



# UPTOWN

ALTAMONTE

TOWN CENTER

## THE RETAIL HEARTBEAT OF ALTAMONTE SPRINGS



  
UPTOWN  
ALTAMONTE  
Town Center II

  
UPTOWN  
ALTAMONTE  
Town Center I



**E. ALTAMONTE DR | 65,000+ VPD**





UPTOWN  
ALTAMONTE

## The Ideal Place For Your Business

Uptown Altamonte is the city's premier business and urban residential district. Its central location and easy access makes Uptown Altamonte Town Center the heartbeat of the area.

This corridor is the economic and aesthetic focal point for businesses and residents alike. It's located on one of the busiest thoroughfares—the north side of SR 436 (65,287 AADT) and is just 0.35 miles from the Interstate-4 and SR-436 exit.

Uptown Altamonte Town Center has something for everyone. The exceptional and walkable amenities are why a retail or office user will be highly attracted to relocating to Uptown Altamonte Springs.

***There is no better place to grow your business in Central Florida.***

## PROJECT HIGHLIGHTS

-  Positioned directly on Altamonte Drive (65,000+ VPD) with +/- 1,050 feet of frontage
-  Dense & Upper Income Trade Area: +/-240,000 residents and average HH income of above \$95,000 within 5-mile Radius
-  Anchor Space coming available for Lease
-  Ideal signalized access and cross access to Altamonte Mall

### CONTACT US FOR MORE INFO

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# SITE MAP



## TENANT ROSTER

### Building 140

A-3 Youfit Available Soon 30,310 SF

### Building 175

1105A Nat'l Rest. User @ lease 3,002 SF  
 1105B Available-Future Retail 2,815 SF  
 1106 Available-Future Resto 2,467 SF  
 1020 Joint Chiropractic 1,812 SF  
 1030 Jersey Mike's Subs 1,727 SF  
 1040 Just Salad Coming Soon 2,500 SF  
 1050 FedEx Office 1,910 SF

### Building 229

1100 Jared 5,800 SF  
 1110 Cold Stone 1,540 SF  
 1120 Wingstop 1,533 SF  
 1130 Five Guys 2,971 SF

### Building 150

1200 Azal Coffee 1,860 SF  
 1210 Arden Pilates 1,791 SF  
 1220 Ideal Image 2,704 SF  
 1230 Color Me Mine 1,960 SF  
 1240 Vertica Fitness 1,351 SF  
 1250 Spectrum 3,562 SF

### Building 155

1060 LasikPlus 3,705 SF  
 1110 Little Greek Fresh Grill 1,869 SF  
 1130 Uptown Nails 1,870 SF  
 1150 Dave's Hot Chicken 3,105 SF  
 1180 Planet Smoothie 1,400 SF  
 1210 Paris Bahn Mi 2,500 SF

### Building 275

1010 AT&T 4,500 SF  
 1020 Panda Express 2,495 SF  
 1030 Oriental Health Mass. 1,900 SF  
 1040 Vitamin Shoppe 4,000 SF

### Building 293

1231 Urban Air 29,320 SF  
 1201 IXV Health 2,000 SF  
 1211 IXV Health 776 SF  
**1221 Available 1,284 SF**



BLDG  
140

Available Soon Space | 30,110 SF (20,266 SF Ground Floor + 9,844 SF Mezz Level)



# BLDG 175

Available Soon Spaces | 3,002 SF, 2,815 SF & 2,467 SF



## Tenant Roster & Available Spaces

<b>1105A National Restaurant User at Lease</b>	<b>3,002 SF</b>
<b>1105B Future Retail</b>	<b>2,815 SF</b>
<b>1106 Future Restaurant</b>	<b>2,467 SF</b>
1020 Joint Chiropractic	1,812 SF
1030 Jersey Mike's Subs	1,727 SF
<b>1040 Just Salad - Coming Soon</b>	<b>2,500 SF</b>



