

# PRIME SPACE FOR LEASE

BHM Properties

COMMERCIAL DEVELOPMENT & INVESTMENT

Lic. Real Estate Broker

VILLAGE SHOPPES AT ALTAMONTE | 249 W. SR 436,  
Altamonte Springs, FL 32714

3 MONTHS FREE RENT | 4% COMMISSION TO BROKERS



**SPACE SIZE:** 1,125 SF

**RATE:** \$20 PSF, TI ALLOWANCE INCLUDED

**INTERNATIONAL  
DIAMOND  
CENTER®**

**TWIN PEAKS**  
EATS • DRINKS • SCENIC VIEWS

**Kar's Wing House**  
Bar & Grill

**the crepevine**  
fast • fresh • friendly

**COPACABANA**  
CUBAN CAFE  
str8 endz SALON

**Cookie Dough Bliss**

**SKYRA**  
Studios

- Signalized intersection at new SR 436 Exit Interchange
- Over 56,000 VPD on SR 436
- 7.5/1,000 parking

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	16,575	103,024	236,481
Households	6,941	44,106	96,191
Ave Hh Income	\$69,799	\$76,199	\$75,100

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BHM Properties  
2101 W SR 434, #135  
Longwood, FL 32779

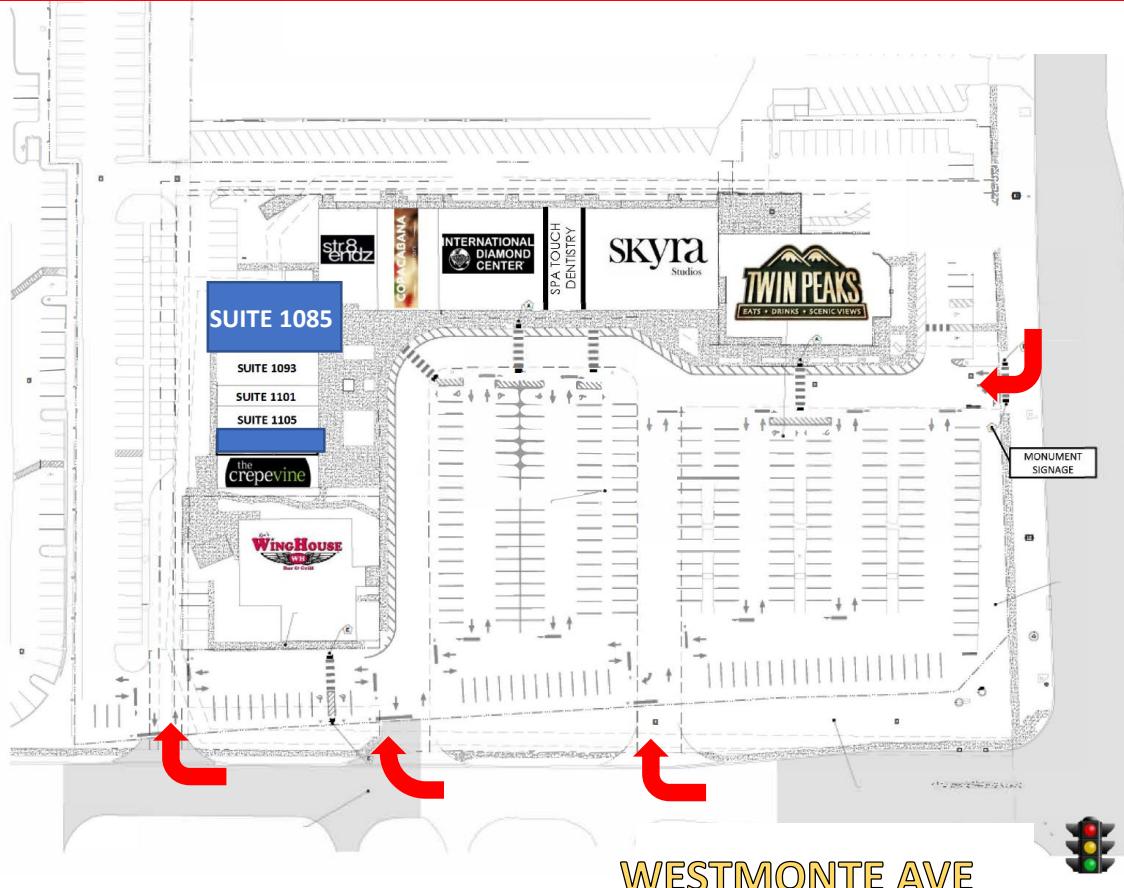
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STATE ROAD 436 – 56,000 VPD

