



TURNKEY 2ND GENERATION RESTAURANT

2,500 SF Building for Lease

954 E Altamonte Drive, Altamonte Springs, FL 32701



HIGHLIGHTS

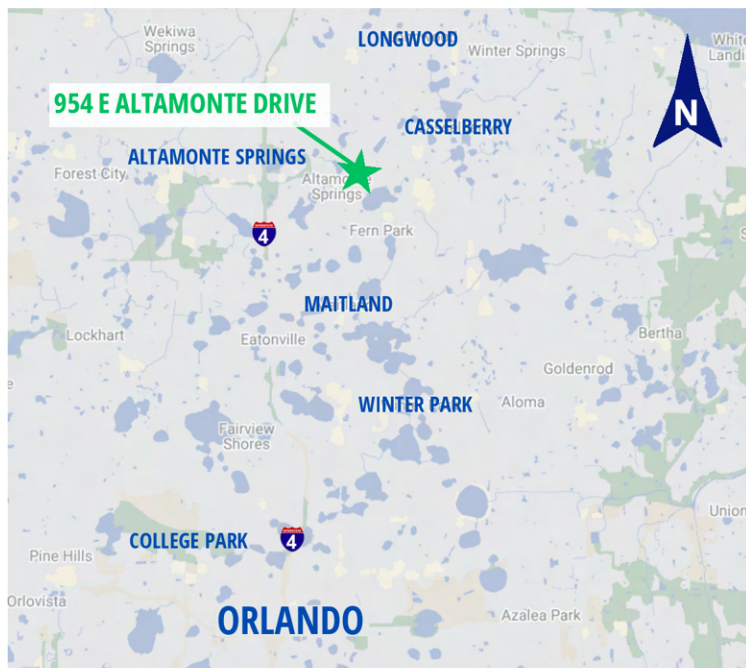
- **Freestanding turnkey 2nd Generation Restaurant**
- Roll up door for deliveries
- Buy the successful business in place, or put in your own
- Equipment included
- Situated in a super-regional trade area with close proximity to both I-4 & 17-92
- Great road signage and visibility
- Private parking - 21 parking spots
- Ample improvements
 - New HVAC & New Electric
 - FF&E convey with the space
- Property sees over 75k VPD between SR 436 and Maitland Ave
- Located ½ mile from Advent Health's Altamonte Springs campus and 1 mile east of the 1.16M SF Altamonte Mall
- For pricing information please call
- ***DO NOT DISTURB CURRENT TENANT****

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,924	90,701	250,833
Households	4,402	38,741	104,686
Avg. HH Income	\$66,551	\$82,901	\$87,552

*Source: Costar

MAP



Stephanie D'Amico

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Dominic Rogers

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CrossMarc Services, LLC
Licensed Real Estate Broker

