



# UPTOWN ALTAMONTE TOWN CENTER

THE RETAIL HEARTBEAT OF ALTAMONTE SPRINGS







## The Ideal Place For Your Business





Uptown Altamonte is the city's premier business and urban residential district. Its central location and easy access makes Uptown Altamonte Town Center the heartbeat of the area.

This corridor is the economic and aesthetic focal point for businesses and residents alike. It's located on one of the busiest thoroughfares—the north side of SR 436 (65,287 AADT) and is just 0.35 miles from the Interstate-4 and SR-436 exit.

Uptown Altamonte Town Center has something for everyone. The exceptional and walkable amenities are why a retail or office user will be highly attracted to relocating to Uptown Altamonte Springs.

***There is no better place to grow your business in Central Florida.***

## PROJECT HIGHLIGHTS

-  Positioned directly on Altamonte Drive (65,000+ VPD) with +/- 1,050 feet of frontage
-  Dense & Upper Income Trade Area: +/-240,000 residents and average HH income of above \$95,000 within 5-mile Radius
-  Anchor Space coming available for Lease
-  Ideal signalized access and cross access to Altamonte Mall

### CONTACT US FOR MORE INFO

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# SITE MAP



## TENANT ROSTER

### Building 140

A-3 Youfit Available Soon 30,310 SF

### Building 175

1000 Fidelity Available Soon 8,501 SF  
 1020 Joint Chiropractic 1,812 SF  
 1030 Jersey Mike's Subs 1,727 SF  
 1040 Just Salad Coming Soon 2,500 SF  
 1050 FedEx Office 1,910 SF

### Building 229

1100 Jared 5,800 SF  
 1110 Cold Stone 1,540 SF  
 1133 Wingstop 1,533 SF  
 1130 Five Guys 2,971 SF

### Building 150

1200 Azal Coffee 1,860 SF  
 1210 Arden Pilates 1,791 SF  
 1220 Ideal Image 2,704 SF  
 1230 Color Me Mine 1,960 SF  
 1240 Available 1,351 SF  
 1250 Spectrum 3,562 SF

### Building 155

1060 LasikPlus 3,705 SF  
 1110 Little Greek Fresh Grill 1,869 SF  
 1130 Uptown Nails 1,870 SF  
 1150 Dave's Hot Chicken 3,105 SF  
 1180 Planet Smoothie 1,400 SF  
 1210 Paris Bahn Mi 2,500 SF

### Building 275

1010 AT&T 4,500 SF  
 1020 Panda Express 2,495 SF  
 1030 Oriental Health Mass. 1,900 SF  
 1040 Vitamin Shoppe 4,000 SF

### Building 293

1231 Urban Air 29,320 SF  
 1201 IVX Health 2,000 SF  
 1211 IVX Health 776 SF  
 1221 Available 1,284 SF





BLDG  
**140**

Available Soon Space | 30,110 SF (20,266 SF Ground Floor + 9,844 SF Mezz Level)





BLDG  
175

Available Soon Spaces | 8,501 SF & 1,727 SF



### Tenant Roster & Available Spaces

<b>1000 Fidelity- Available Soon</b>	<b>8,501 SF</b>
1020 Joint Chiropractic	1,812 SF
1030 Jersey Mike's Subs	1,727 SF
<b>1040 Just Salad - Coming Soon</b>	<b>2,500 SF</b>
1050 FedEx Office	1,910 SF





BLDG  
**150**

## Available Spaces | 1,351 SF to 1,993 SF



### Tenant Roster & Available Spaces

1200 Azal Coffee	1,860 SF
1210 Arden Pilates	1,791 SF
1220 Ideal Image	2,704 SF
1230 Color Me Mine	1,960 SF
<b>1240 Available (2nd Gen Clothing Store)</b>	<b>1,351 SF</b>
1250 Spectrum	3,562 SF

