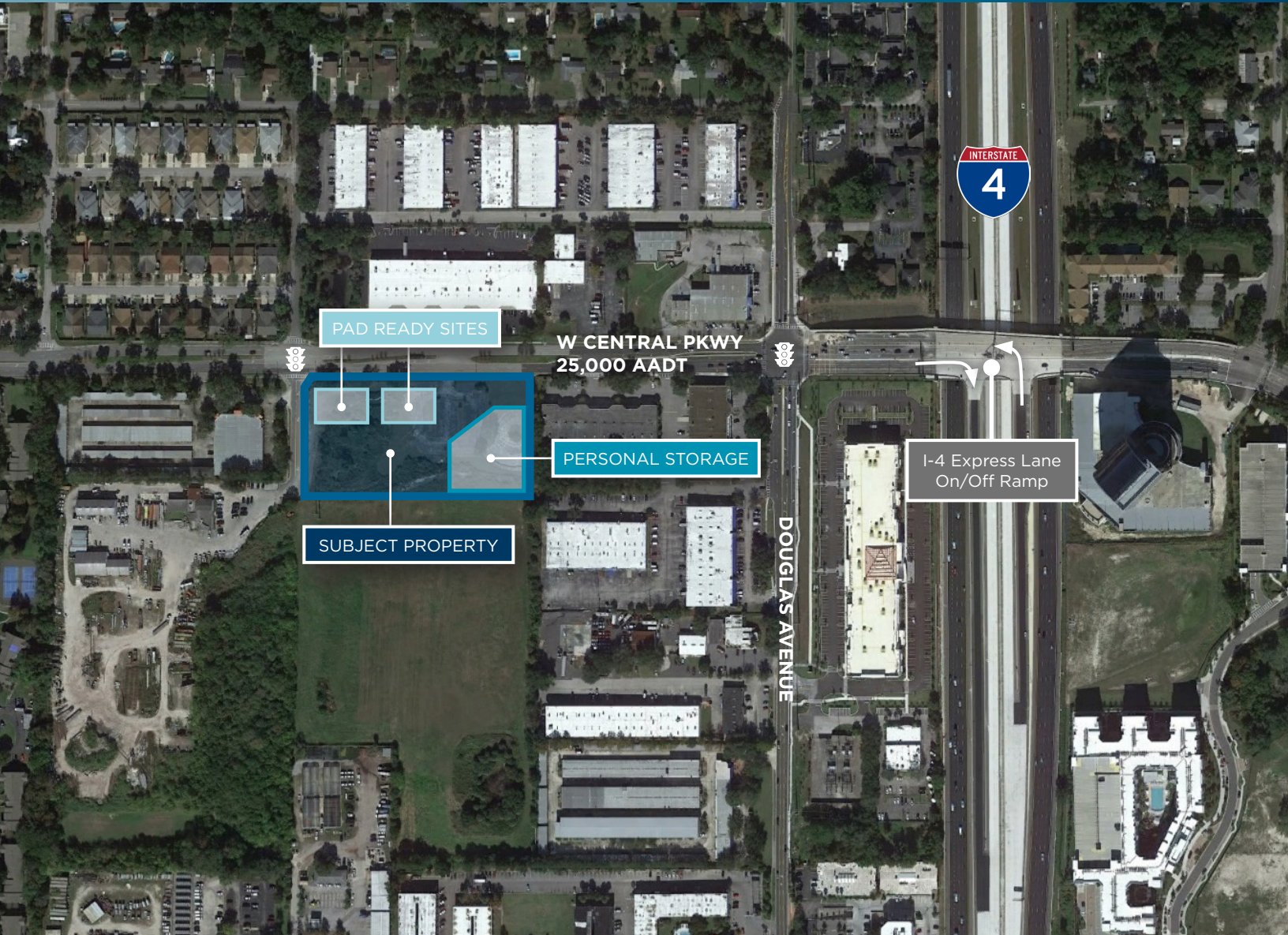


# PAD READY LAND FOR SALE



*Village Grande*  
292 W Central Pkwy  
Altamonte Springs, FL



2.65 ACRE **MIXED-USE** SITE  
WITH TWO 9,726 SF  
**PAD READY SITES**

ON **MAIN STREET**  
OF DOWNTOWN  
ALTAMONTE SPRINGS

EXISTING INFRASTRUCTURE  
INCLUDING COMPLETED  
**PARKING IMPROVEMENTS**



## PROPERTY Description

This site is an opportunity to acquire and develop up to two (2) 9,726 square foot retail/office pads located on the West Central Parkway. With ample parking, the options are limitless. Located in the heart of Altamonte Springs just off the recently completed I-4 Ultimate Express Lanes, minutes from the Altamonte Mall, Cranes Roost Park and a daytime population of 255,000, this is an ideal opportunity. These two (2) 9,726 square foot pads will be delivered with all infrastructure in place, including the parking lot, curbs, concrete sidewalks, landscaping, and signage installed.

