AVAILABLE 9/1/25**  
**2,029 SF**

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
POPULATION	13,516	107,169	223,192
AVG HH INCOME	\$105,767	\$107,853	\$105,026
AVG AGE	36.9	38.7	38.9
DAYTIME POPULATION	9,150	96,751	197,779



# BOARDWALK SHOPPES II

## RETAIL AROUND TOWN





RETAIL LEASING CONTACTS

# BOARDWALK SHOPPES II



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