



FSR Out-Parcel To Super Target

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.

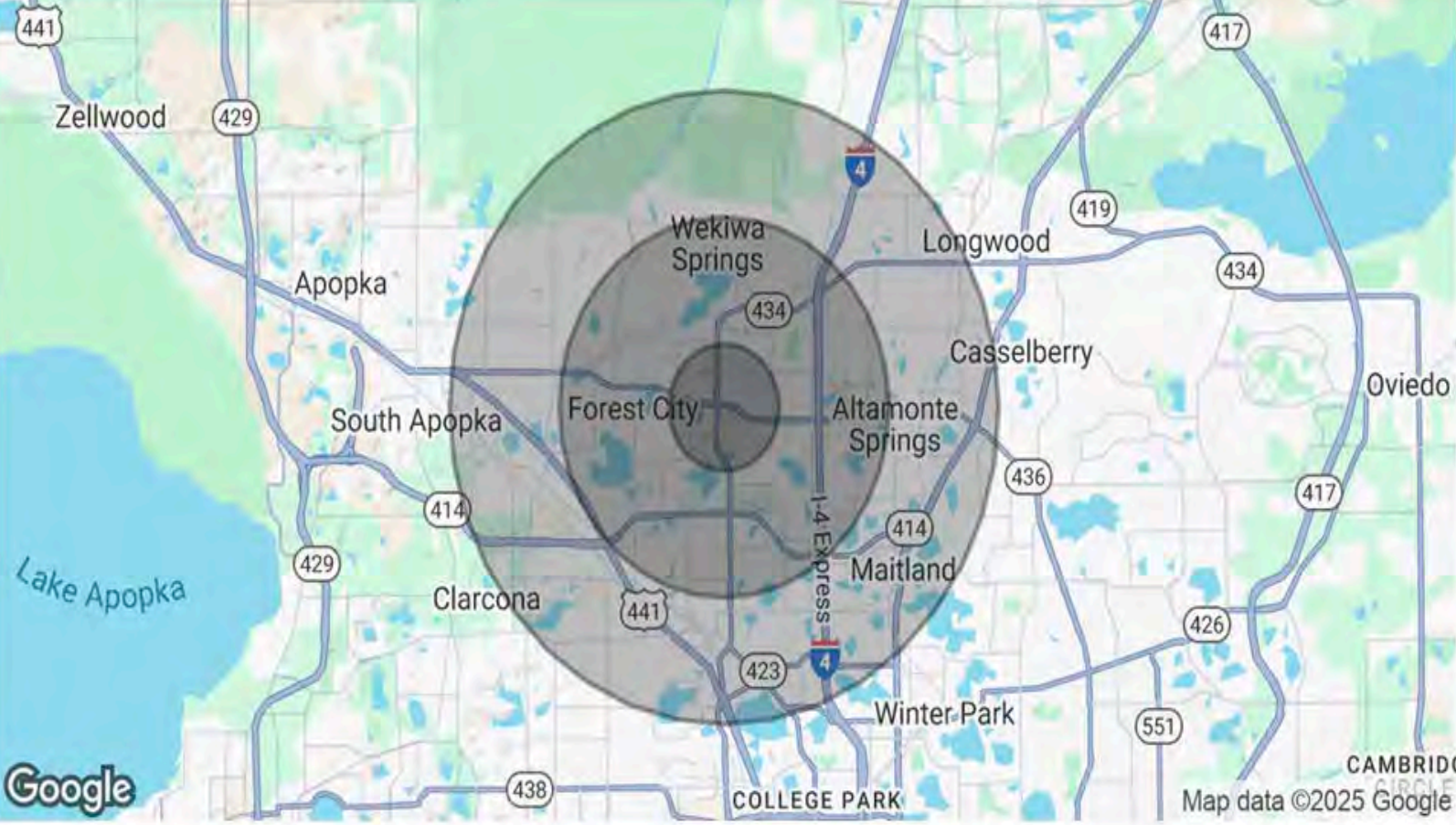
The property enjoys commanding visibility on SR 436 (over 51k+ VPD) with monument signage and direct access, offering a full-service restaurant brand the rare opportunity to plant a flag at a signalized intersection that drives substantial day-and-night consumer volume. Less than a mile from I-4, the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