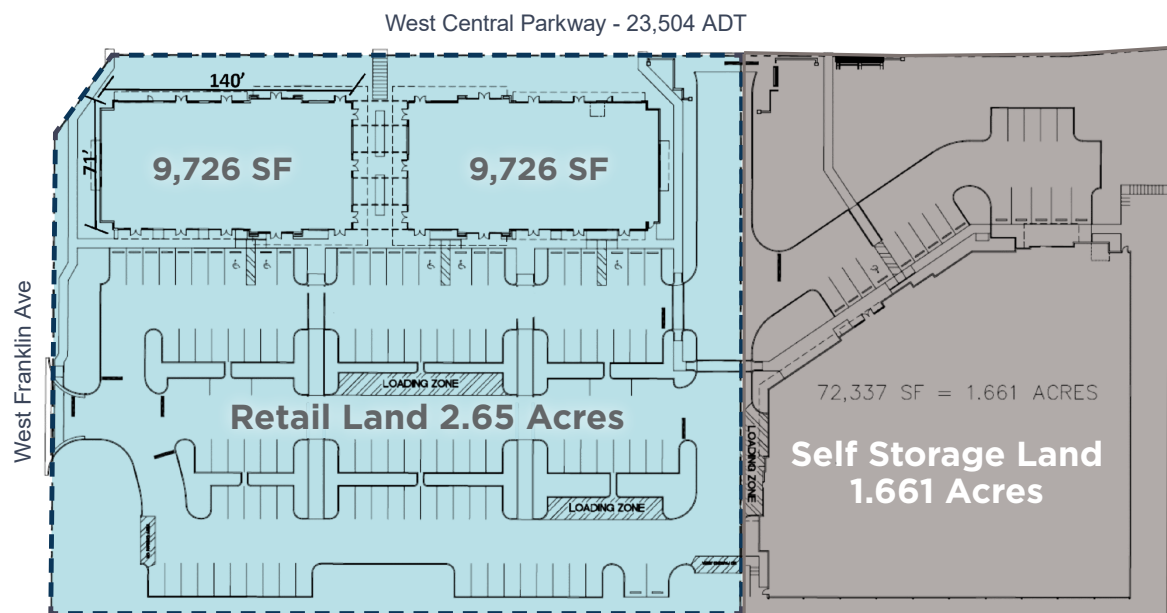


## PROPERTY Highlights

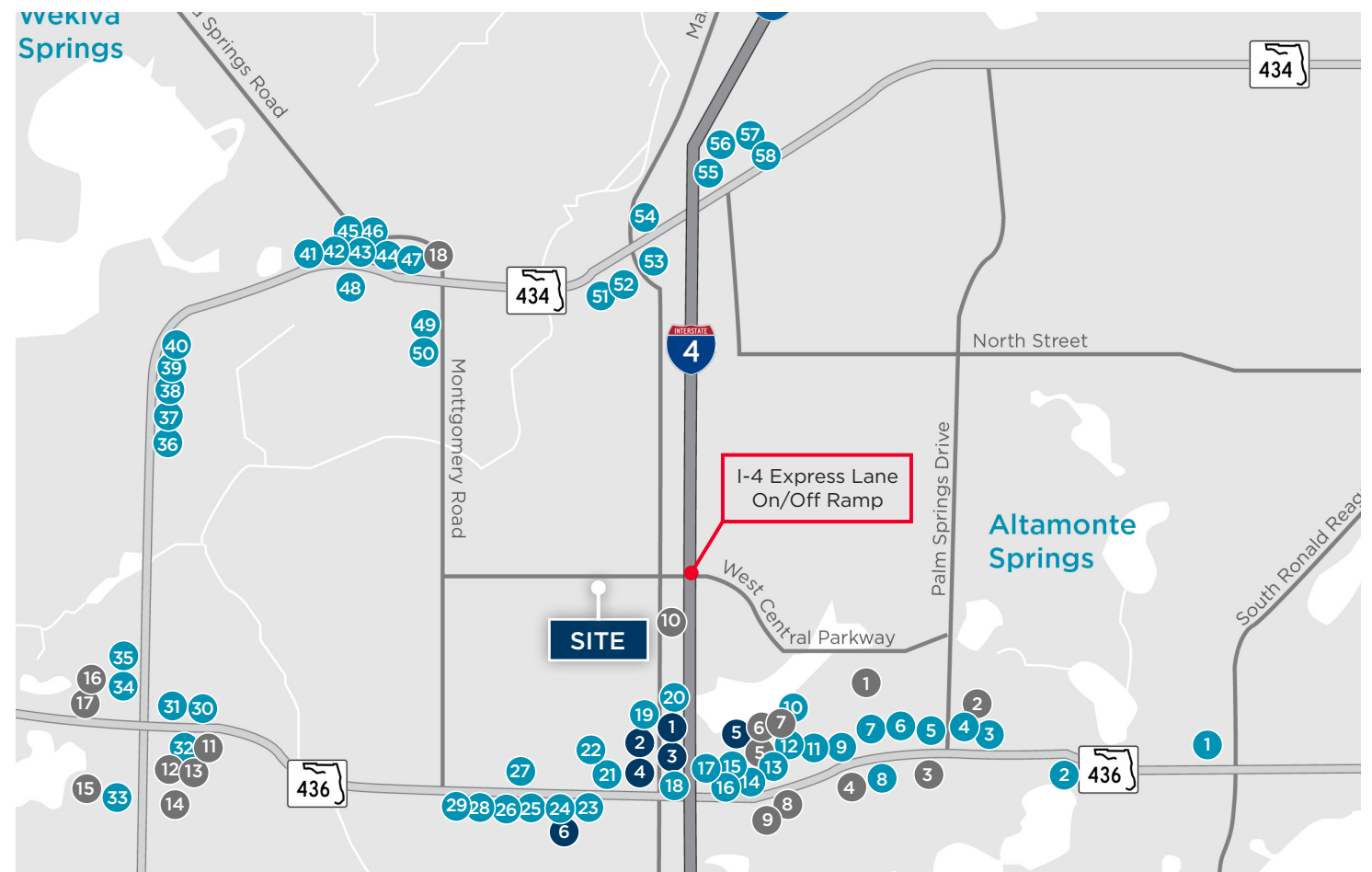
<b>Property Address:</b>	292 Central Pkwy, Altamonte Springs, FL 32714
<b>Parcel Number</b>	11-21-29-300-007H-0000
<b>Size</b>	2.65 acres, 115,434 gross total square feet of land
<b>Zoning:</b>	MOI-2, Mixed Office Industrial
<b>Usage:</b>	Office, medical, financial, health centers, rehabilitation, restaurants, retail, great pickleball site & more
<b>Parking:</b>	135 spaces
<b>Traffic Count:</b>	23,504 AADT W Central Pkwy



