

820 E ALTAMONTE DR

Altamonte Springs, FL 32701

FREESTANDING RETAIL/SHOWROOM | 4,800 SF AVAILABLE FOR LEASE



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OVERVIEW

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SIZE 4,800 SF
PARKING 21 SPACES

ACCESS

Right-in/Right-out on E. Altamonte Dr

CONDITION

Built-out as showroom with back-office area

FRONTAGE

75' FT

BUILDING TYPE

Freestanding Retail/Showroom

ZONING

CG

TRAFFIC COUNT

49,000 AADT (E. Altamonte Dr)

SIGNAGE

Large Monument

PARKING RATIO

4.375/1,000 SF

NEARBY RETAILERS

The Altamonte Mall, Hobby Lobby, Vision-works, Generac, Panera Bread, Raising Cane's, Wendy's, and Dunkin'.

HIGHLIGHTS

- Former New South Windows showroom in the heart of Altamonte Springs. Completely freestanding with own parking field.
- 820 E Altamonte Drive is strategically located on SR-436 (Altamonte Drive) which is the largest thoroughfare in Altamonte Springs. SR-436 creates a large amount of connectivity within the marketplace with I-4 being minutes away. As well as being the main corridor to Casselberry and Winter Park. 49,000 cars pass this location daily.
- 820 E Altamonte drive is minutes away from AdventHealth Altamonte Springs, with over 393 beds this hospital is the largest in Seminole County by capacity. AdventHealth is the 2nd largest employer in Central Florida and serves as main driver for the area.
- 820 E Altamonte Drive is also positioned in the market to gain from major retail synergy. The nearby Altamonte Shoppes has brought multiple different QSR users to the area including Chipotle, Starbucks, Raising Cane's, Panera Bread, and First Watch. SR-436 also boasts a majority of big box users only minutes away including, Burlington, Ross, Hobby Lobby, Total Wine, Whole Foods, Petco, and the PGA Store. As well as the Altamonte Mall which serves as Seminole County's major suburban mall hub.

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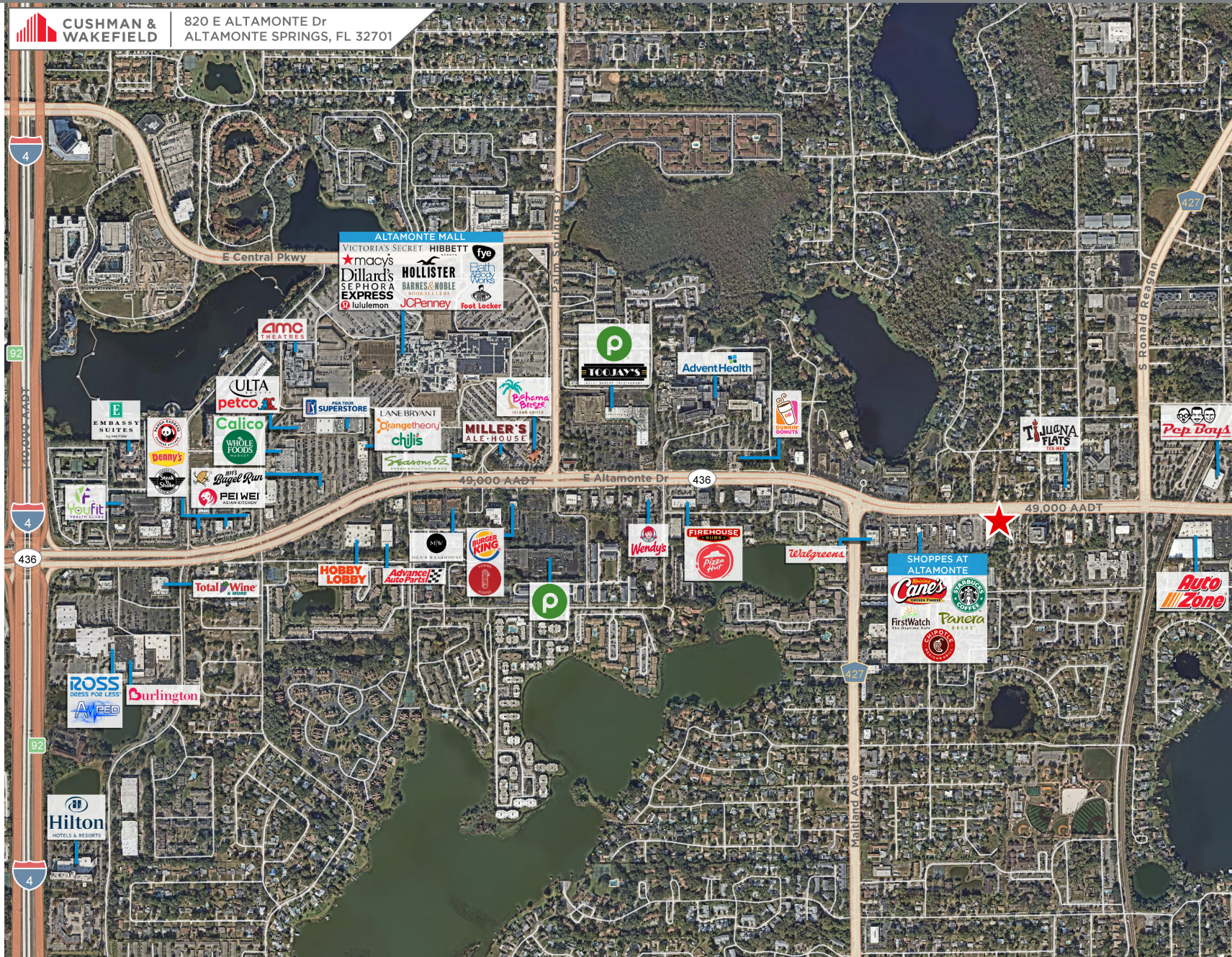
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DEMOGRAPHICS FREESTANDING RETAIL/SHOWROOM | 4,800 SF AVAILABLE FOR LEASE

