

BOARDWALK SHOPPES II

RETAIL SPACE
AVAILABLE



1076 WEST SR 436 ALTAMONTE SPRINGS, FL 32714

PROPERTY HIGHLIGHTS

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- **2,209 SF Available**
 - 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

ENTRY

REAR EXIT

4'-8"

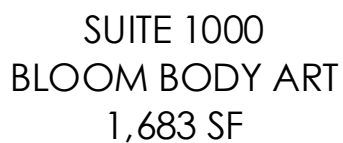
5'-10"

STO

RR

4'-8"

ENTRY

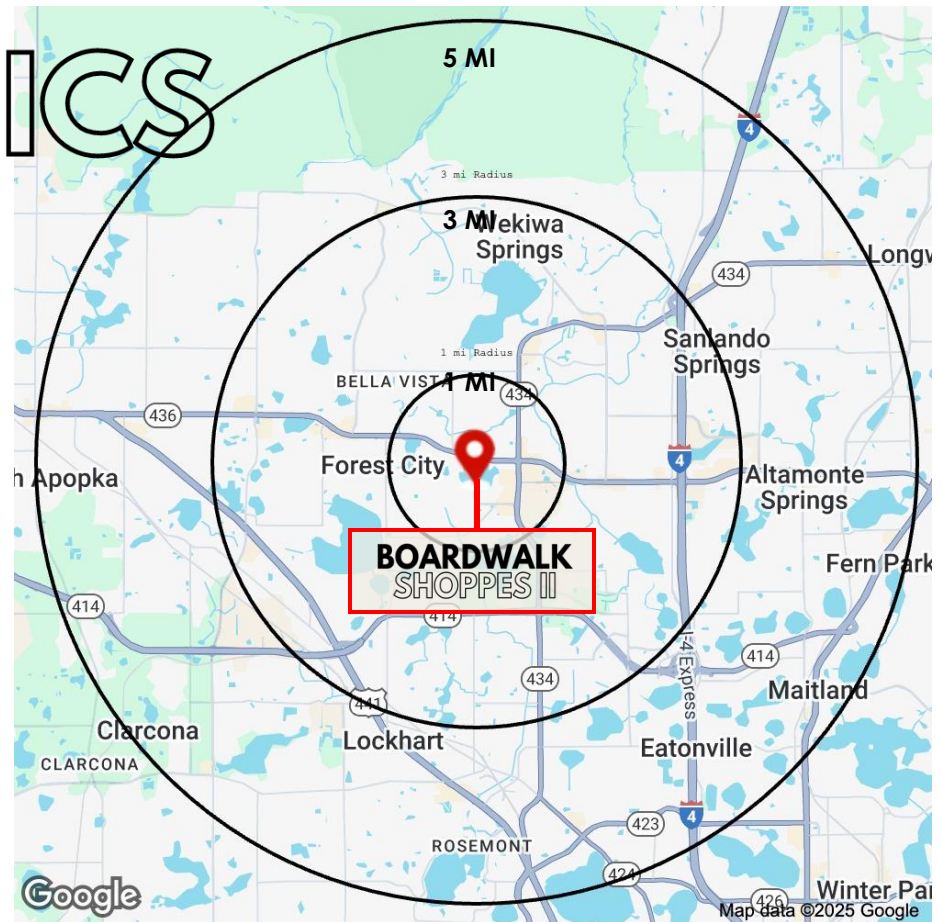


SUITE 1100
AVAILABLE 9/1/25
2,029 SF

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



LIC. REAL ESTATE BROKER

SERENITY LORENZ

Senior Leasing Manager
serenity@acrefl.com
(904) 887-3302

SANDI BARGFREDE

Managing Partner
sandi@acrefl.com
(407) 491-8149

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