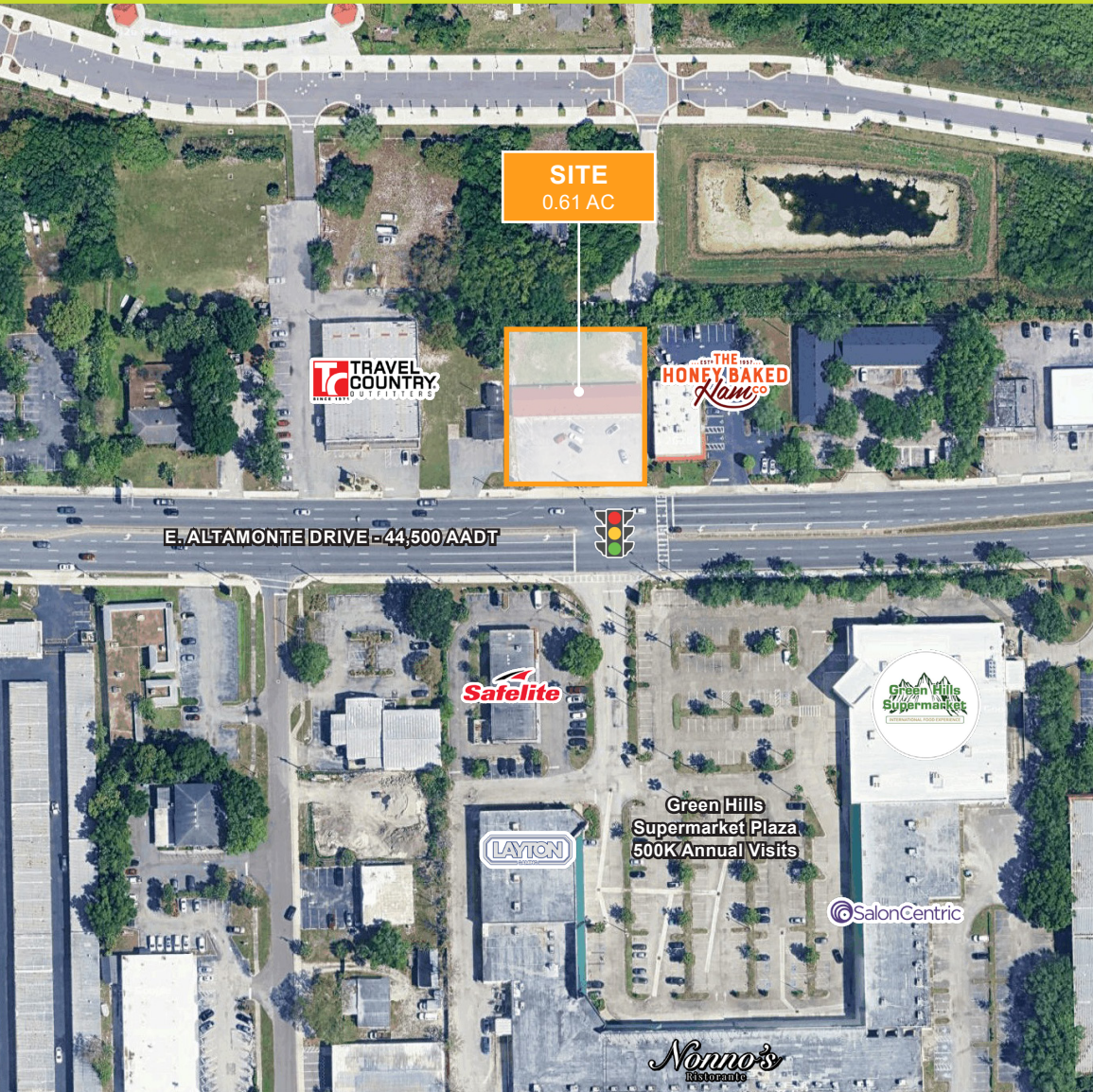


E. ALTAMONTE DRIVE DEVELOPMENT SITE

1111 E. Altamonte Drive, Altamonte Springs, FL 32701

FOR GROUND LEASE OR BUILD-TO-SUIT



PROPERTY OVERVIEW

- » ±0.61-acre commercial development opportunity for ground lease or build-to-suit
- » Positioned along the high-traffic E. Altamonte Drive retail corridor, less than one mile west of US-17/92
- » Approximately 150 feet of frontage on E. Altamonte Drive, providing exposure to 44,500 vehicles per day
- » Signalized intersection provides convenient left-in ingress
- » Located near Altamonte Mall (3.3 million annual visits) and AdventHealth Altamonte Springs (393-bed hospital with more than 2,000 employees)
- » Surrounding retailers include BJ's Wholesale Club, Aldi, Wawa, First Watch, and Starbucks
- » Excellent regional connectivity with quick access to I-4

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,705	96,166	254,291
Households	3,800	43,380	111,102
Daytime Pop.	10,283	97,472	248,725
Ave. HH Income	\$85,925	\$115,465	\$127,347

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