

Bear Lake Shoppes

Retail Space for Lease



**3840 E. State Road 436
Apopka, Florida 32703**

Property Details:

Total Space Available	1,167 RSF
Rental Rate	TBD
Min. Divisible	1,167 RSF
Max. Contiguous	1,167 RSF
Property Type	Retail
Property Sub-type	Strip Center
Zoned	PUD
Year Built	1985

Spaces:

Suite	Space Available	Min Divisible	Max Contiguous	Price	Date Available	Description
1060	1,167 RSF	1,167 RSF	1,167 RSF	TBD	Now	Open layout

Location Description:

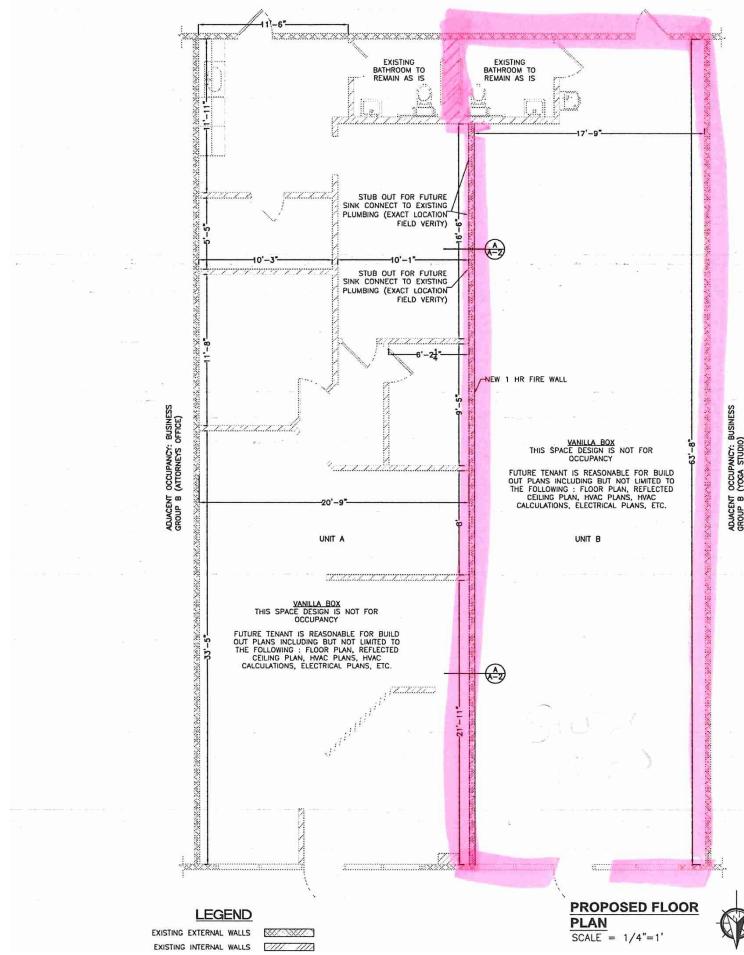
- High Traffic 61,000 AADT
- Daytime population of over 80,000 within a 3 mile radius
- National co-tenants include Starbucks Coffee, Carespot, and The Original Mattress Factory



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Floorplan - Suite 1060:



DOOR AND WINDOW:

1. 3088 DOORS, PRE-HUNG DOOR IN FINGER-JOINTED PANT GRADE FRAMES, TRIM WILL BE PAINTED TO MATCH WINDOWS AND SIMULATE METAL FRAMES.

2. ALL HANDLES TO BE LEVER TYPE HANDLES, BATHROOM TO BE HAGER COMMERCIAL PRIVACY LEVER TYPE HANDLES.

3. ALL EXIT DOORS SHALL HAVE PANIC HARDWARE INSTALLED.

GENERAL NOTES:
1. ALL DIMENSIONS ARE TO THE FACE OF STEEL STUDS. CONCRETE BLOCK OR TILT UP CONCRETE WALLS ARE TO BE CLASSIFIED AS EXISTING AND NOTED OR AS INDICATED BY A CENTER LINE.

2. ALL EXIT DOOR HARDWARE SHALL BE OPERATED BY A KEY OR SPECIAL KNOWLEDGE, THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.

3. ALL WATER SUPPLY AND DRAIN LINES UNDER THE SINKS IN ALL THE ACCESSIBLE ROOMS SHALL BE INSULATED UNLESS OTHERWISE NOTED.

4. FLOOR FINISHES SHALL BE 3/8" UNDER ALL ACCESSIBLE CABINETS AND SINKS, 3/8" OVER THE FLOOR.

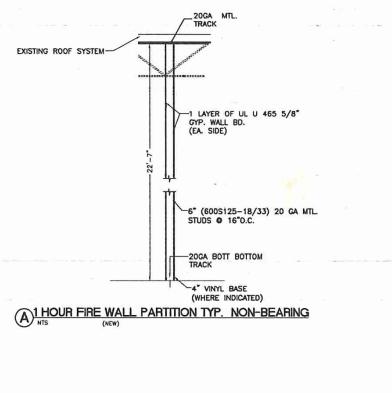
5. ALL WHITE, COMPOSITION TILE, CERAMIC TILE AND RESILIENT FLOORING SHALL BE SLIP RESISTANT.

6. ALL DOOR LOCKS, HANDLES, LOCKS AND PULLS SHALL BE LEVER TYPE HANDLES AND SHALL BE MOUNTED AT 40" ABOVE THE FINISH FLOOR.

7. ALL AREAS THAT HAVE GRAB BARS, MIRRORS, AND SHOWER STALLS, PLUMBED BACKING WILL BE REQUIRED.

FINISHES NOTE:

ALL INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH 101, SECTION 102.3 AND TABLE 102.5 OF FBC 2017 6th EDITION.



1,167 RSF Available

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Exterior Photos:



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