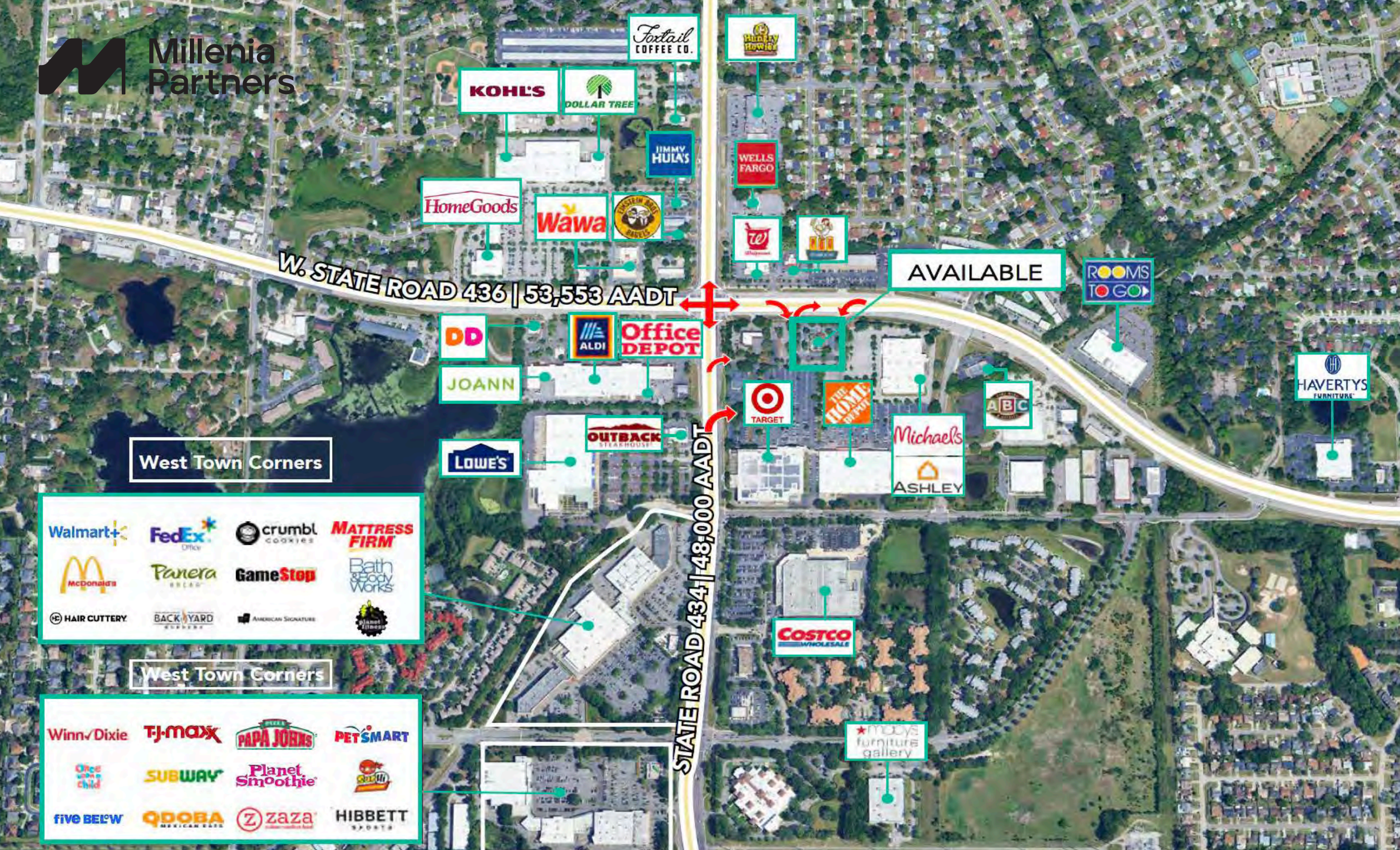
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,440	106,466	221,495
Average Age	41	41	41
Average Age (Male)	39	40	40
Average Age (Female)	42	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,210	44,699	89,236
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$93,926	\$99,718	\$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.



KOHL'S



Fortail
COFFEE CO.



JIMMY
HULA'S

HomeGoods

Wawa



WELLS
FARGO



ROOMS
TO GO

HAVERTYS
FURNITURE

DD



Office
DEPOT

JOANN

OUTBACK
STEAKHOUSE

LOWE'S

TARGET



Michael's



ASHLEY

West Town Corners

Walmart+ FedEx Office crumbl MATTRESS FIRM
McDonald's Panera GameStop Bath & Body Works
HAIR CUTTERY BACKYARD AMERICAN SIGNATURE Planet Fitness

West Town Corners

Winn-Dixie TJ-maxx PAPA JOHN'S PET SMART
Office of child SUBWAY Planet Smoothie Quik
five BELOW QDOBA zaza HIBBETT SPORTS

STATE ROAD 434 | 48,000 AADT







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