



Retail Property For Lease

Altamonte Springs Plaza

**1074 Montgomery Rd, Altamonte Springs, FL 32714**

**For More Information:**

813-254-6756 | EXT 2

**Michael Braccia, P.A.** | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)





## Altamonte Springs Plaza

1074 Montgomery Rd, Altamonte Springs, FL 32714

### Executive Summary



#### OFFERING SUMMARY

Available SF:	1,227 SF
Lease Rate:	\$19.00 SF/yr (NNN)
Lot Size:	239,979 SF
Year Built:	1979
Building Size:	59,431 SF
Renovated:	1999
Zoning:	CG - Commercial General
Traffic Count:	26,500

#### PROPERTY OVERVIEW

Lease space immediately available in Altamonte Springs Plaza in the heart of bustling Altamonte Springs. Suite 1042 is 1,227 SF is an open retail space and is vanilla shell finish with a restroom to the rear. Located directly across from a Publix shopping center, this site is surrounded by retail users, restaurants and dense residential with excellent demographics. Tenants within the center include La Fitness / Esporta, CVS, Kekes Restaurant and Wells Fargo and the site is in the center of a densely populated residential area with excellent demographics. Located minutes to I-4 and has a traffic count of 26,500 VPD.

\* Estimated CAM: \$8.05

Suite 1042 - 1,227 SF - Initial estimated monthly rent: \$2,766 (base rate + CAM) plus applicable sales tax

\* See Supplemental Document with list of all existing tenants

#### LOCATION OVERVIEW

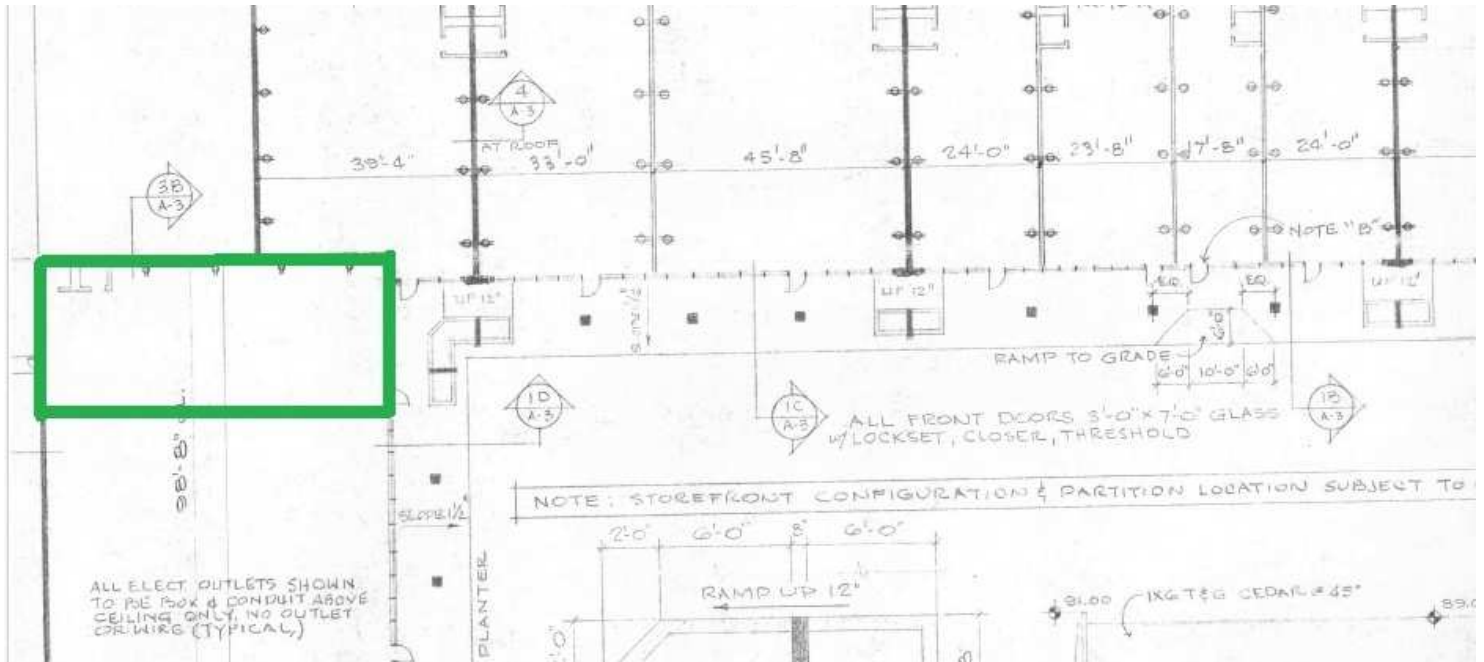
Located in Altamonte Springs at the intersection of Montgomery Rd and SR 434 with close access to I-4.