BLDG  
293

Available Spaces | 776 SF to 1,284 SF



### Tenant Roster & Available Spaces

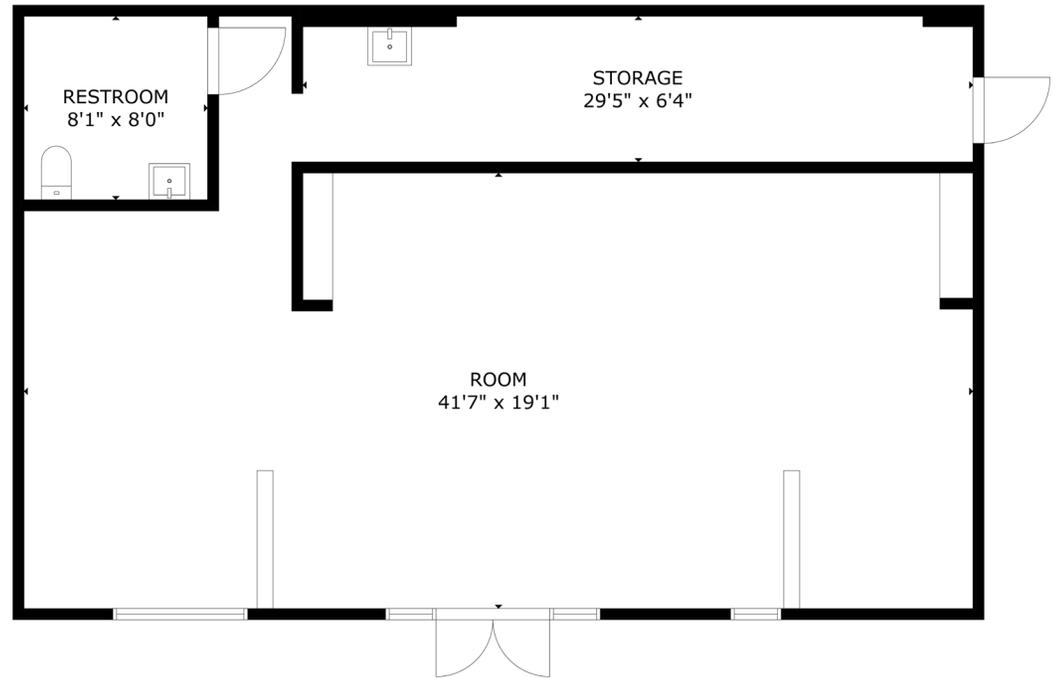
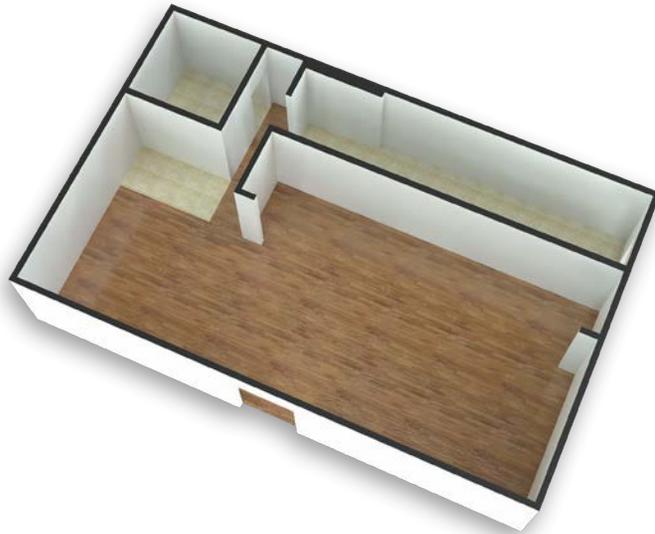
1231	Urban Air	29,320 SF
1201	IVX Health	2,000 SF
1201	IVX Health	776 SF
<b>1221</b>	<b>Available (Former Barber )</b>	<b>1,284 SF</b>



