

BOARDWALK SHOPPES II

RESTAURANT &
RETAIL SPACE
AVAILABLE



1076 WEST SR 436 ALTAMONTE SPRINGS, FL 32714

BOARDWALK SHOPPES II



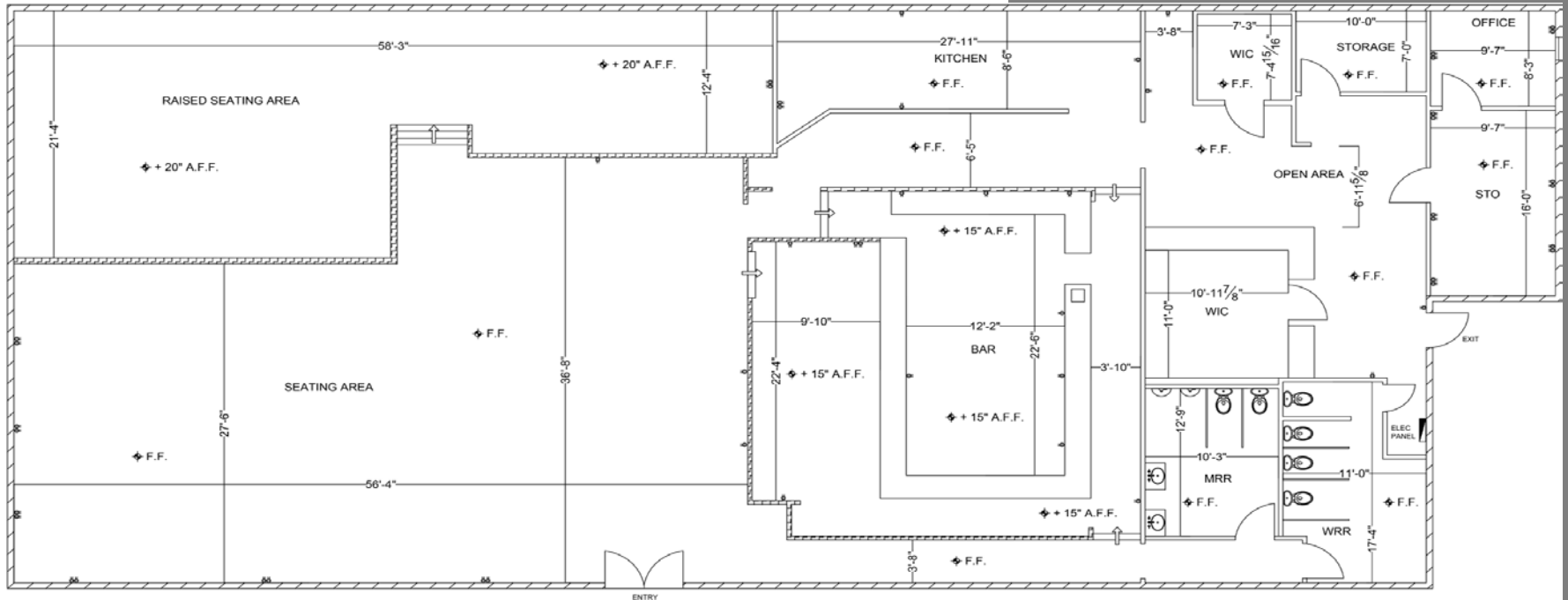
2ND GEN RESTAURANT + RETAIL
IN ALTAMONTE SPRINGS

PROPERTY HIGHLIGHTS

- **1,683- 5,760 SF AVAILABLE**
- 2nd GEN FREESTANDING RESTAURANT SPACE W/ OUTDOOR DECK SEATING AND OPEN INTERIOR LAYOUT
- ON SR 436 A MAJOR THOROUGHFARE THROUGH ALTAMONTE SPRINGS, LONGWOOD AND MORE
- SIGNALIZED INTERSECTION AT ENTRANCE ON A BUSY RETAIL CORRIDOR
- NEWLY PAVED PARKING LOT
- HIGH TRAFFIC COUNTS- 51,000+ CARS TRAVELING ON SR 436 DAILY