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### Available Space



LEASE RATE:	-	TOTAL SPACE:	1,227 SF
LEASE TYPE:	NNN	LEASE TERM:	-

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 1042	Strip Center	\$19.00 SF/yr	NNN	1,227 SF	Negotiable	Suite 1042 is 1,227 SF - Open retail space in vanilla shell finish with a restroom to the rear. Located in the corner adjacent to Keke's restaurant along side the tanning salon. This space will be provided with fresh LED lighting, restroom, and primed walls or an allowance for same. Initial estimated monthly rent: \$2,766 includes base rate + CAM (plus applicable sales tax)

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Property Webpage: [www.properties.baystreetcommercial.com/1241417-lease](http://www.properties.baystreetcommercial.com/1241417-lease)

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### Additional Photos



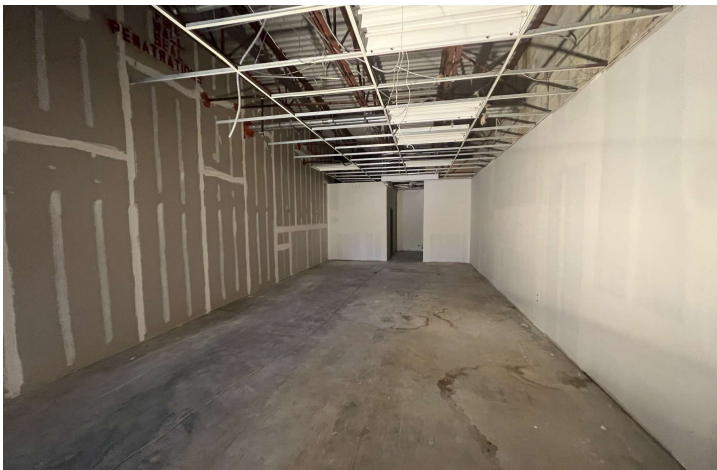




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Suite 1042 - 1,227 SF



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

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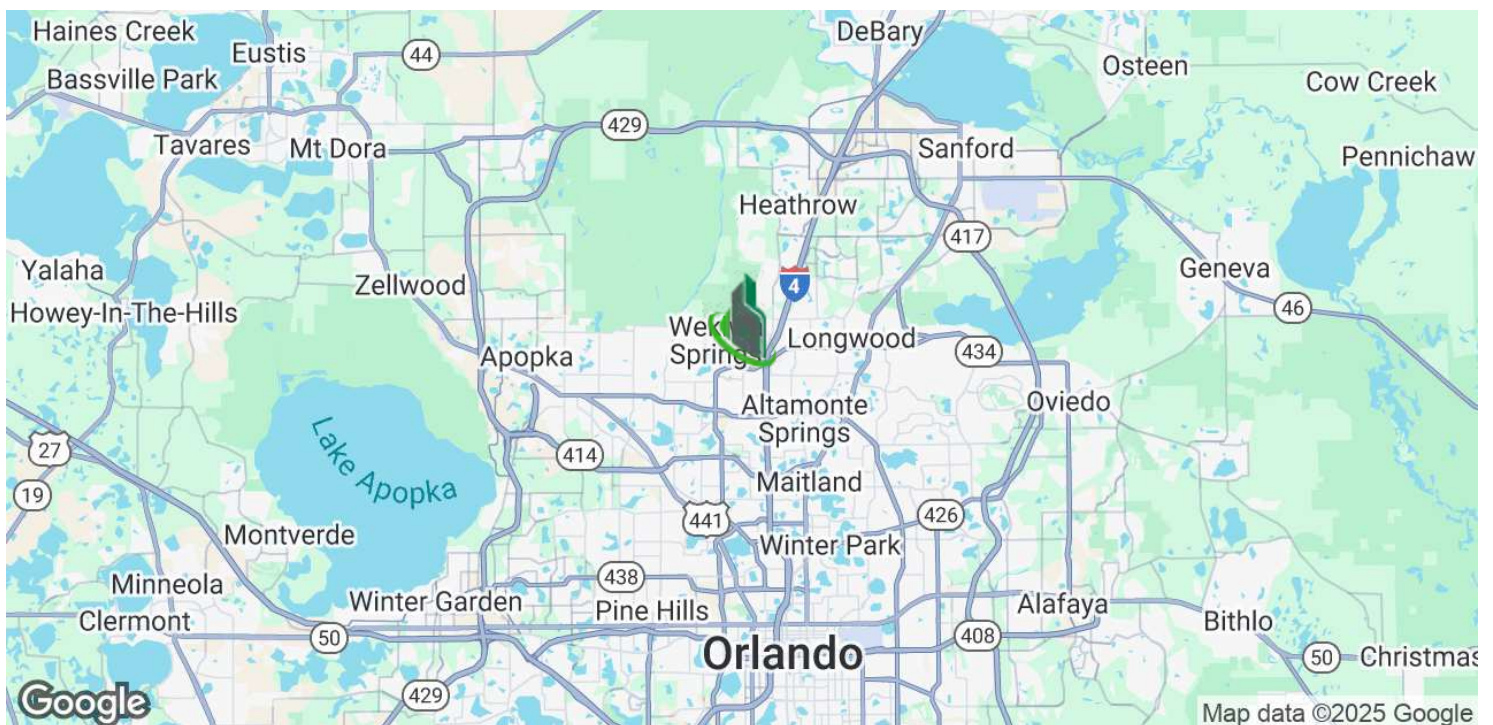
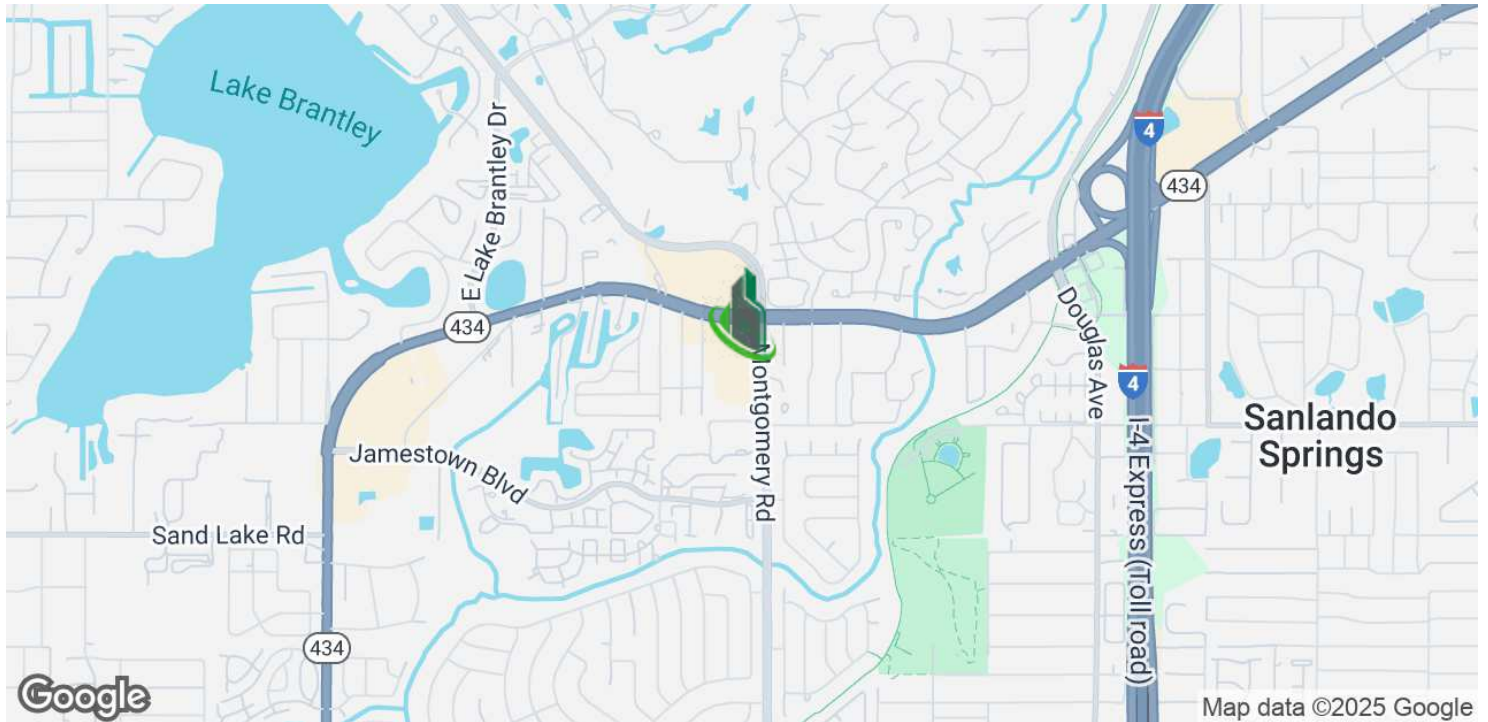