## CONCEPTUAL Site Plan



## AREA Amenities Map



### FOOD & BEVERAGE

1. Tijuana Flats
2. Panera Bread
3. Duffy's Sports Grill
4. TooJay's Deli
5. Bahama Breeze
6. Miller's Ale House
7. Seasons 52
8. Anthony's Coal Fired Pizza
9. Chili's Grill & Bar
10. Café Murano
11. Starbucks
12. Jason's Deli
13. Planet Smoothie
14. Panda Express
15. Denny's
16. Five Guy's
17. Moe's Southwestern Grill
18. Longhorn Steakhouse
19. Waffle House
20. Cracker Barrel
21. Twin Peaks
22. WingHouse
23. Chickfila
24. Olive Garden
25. Red Lobster
26. Chipotle
27. Boston Market
28. Kobe Japanese Steakhouse
29. Tibby's New Orleans Kitchen
30. Kiwi's Pub & Grill
31. PDQ
32. The Dancing Crab
33. Outback Steakhouse
34. Einstein Bros Bagels
35. Jimmy Hula's
36. Bruster's Real Ice Cream
37. Carrabba's Italian Grill
38. I Heart Mac & Cheese
39. Metro Diner
40. Broadway Ristorante & Pizzeria
41. Jeremiah's Italian Ice
42. Jersey Mike's Subs
43. SoFresh
44. First Watch
45. The Back Porch Longwood
46. Mykonos Authentic Greek Cuisine
47. Hurricane Grill
48. Tijuana Flats
49. Papa Joe's
50. Keke's Breakfast Café
51. Santiago's Bodega
52. Terria Mia Ristorante
53. Fig's Prime
54. The Melting Pot
55. Pickles Authentic Delicatessen
56. 4Rivers Smokehouse
57. Chianti's Pizza & Pasta
58. Bonefish Grill

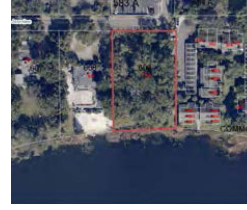
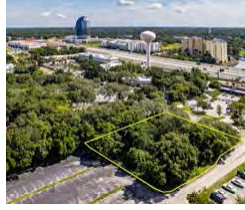
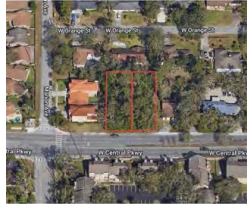
### HOTELS

1. Hampton Inn & Suites
2. Residence Inn by Marriott
3. Towne Place Suites by Marriott
4. SpringHill Suites by Marriott
5. Embassy Suites by Hilton
6. Days Inn & Suites by Wyndham

### SHOPPING

1. The Altamonte Mall (Macy's, Dillard's, JC Penney, Apple Store, Barnes & Noble)
2. Publix Super Market
3. Publix Super Market
4. Hobby Lobby
5. Whole Foods Market
6. Ulta Beauty
7. DSW Designer Shoe Warehouse
8. Total Wine & More
9. Ross Dress for Less
10. City Furniture
11. Michael's
12. Target
13. Home Depot
14. Costco
15. Lowe's Home Improvement
16. Kohl's
17. HomeGoods
18. Publix SuperMarkets

# RECENT SALE *Comparables*



<b>Address</b>	415 W Central Pkwy Altamonte Springs, FL	290 Douglas Ave Altamonte Springs, FL	648 Jasmine Rd Altamonte Springs, FL	623 Montgomery Rd Altamonte Springs, FL
<b>Size (AC)</b>	0.3391 acres	0.8356 acres	0.8485 acres	0.25 acres
<b>Size (SF)</b>	14,770 SF	36,400 SF	36,960 SF	11,100 SF
<b>Sale Price</b>	\$175,000	\$405,000	\$350,000	\$400,000
<b>Price/AC</b>	\$516,072/AC	\$484,682/AC	\$412,493/AC	\$1,600,000/AC
<b>Zoning</b>	MOR-1 Mixed-Office/ Residential	MOC-2 Mixed-office/ Commercial	MOR-1 Mixed-Office/ Residential	MOR-2 Mixed-Office/ Residential
<b>Proposed Use</b>	Office Building	Medical Office	Office, Residential	Retail

## AREA *Demographics*

	<i>Population</i>	<i>Average HH Income</i>	<i># Of Households</i>	<i>Daytime Population</i>
<b>1 Mile</b>	14,873	\$82,753	6,715	21,026
<b>3 Mile</b>	92,303	\$94,075	40,127	110,780
<b>5 Mile</b>	224,927	\$99,667	93,301	255,241

### FOR MORE *Information:*

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