

FOR LEASE

# 460 N SR 434 - FREE-STANDING BUILDING

460 N State Road 434  
Altamonte Springs, FL 32714

RETAIL PROPERTY



BROCHURE

FOR MORE INFORMATION CONTACT:



**Brian Carolan**

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Licensed FL Real Estate Broker

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# RETAIL/WAREHOUSE FOR LEASE

## 460 N STATE ROAD 434 ALTAMONTE SPRINGS, FL 32714



### PROPERTY DESCRIPTION

Introducing a prime commercial lease opportunity at 460 N State Road 434, Altamonte Springs, FL, 32714. This impressive property offers a range of standout features, including expansive retail space, warehouse space with dock high door and high visibility from the road. Inside, the open layout presents a versatile canvas for customization, while the modern amenities ensure comfort and convenience for both customers and employees. With its strategic location and impressive attributes, this property is poised to elevate your business to new heights.

### OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Available SF:	4,200 SF
Building Breakdown:	Approx. 2,500 of Retail / 1,700 SF of Warehouse

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### PROPERTY HIGHLIGHTS

- Prime retail space with high visibility
- Modern amenities for customer comfort
- Spacious layout for versatile customization
- Warehouse (1,700 SF) with dock high door
- Strategic location in Altamonte Springs
- High-traffic area for maximum exposure (46,000 AADT)
- Fifteen parking spaces
- Complete interior renovation in 2023