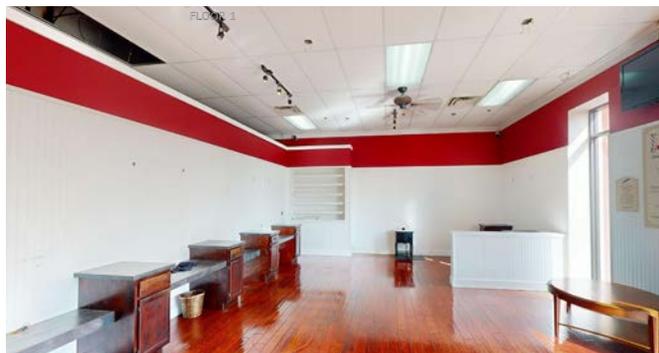
# Suite 1221 | 1,284 SF

## HIGHLIGHTS

- Hair Cutting/Washing Stations
- Restroom
- Back Storage/Utility Area



Salon



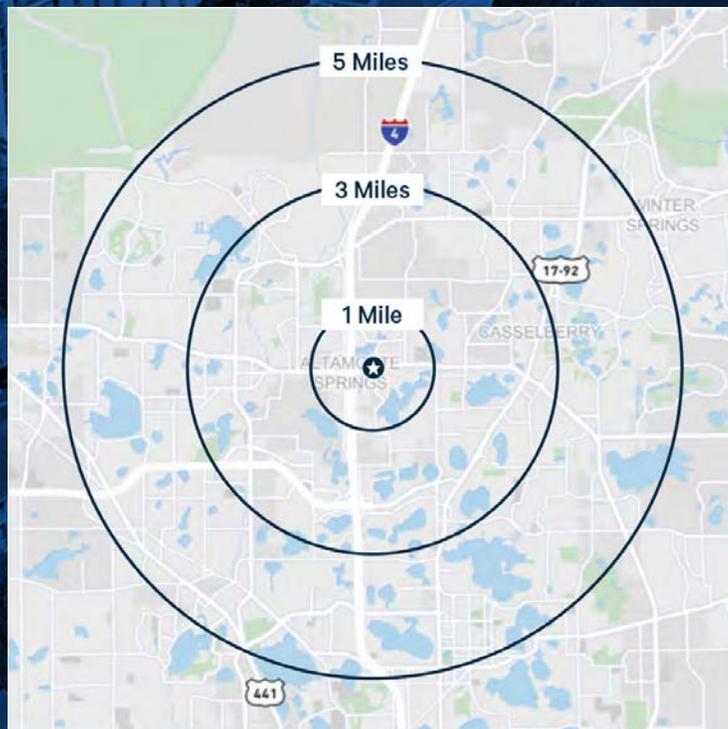
Stations



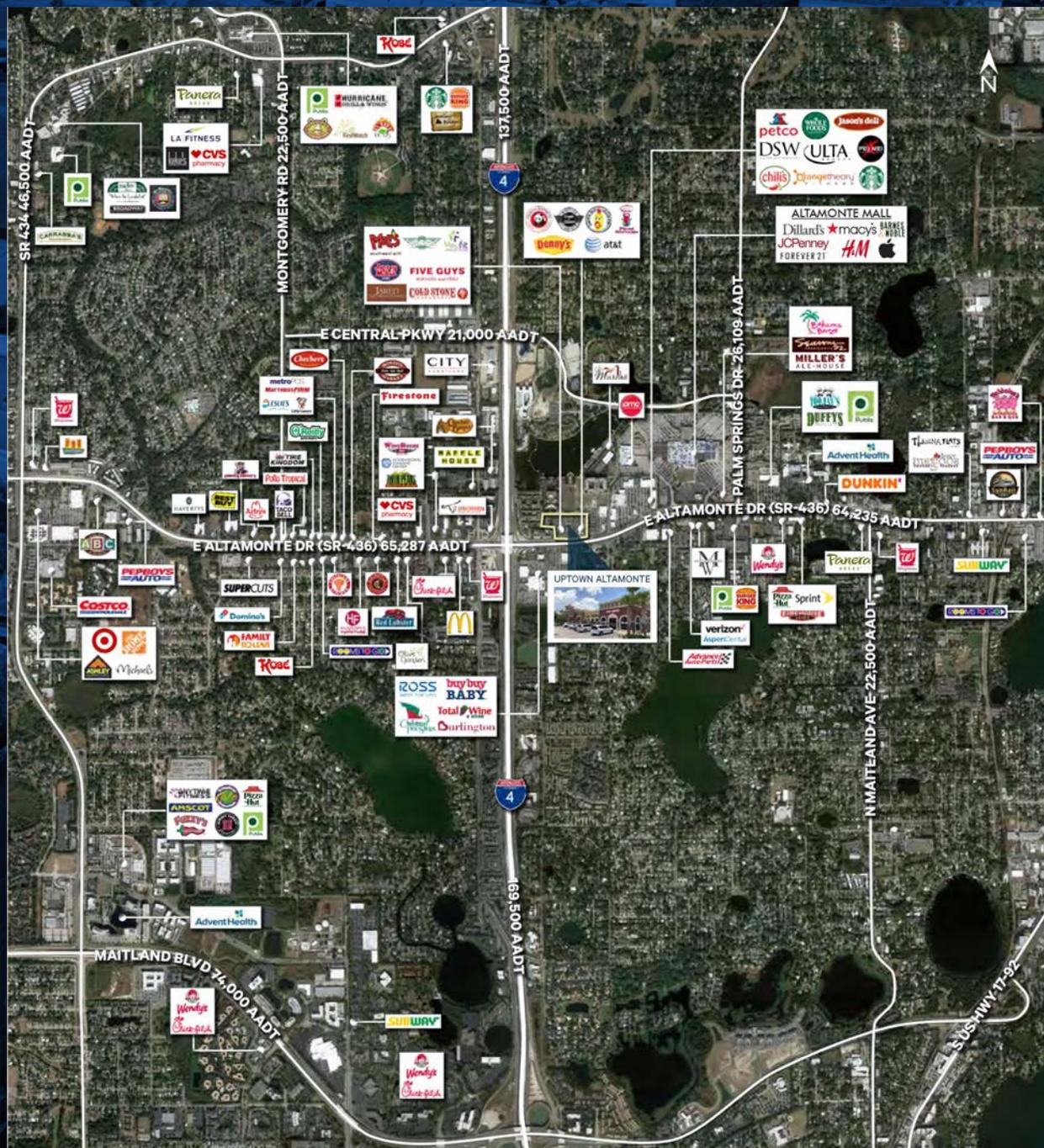
Washing Stations

# Points of Interest

## Demographics



Radius	1 Mile	3 Miles	5 Miles
2023 Population	15,794	96,119	238,189
Median Age	37.5	39.3	40.1
Daytime Population	20,658	130,098	274,086
Businesses	1,504	8,153	16,583
Households	7,684	42,550	100,573
Average Household Income	\$83,516	\$103,452	\$108,931



# Vibrant, Scenic and a Great Place to Grow Your Business



The logo for Uptown Altamonte Town Center. It features a stylized golden eagle with its wings spread, perched on a dark blue background. Below the eagle, the words "UPTOWN" and "ALTAMONTE" are written in a white, serif font, with "TOWN CENTER" in a smaller font below that.



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