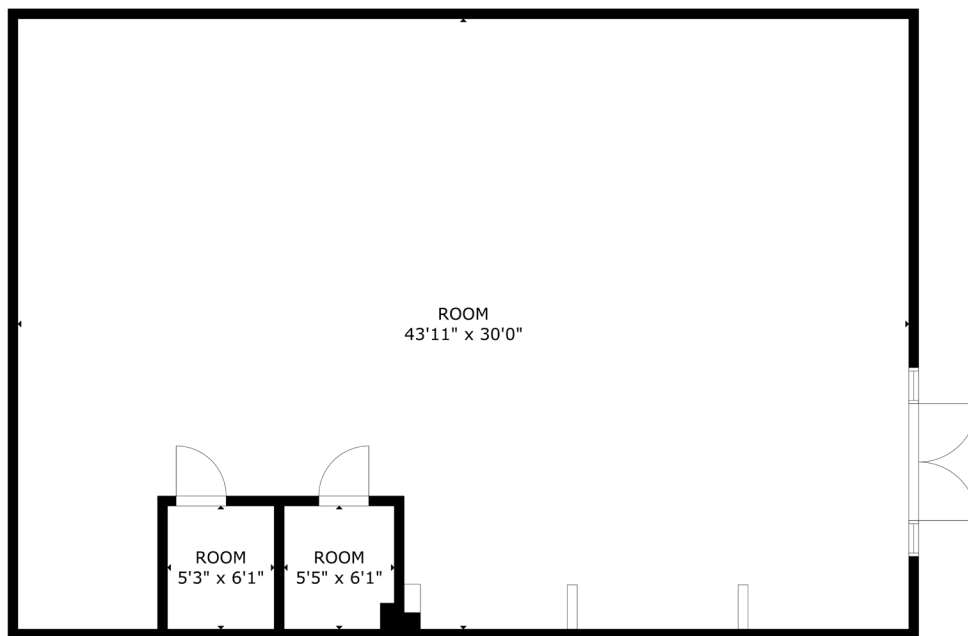




# Suite 1240 | 1,351 SF

## HIGHLIGHTS

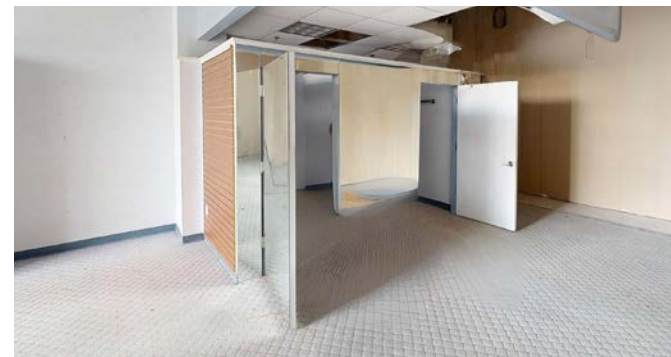
- 2nd Gen Clothing Retailer
- Large Open Space
- 2 Dressing Rooms