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### Location Map



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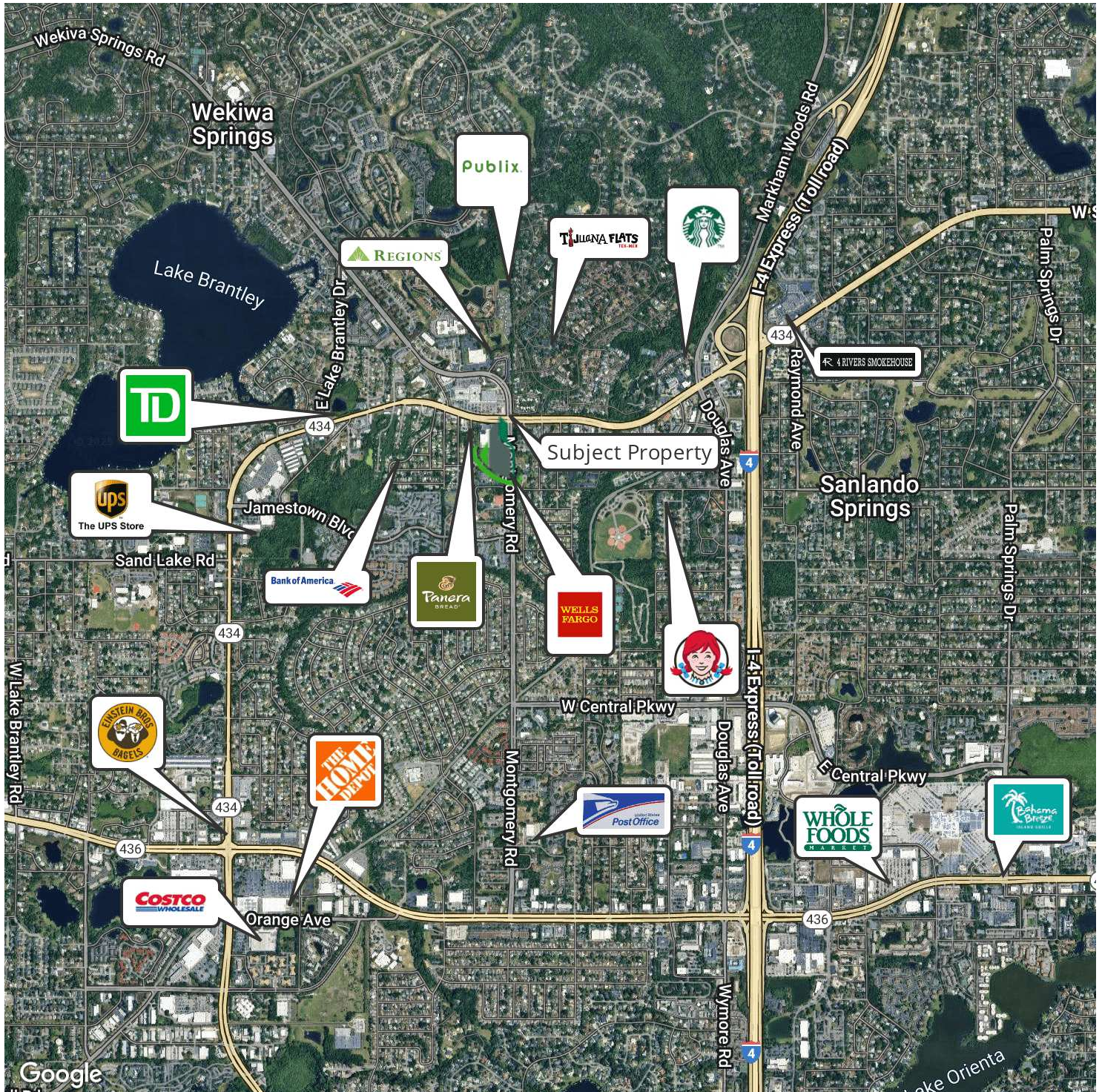




