

# BOARDWALK SHOPPES

RETAIL / OFFICE SPACE AVAILABLE  
FOR LEASE IN ALTAMONTE SPRINGS

📍 1002-1052 W SR 436 | ALTAMONTE SPRINGS, FL 32714



LOCATED OFF MAJOR  
THOROUGHFARE, SR 436



ENTRANCE POSITIONED AT  
HIGH TRAFFIC SIGNALIZED  
INTERSECTION



MONUMENT SIGNAGE  
OPPORTUNITY

JOIN THE DIVERSE TENANT LINEUP:

Ootoya  
大戸屋 Sushi

FROGGER  
Grill & Bar



HOTWORX

KUMON



LICENSED REAL ESTATE BROKER



# BOARDWALK SHOPPES



## PROPERTY HIGHLIGHTS:

- **AVAILABLE: 2,000 - 4,439 SF**
- Located on SR 436, a major thoroughfare through Altamonte Springs, Longwood, and more
- Signalized intersection at entrance on a busy retail corridor
- Monument signage opportunity
- High Traffic Counts - 57,500 + cars traveling on SR 436 daily

## **📍 ALTAMONTE SPRINGS**

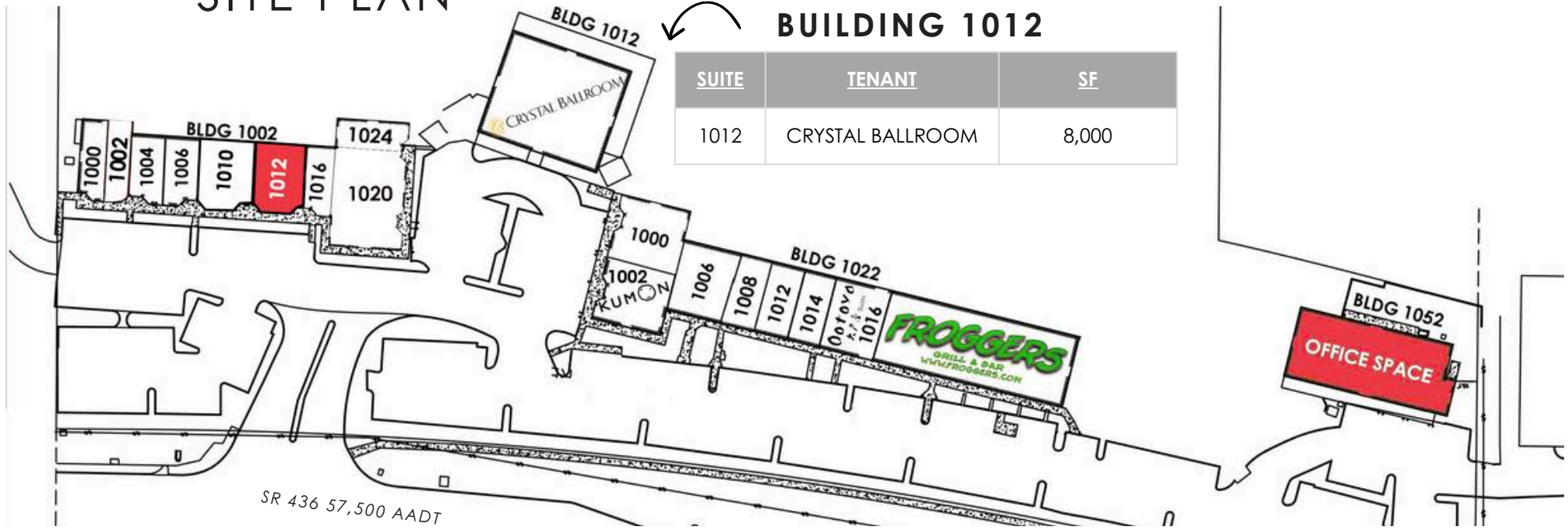
Altamonte Springs is a suburban city just north of Orlando, boasting a diverse economy with a mix of retail, healthcare, and service industries. The city is well connected by major highways such as I-4, making it an idyllic location for business professionals and families traveling to Orlando and other areas of Central Florida.



SCAN →  
TO TOUR  
SUITE 1012



# SITE PLAN



**BUILDING 1002**

SUITE	TENANT	SF
1000	MARY'S BALLOONS	1,000
1002	DEPALIS	1,000
1004	IMPERIAL CLASS TATTOO	1,000
1006	FX HAIR STUDIO	1,000
1010	HOTWORX	2,000
<b>1012</b>	<b>AVAILABLE</b>	<b>2,000</b>
1016	ESTRELLA	1,000
1020	BRAZILIAN JIU JITSU	3,300
1024	CACHITOS BAKERY	1,200

**BUILDING 1022**

SUITE	TENANT	SF
1000	HALO SALON	2,250
1002	MASSAGE STUDIO	1,000
1006	KUMON LEARNING	1,250
1008	DOCTOR SANTANA	2,000
1012	I-SMOKE OUTLET	1,000
1014	NAIL SALON	1,000
1016	OTOYA SUSHI	2,000
1022	FROGGERS	8,000

