

Landing Towne Square

580 Cape Cod Ln, Altamonte Springs, FL 32714

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



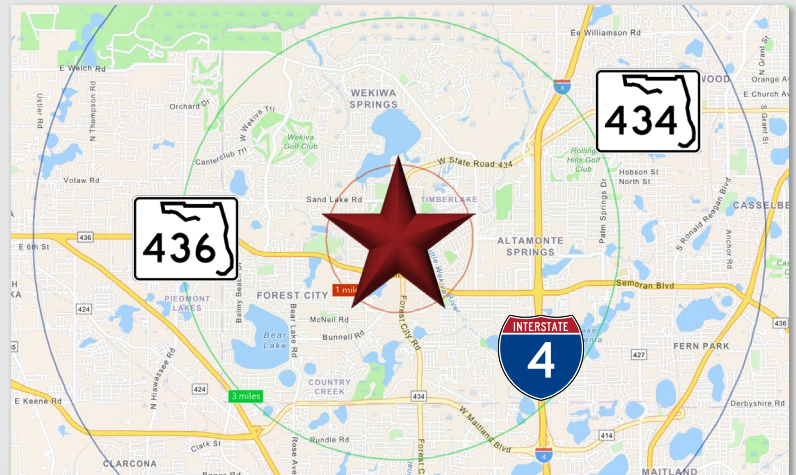
FOR LEASE: \$17 NNN

LOCATION HIGHLIGHTS

Located at the lighted intersection of Cape Cod Ln and SR 434 with traffic counts over 48,500 CPD. Nearby access to I-4 and SR 436 provides a convenient commute to West Town Corners, Uptown Altamonte, and Seminole State College. Surrounded by residential condominiums.

LISTING HIGHLIGHTS

- **Last suite available - 1,177 SF**
- Current use: general office
- Layout includes 4 rooms, including a **large private office**, and a private restroom
- **Access to a back porch** overlooking a beautiful pond
- **74 shared parking spaces**
- Monument and storefront signage available



2026 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	14,239	100,380	213,604
Median HH Income	\$82,130	\$83,387	\$81,315
Average HH Income	\$104,253	\$115,733	\$110,840

CONTACT FOR MORE INFORMATION

Marie Shorey, CCIM

(407) 383-8142

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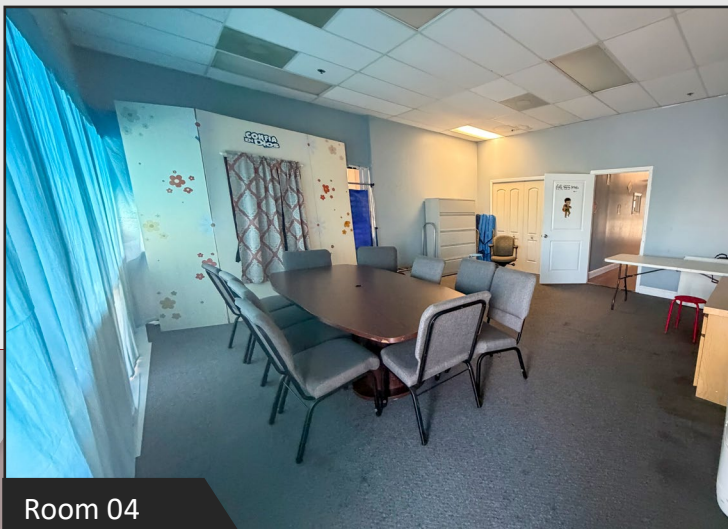
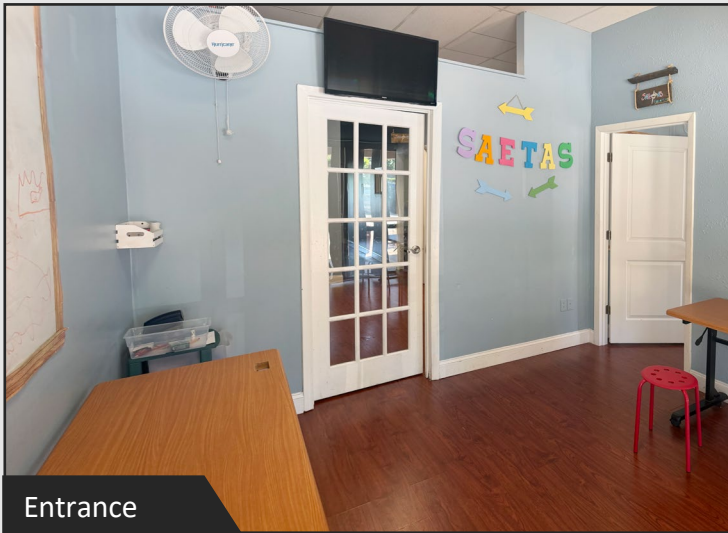
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SUITE 05



NOT TO SCALE. Illustrated for marketing purposes only. Any measurements, sizes, and/or dimensions are approximate. Layout and furnishes shown may vary. Subject to continued revisions.



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SUITE 05



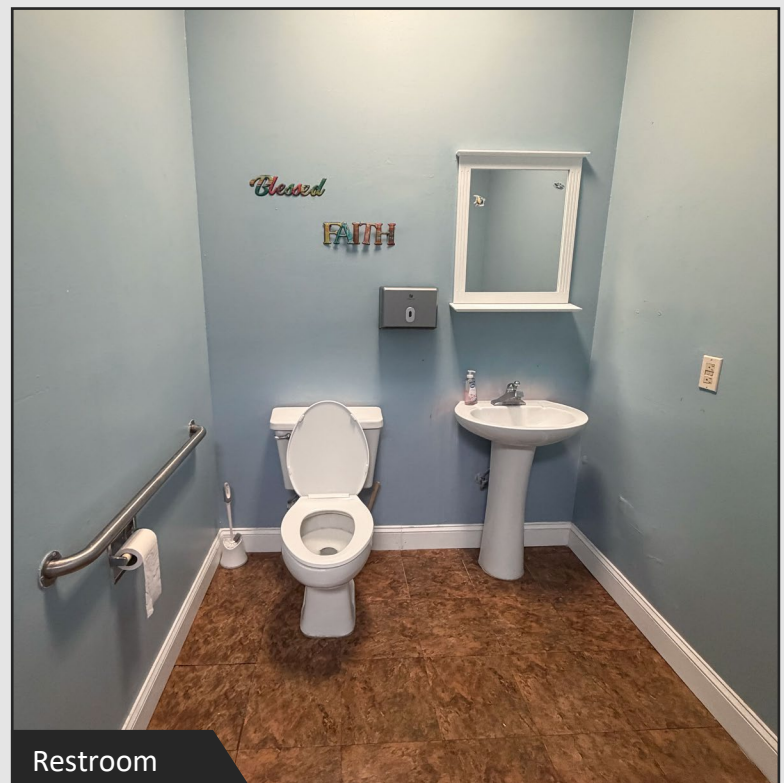
Room 03



Storage



Room 02



Restroom

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