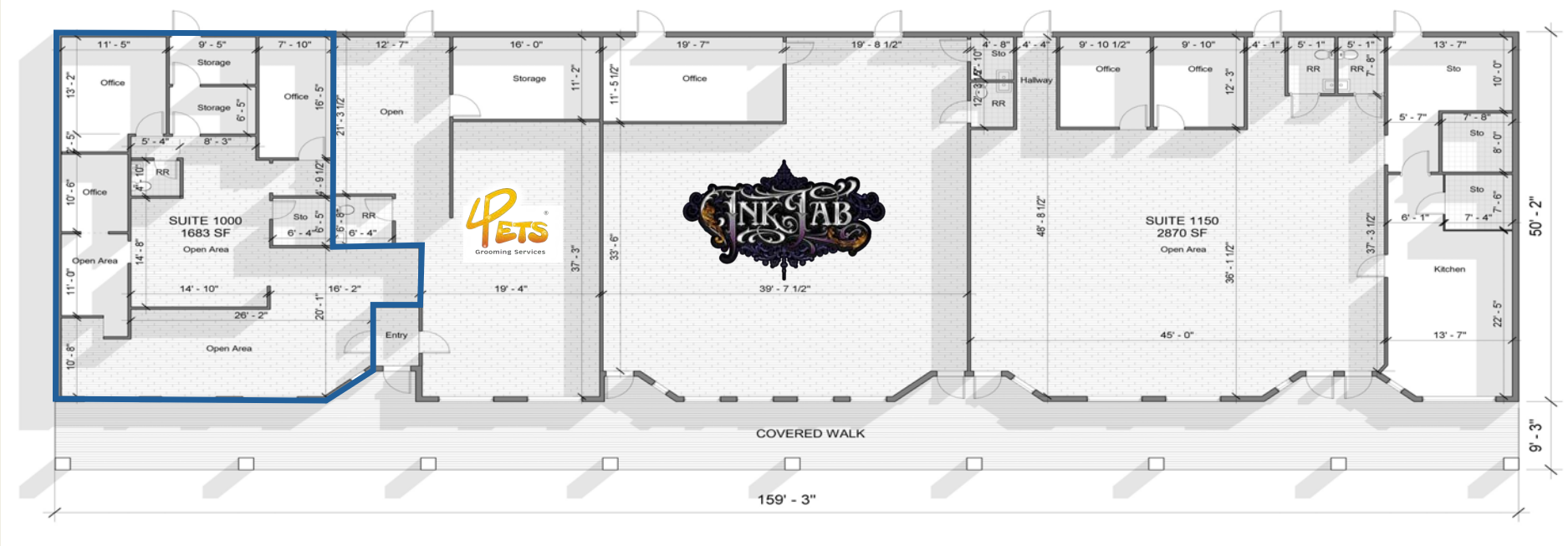


SITE PLAN



5,760 SF FREESTANDING 2ND GENERATION RESTAURANT SPACE

SITE PLAN



SUITE 1000
1,683 SF

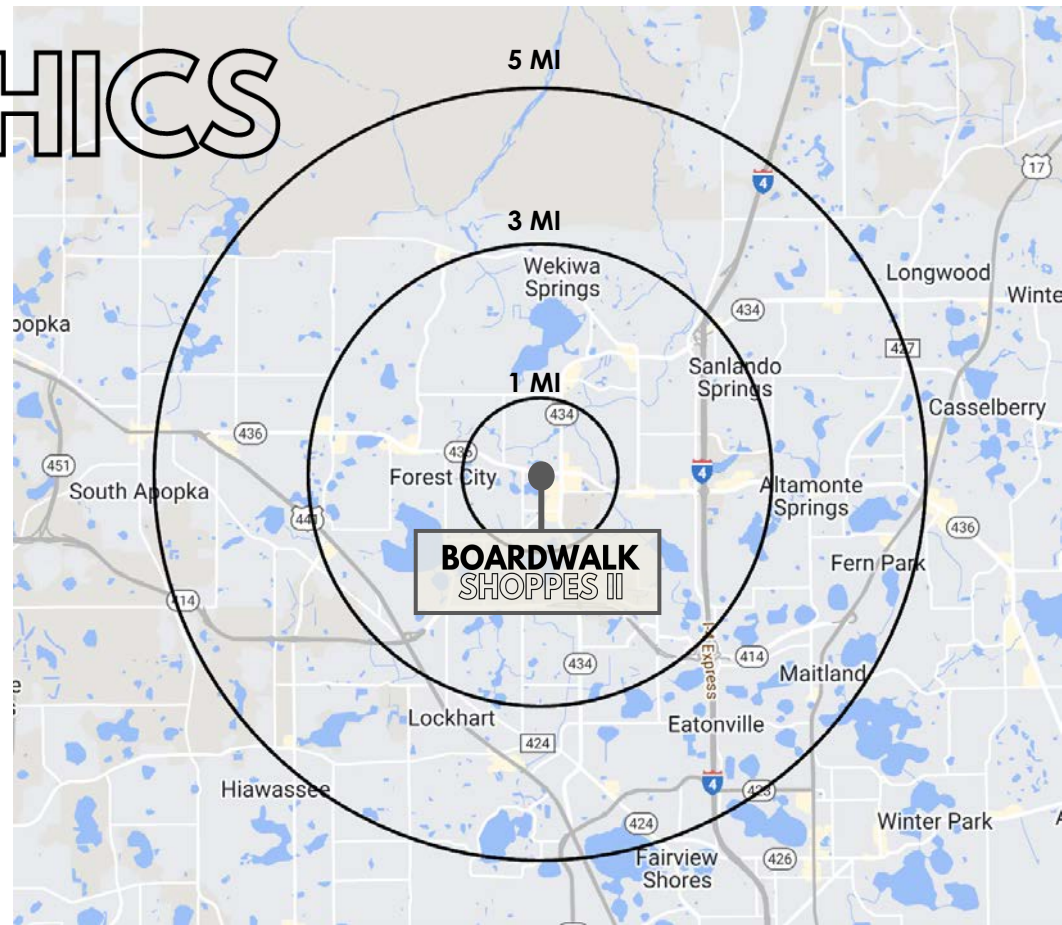
SUITE 1050
4 PETS
1,300 SF

SUITE 1100
THE INK LAB
2,029 SF

SUITE 1150
TASTE OF BRAZIL
2,870 SF

DEMOGRAPHICS

ALTAMONTE SPRINGS IS A SUBURBAN CITY JUST NORTH OF ORLANDO BOASTING A DIVERSE ECONOMY WITH A MIX OF RETAIL, HEALTHCARE AND SERVICE INDUSTRIES. THE CITY IS WELL CONNECTED BY MAJOR HIGHWAYS, PARTICULARLY I-4, MAKING IT AN IDYLIC LOCATION FOR BUSINESS PROFESSIONALS AND FAMILIES TRAVELING TO ORLANDO AND OTHER AREAS OF CENTRAL FLORIDA.



	1 MILE	3 MILES	5 MILES
POPULATION	14,276	108,092	221,079
AVG HH INCOME	\$102,294	\$114,668	\$113,973
AVG AGE	35.0	37.5	37.7
DAYTIME EMPLOYEES	6,847	68,175	138,485

BOARDWALK SHOPPES II

RETAIL AROUND TOWN



RETAIL LEASING CONTACTS

BOARDWALK SHOPPES II

Alden Pkwy



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