WESTMONTE AVE

SUITE	TENANT	SF OCCUPIED
EA-1	International Diamond Center	6,665
EA-2	Spa Touch Dentistry	2,212
1033	Skyra Studios	6,638
1057	Copacabana Café	3,375
1073	Str8 Endz Hair Salon	4,350
1085	AVAILABLE (2,625 SF ground floor, 875 SF mezzanine)	3,500
1093	Kohinoor Indian	3,000
1101	AHH Nails	1,125
1105	Antica Pizzeria	1,500
1109	AVAILABLE	1,125
1111	Crepevine Café	1,875

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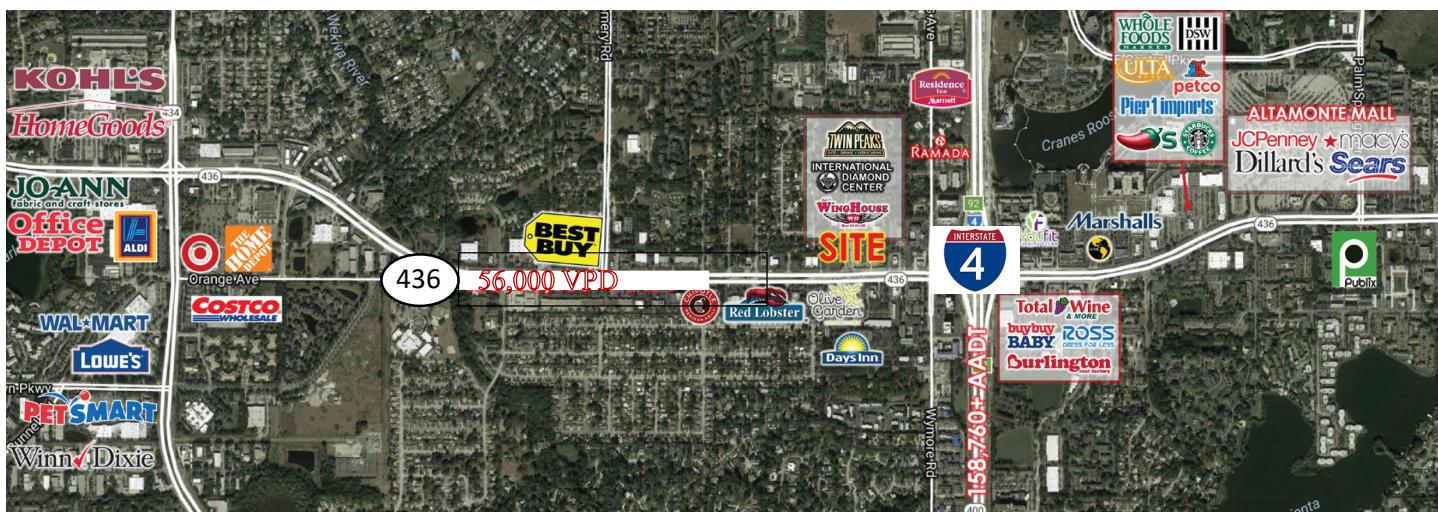
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Located at the NEW State Road 436 & I-4 Interchange



The Westmonte Drive/ SR 436 intersection, where the property is situated, is now the first major lighted intersection off the I-4 interchange. Improvements, including additional turn lanes at S.R. 436, have been constructed on Westmonte Drive. This not only improves traffic flows but provides more capacity for vehicles exiting I-4 and thereby driving more traffic to the property's intersection.

visit: [www.i4ultimate.com](http://www.i4ultimate.com) for more info



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