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### Retailer Map



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Aerial Map



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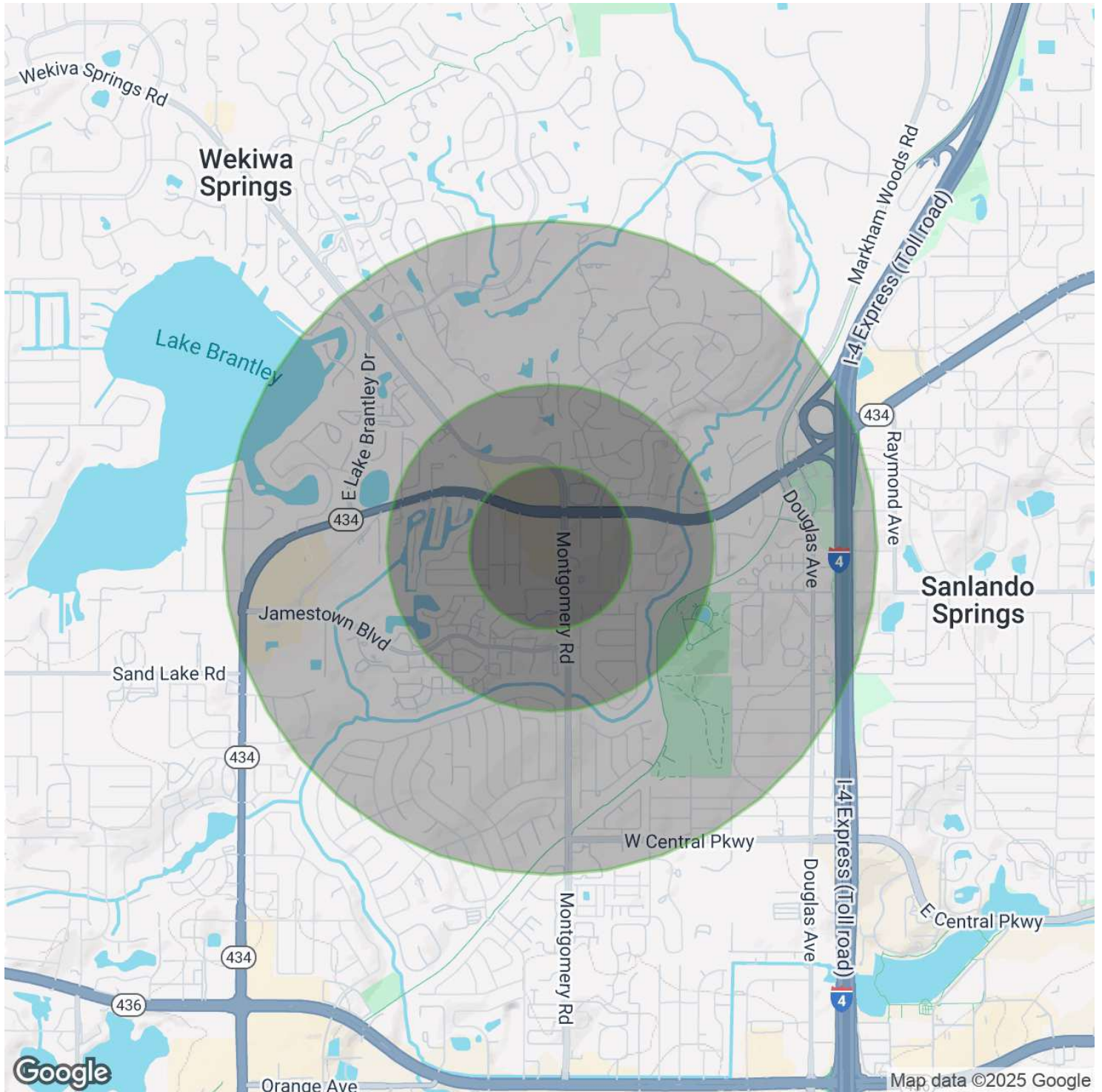




## Altamonte Springs Plaza

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### Demographics Map & Report



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### Demographics Map & Report

#### POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	664	2,727	11,510
Average Age	38.1	39.5	41.3
Average Age (Male)	39.1	39.7	40.3
Average Age (Female)	36.4	40.0	44.0

#### HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	323	1,276	5,193
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$57,262	\$64,336	\$69,974
Average House Value	\$132,092	\$174,575	\$210,665

#### ETHNICITY (%)

	0.25 MILES	0.5 MILES	1 MILE
Hispanic	28.8%	25.7%	23.8%

#### RACE

	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	417	1,821	8,278
% White	62.8%	66.8%	71.9%
Total Population - Black	137	489	1,622
% Black	20.6%	17.9%	14.1%
Total Population - Asian	14	58	337
% Asian	2.1%	2.1%	2.9%
Total Population - Hawaiian	0	9	43
% Hawaiian	0.0%	0.3%	0.4%
Total Population - American Indian	0	1	26
% American Indian	0.0%	0.0%	0.2%
Total Population - Other	55	171	499
% Other	8.3%	6.3%	4.3%

#### TRAFFIC COUNTS

Montgomery Rd & I-4	26,500/day
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2020 American Community Survey (ACS)