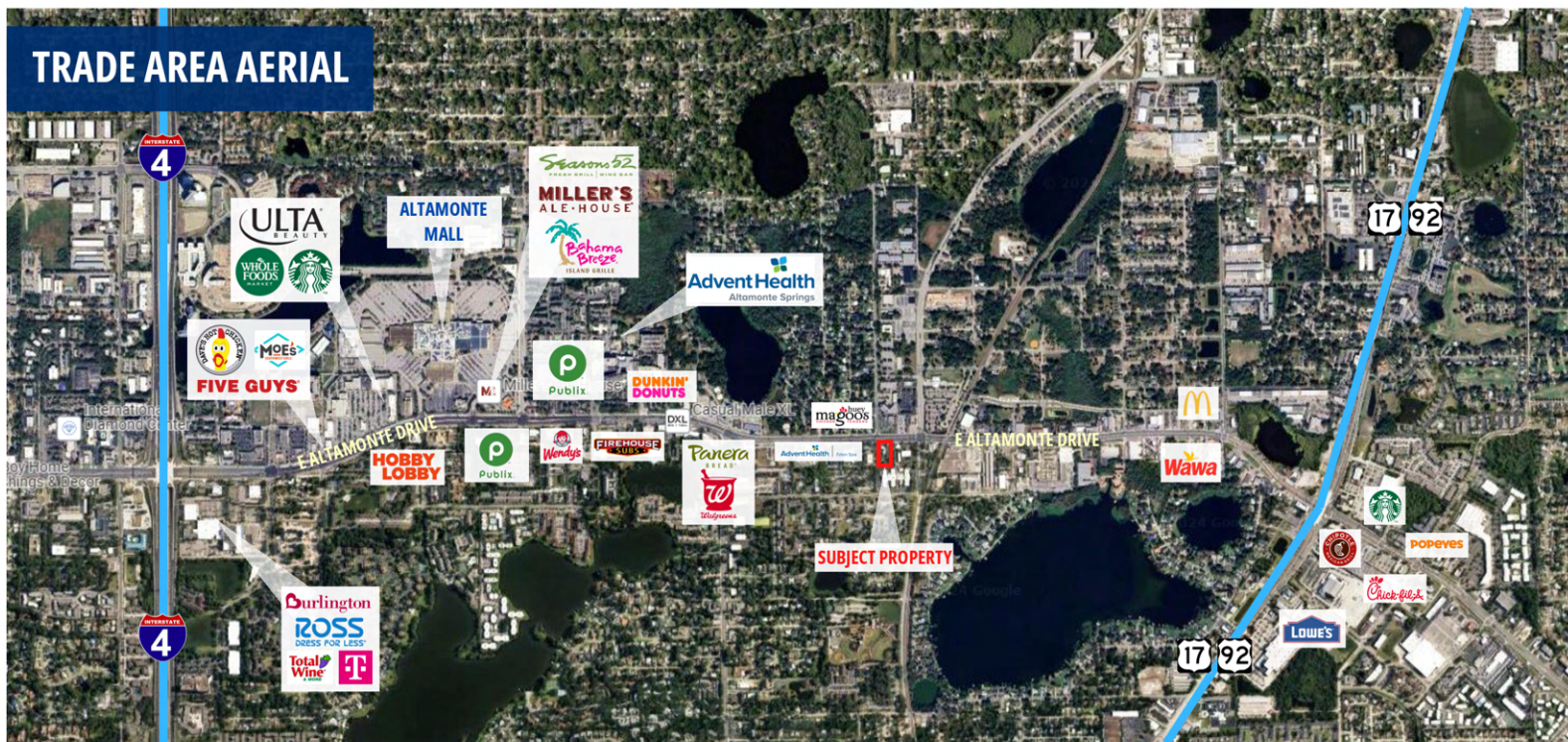


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TRADE AREA AERIAL



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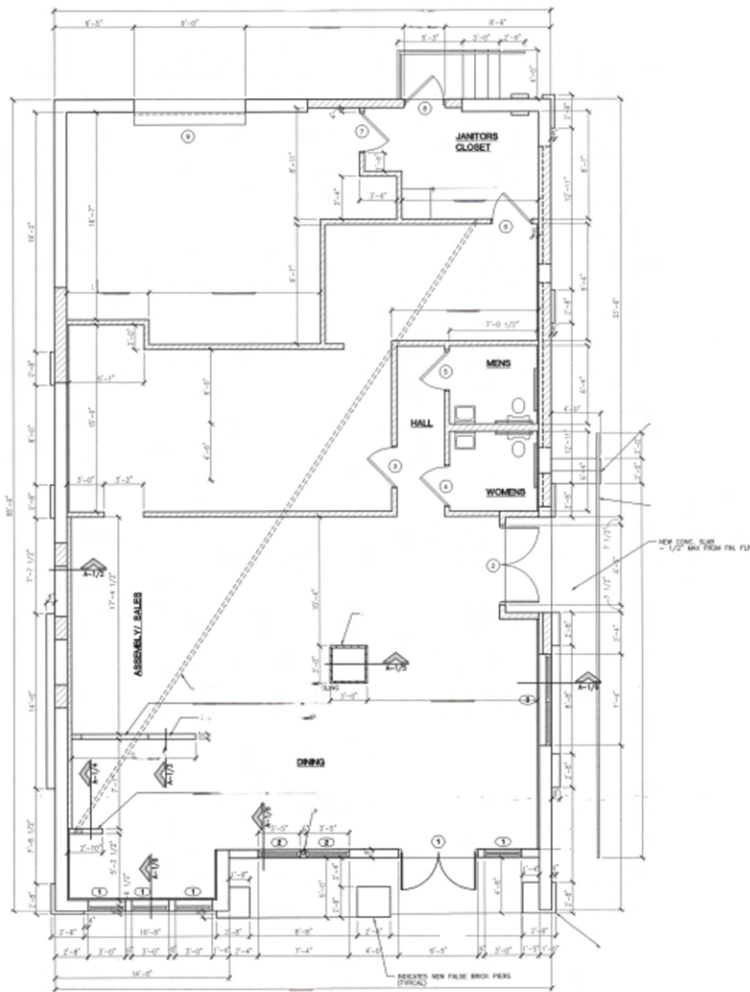


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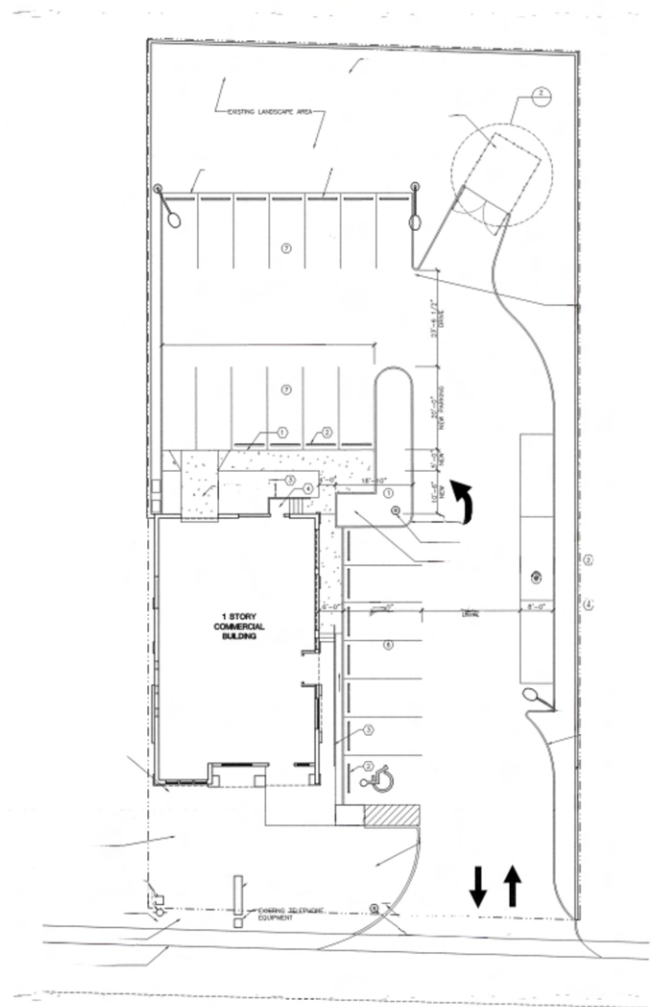
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FLOOR PLAN



1 FLOOR PLAN
SCALE: 1/4\"/>

SITE PLAN



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