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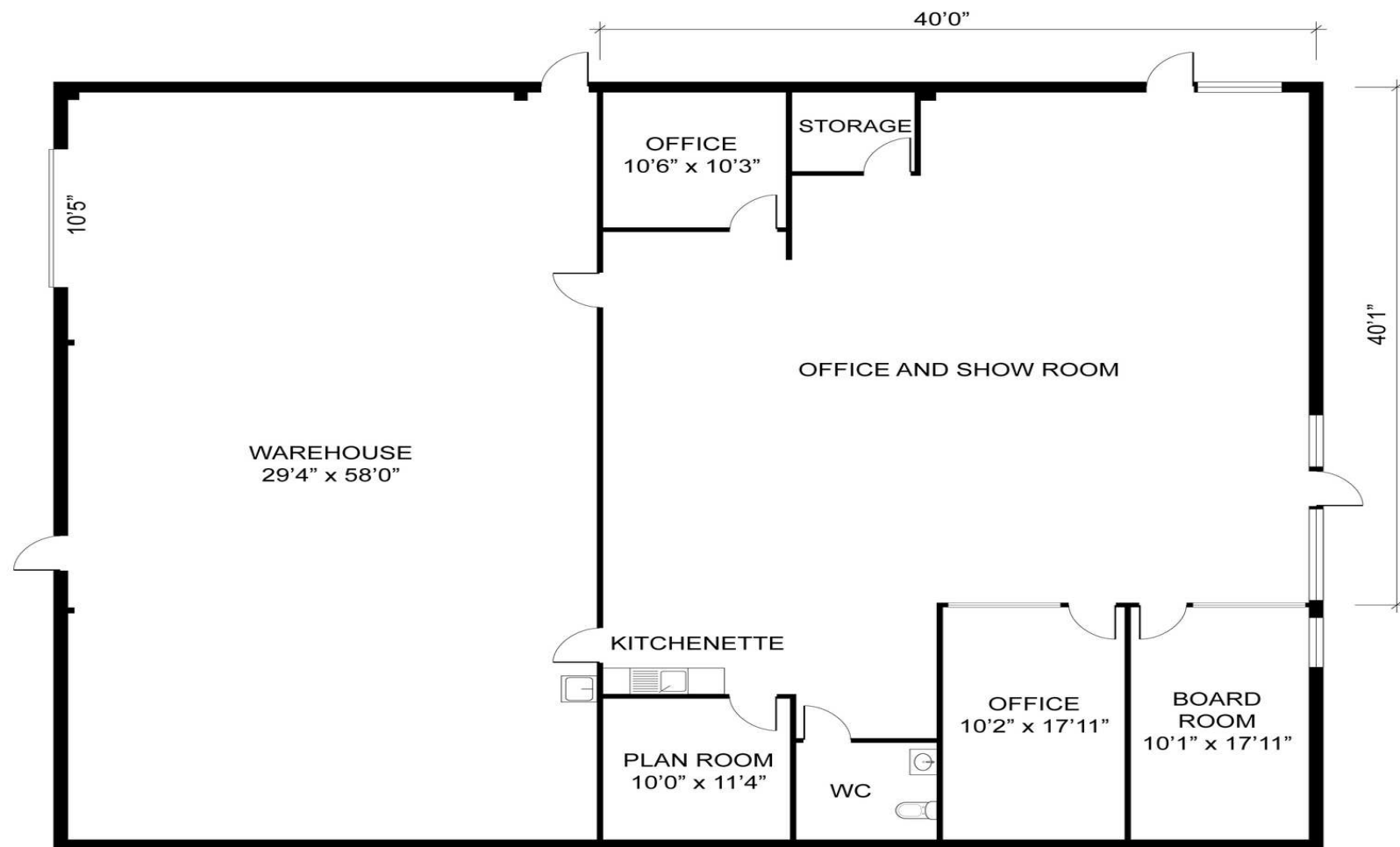
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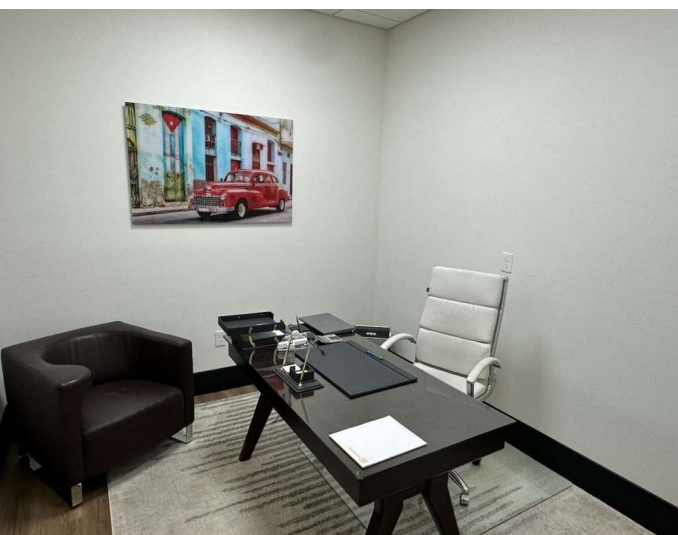
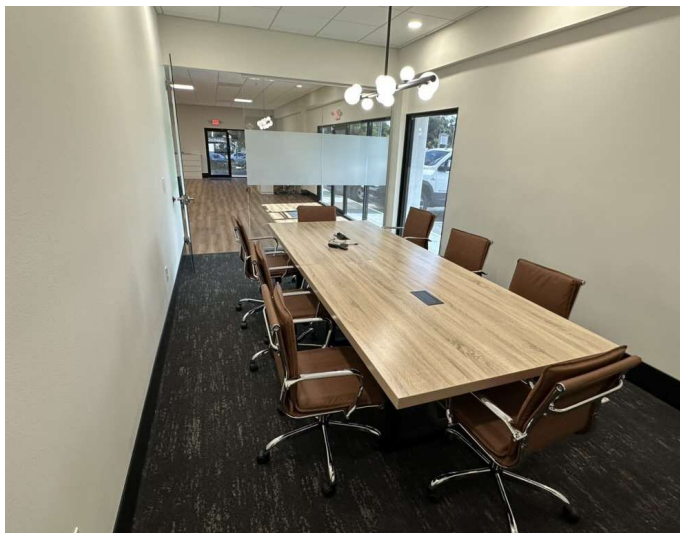
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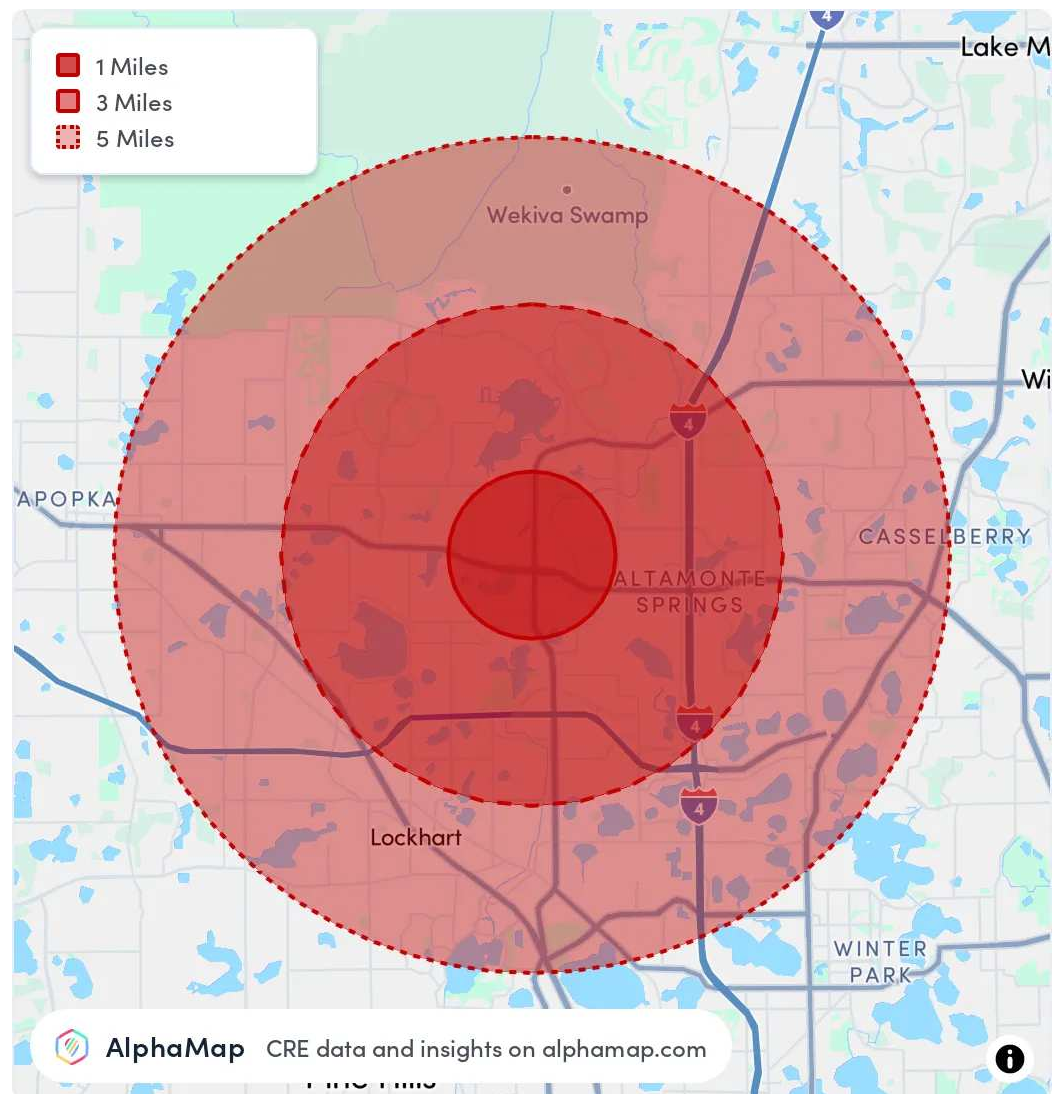
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## RETAIL PROPERTY FOR LEASE

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,636	104,937	220,815
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	43	42
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,359	43,653	88,474
Persons per HH	2.5	2.4	2.5
Average HH Income	\$97,217	\$101,920	\$96,951
Average House Value	\$343,840	\$405,764	\$392,345
Per Capita Income	\$38,886	\$42,466	\$38,780

Map and demographics data derived from AlphaMap



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