**BUILDING 1052**

**SECOND FLOOR**

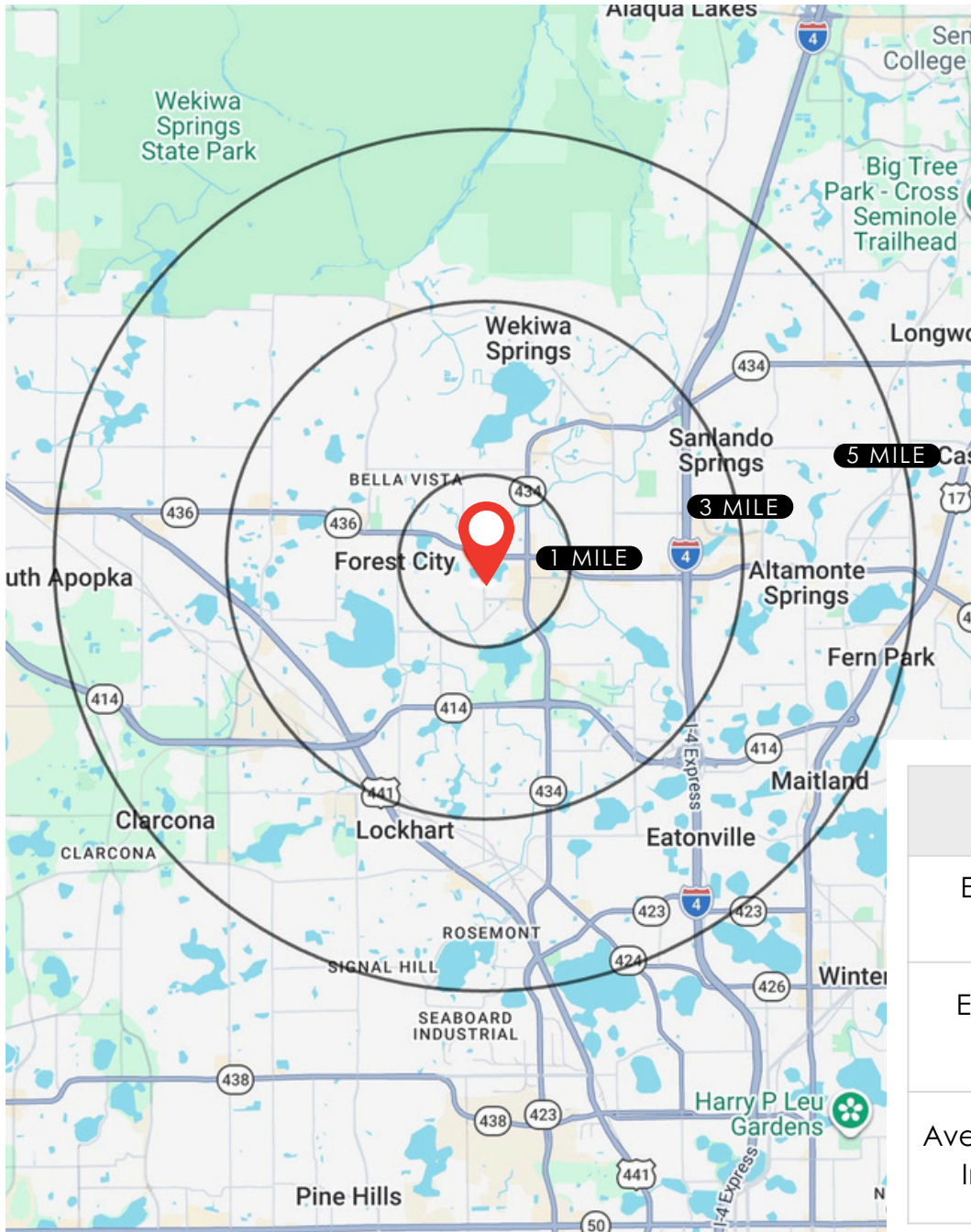
SUITE	TENANT	SF
1062	DENISE DECOR & EVENTS	900
1064	22 HEALTH EXPANSION	923
1066	COUNTRYBOY MARINE	950
1068	22 HEALTH	2,743
<b>2062</b>	<b>AVAILABLE</b>	<b>1,369</b>
<b>2066</b>	<b>AVAILABLE</b>	<b>1,466</b>
2068	CONSTRUCTION OFFICE	898
<b>2072</b>	<b>AVAILABLE</b>	<b>2,075</b>

SR 436 57,500 AADT

# BOARDWALK SHOPPES PHOTOS



# DEMOGRAPHICS



## AFFLUENT, HIGH NET WORTH TRADE AREA

**\$1.02M** **AVG. HOUSEHOLD NET WORTH**  
(3 Mile Radius)

Affluent household net worths exceeding \$1 million, supports premium retail.

**\$108,415** **AVG. HOUSEHOLD INCOME**  
(3 Mile Radius)

Exceptional household wealth, with average household incomes exceeding \$108,000 within 3 miles.

## DENSE, ESTABLISHED TRADE AREA

**222,285** **EST. POPULATION (2025)**  
(5 Mile Radius)

A highly populated corridor, delivering consistent daily traffic from a large and stable residential base.

**67,854** **TOTAL EMPLOYEES**  
(3 Mile Radius)

A dense daytime population supports sustained weekday traffic.

	1 MILE	3 MILE	5 MILE
Est. Population (2025)	13,349	106,984	222,285
Est. Households (2025)	5,577	45,571	91,555
Average Household Income (2025)	\$106,575	\$108,415	\$105,767





## FOR MORE INFORMATION ON BOARDWALK SHOPPES:

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