



FSR Out-Parcel To Super Target

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884 W SR-436 Altamonte Springs, FL 32714

# THE OFFERING

Millenia Partners is pleased to exclusively present the opportunity to acquire 884 W State Road 436, a premier freestanding restaurant building outparcel to Super Target.

Other anchors and nearby retailers include Home Depot, Ashley Furniture, Costco, Walmart Supercenter, Lowe's, Michaels, HomeGoods, Kohl's, Aldi, Winn-Dixie, TJ Maxx, and more placing the property at the center of one of the most concentrated big-box clusters in the state.

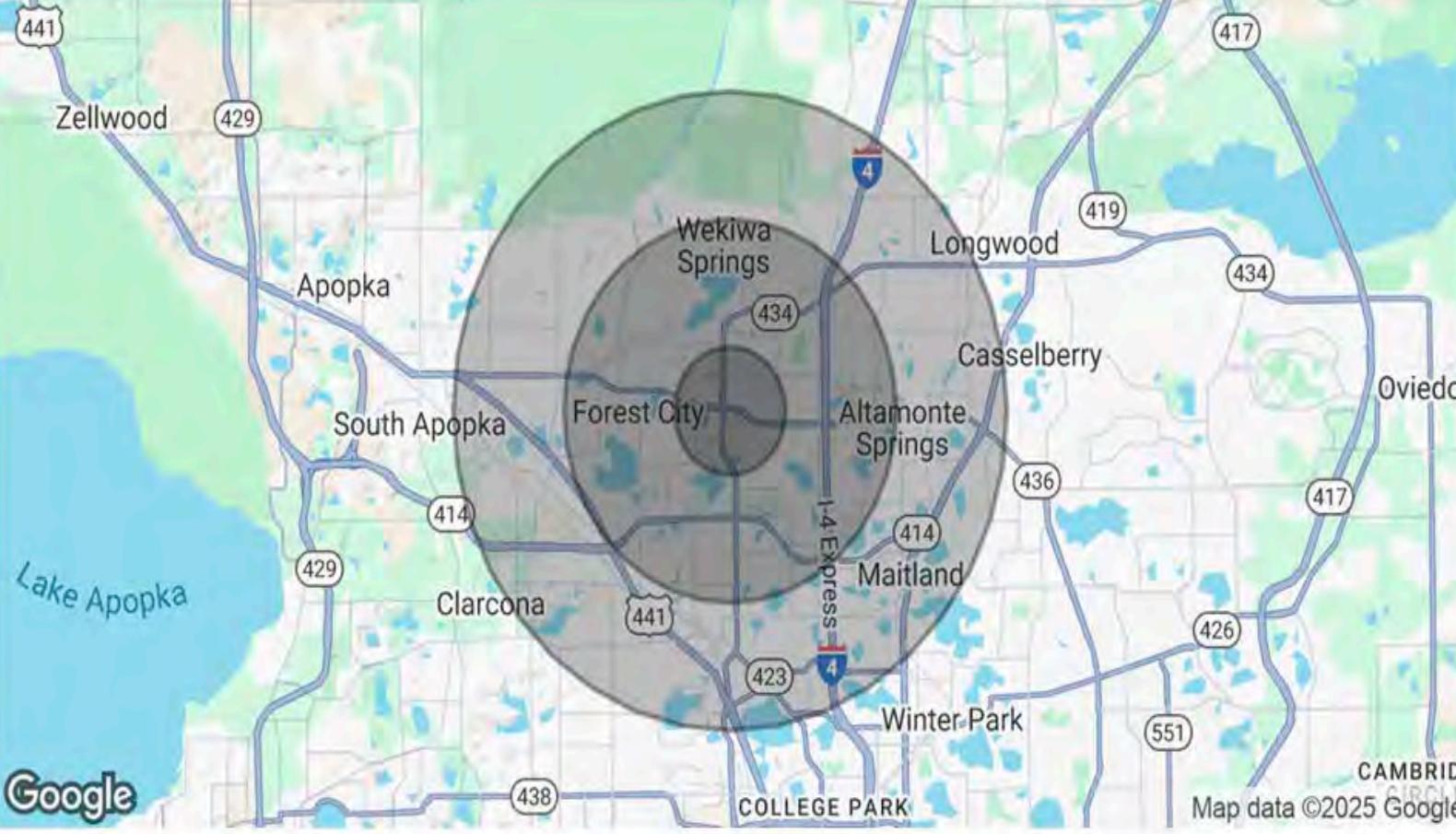
The property enjoys commanding visibility on SR 436 (over 51k+ VPD) with monument signage and direct access, offering a full-service restaurant brand the rare opportunity to plant a flag at a signalized intersection that drives substantial day-and-night consumer volume. Less than a mile from I-4, the location offers ideal access to surrounding residential and employment nodes across Central Florida.

884 W SR 436 offers an irreplaceable location, exceptional traffic, and deep co-anchor synergy—making it a best-in-class opportunity for any full-service restaurant operator or investment-minded buyer seeking core real estate at one of Florida's most valuable intersections.

## 2nd Gen Full Service Restaurant Out-Parcel

\*\*\*Monumnet Signage Included\*\*\*





## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,440	106,466	221,495
Average Age	41	41	41
Average Age (Male)	39	40	40
Average Age (Female)	42	43	43

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,210	44,699	89,236
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$93,926	\$99,718	\$98,735
Average House Value	\$339,464	\$398,935	\$403,675

Demographics data derived from AlphaMap

# Property Highlights

## Flagship Full-Service Restaurant Opportunity | NNN Lease or Sale

- Rare Freestanding Outparcel at Dominant Retail Intersection  
7,103 SF restaurant building with monument signage and direct frontage on W SR 436 (53k+ AADT) at the signalized intersection with SR 434 (48k+ AADT)—a combined 100k+ VPD in the heart of Seminole County.
- Strategically Positioned Outparcel to Big-Box Anchors Located as an outparcel to Super Target, Home Depot, Ashley Furniture and is surrounded by one of Florida's most complete big-box clusters
  - Walmart Supercenter, Costco, Lowe's, Michael's, Aldi, Kohl's, HomeGoods, TJ Maxx, Winn-Dixie, Ross, Burlington, CVS, Office Depot, Petco and more
- One of Orlando's Highest Trafficked Retail Nodes  
Less than 2 miles from interstate 4 (137+ AADT) and minutes from the Altamonte Mall (6M annual visits)
- Best In Class Visibility and Access  
Monument signage, multiple ingress/egress points and direct turn in lane from SR 436. Exceptional visibility for branding and digital signage.



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W. STATE ROAD 436 | 53,553 AADT

West Town Corners



West Town Corners



Foxtail  
COFFEE CO.

KOHL'S  
DOLLAR TREE

JIMMY HULAS

HomeGoods

Wawa

BASTEIN BROS. BAKERS

Hungry  
Howie's

WELLS  
FARGO

W  
Shoppers

WING

AVAILABLE

ROOMS  
TO GO

DD

ALDI

Office  
DEPOT

JOANN

LOWE'S

OUTBACK  
STEAKHOUSE

TARGET

HOME  
DEPOT

ABC

Michaels

ASHLEY

STATE ROAD 434 | 48,000 AADT

COSTCO  
WHOLESALE

mabys  
furniture  
gallery

HAVERTYS  
FURNITURE





**Millenia  
Partners**





## TEAM

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