POPULATION



1 MI	11,293
3 MI	92,651
5 MI	254,916

HOUSEHOLDS

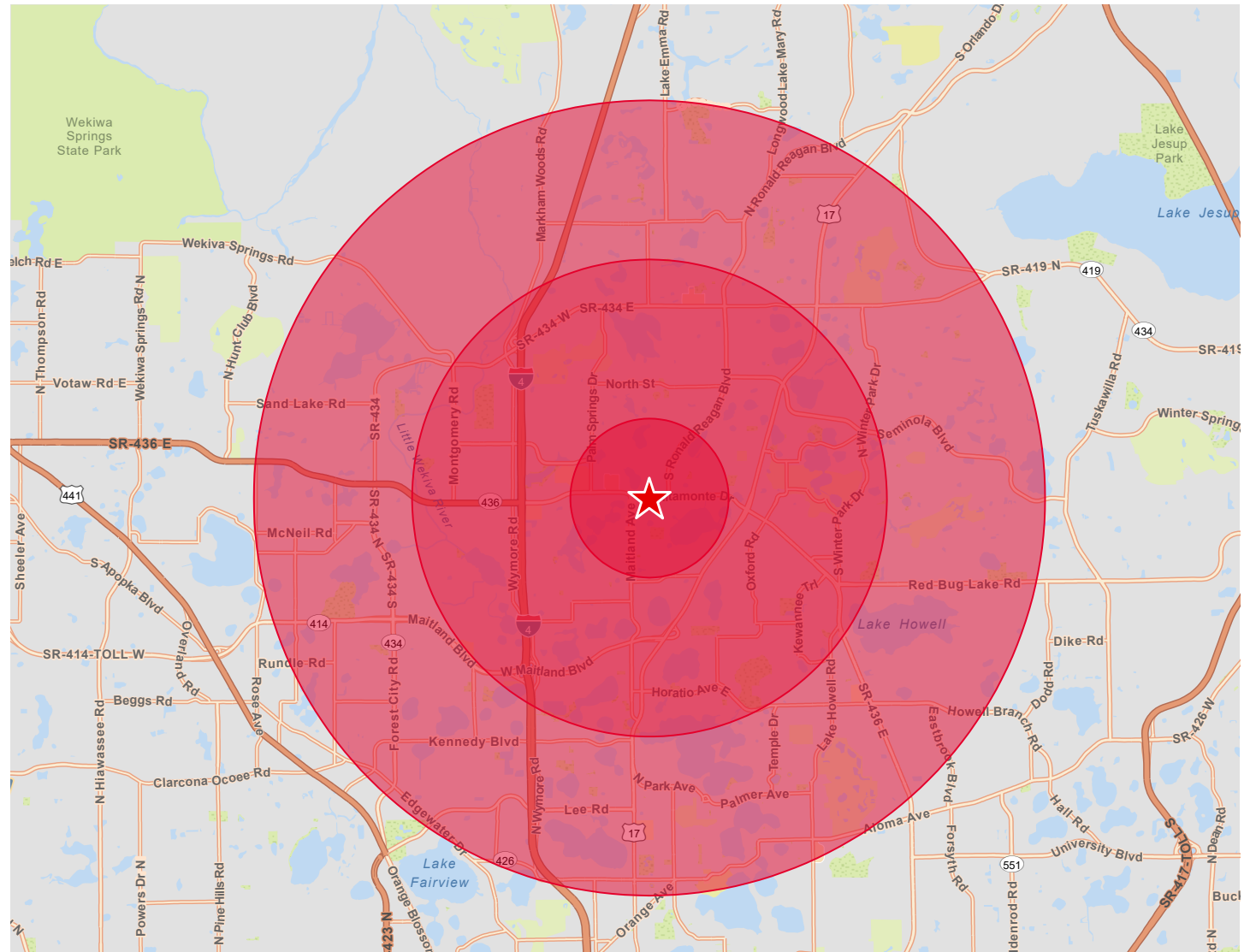


1 MI	5,035
3 MI	41,668
5 MI	100,839

HOUSEHOLD INCOME



1 MI	\$72,296
3 MI	\$85,949
5 MI	\$88,484



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