Entrance



Open Area



Fitting Rooms

BLDG  
293

Available Spaces | 776 SF to 1,284 SF



### Tenant Roster & Available Spaces

1231	Urban Air	29,320 SF
1201	IVX Health	2,000 SF
1201	IVX Health	776 SF
1221	Available (Former Barber )	1,284 SF

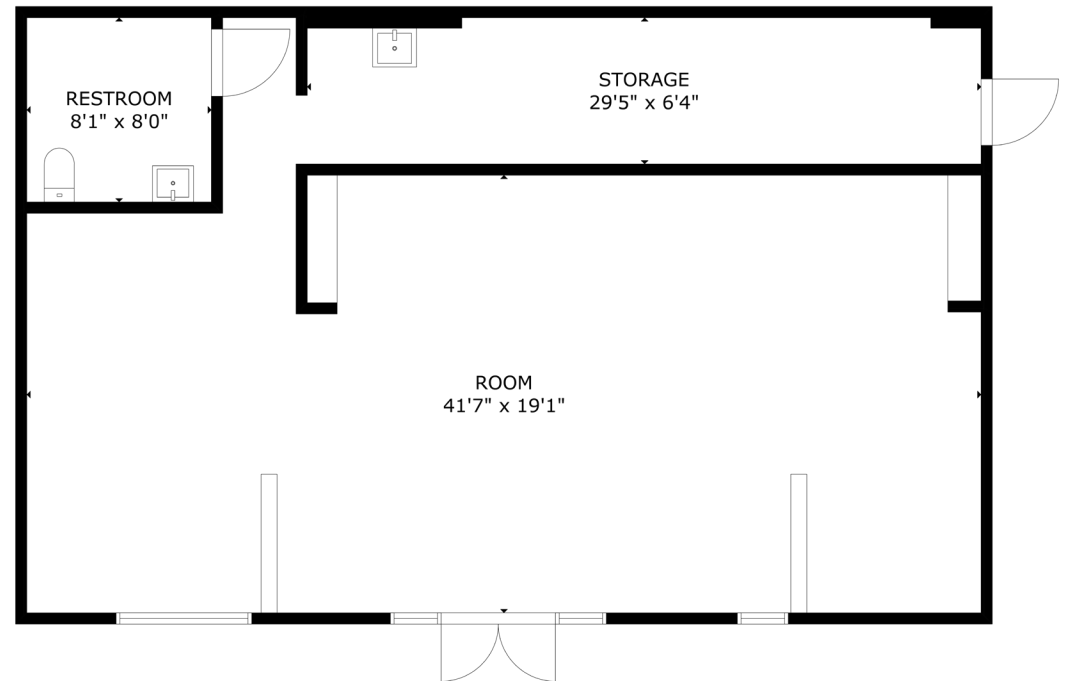




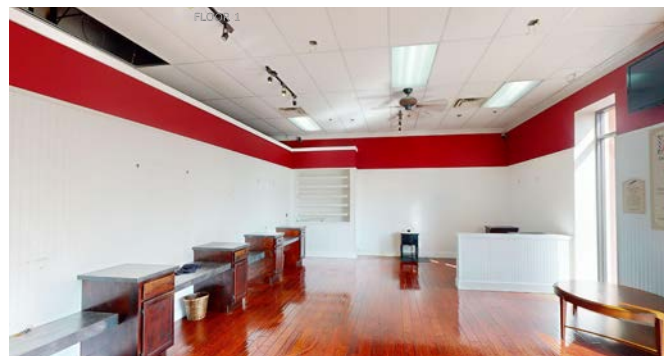
# Suite 1221 | 1,284 SF

## HIGHLIGHTS

- Hair Cutting/Washing Stations
- Restroom
- Back Storage/Utility Area



Salon



Stations

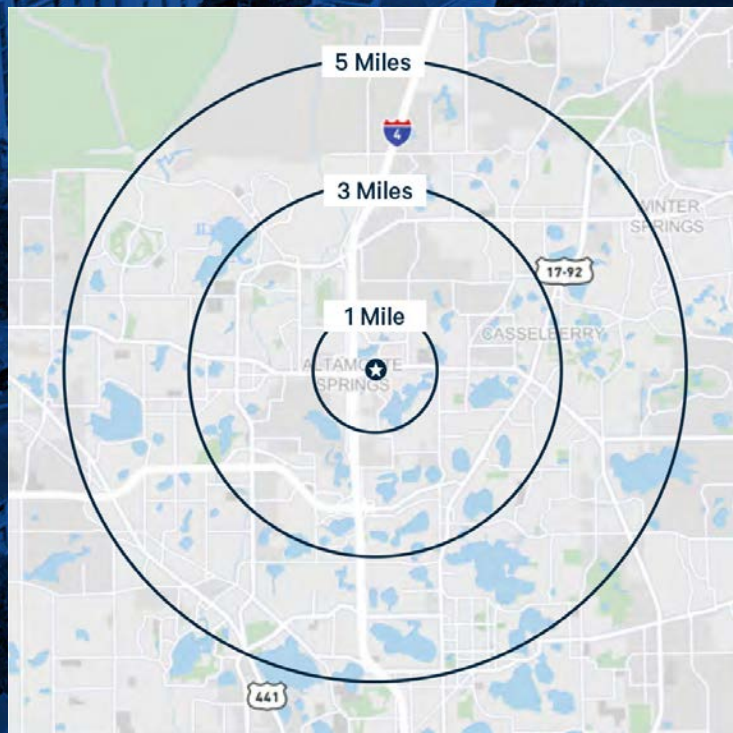


Washing Stations

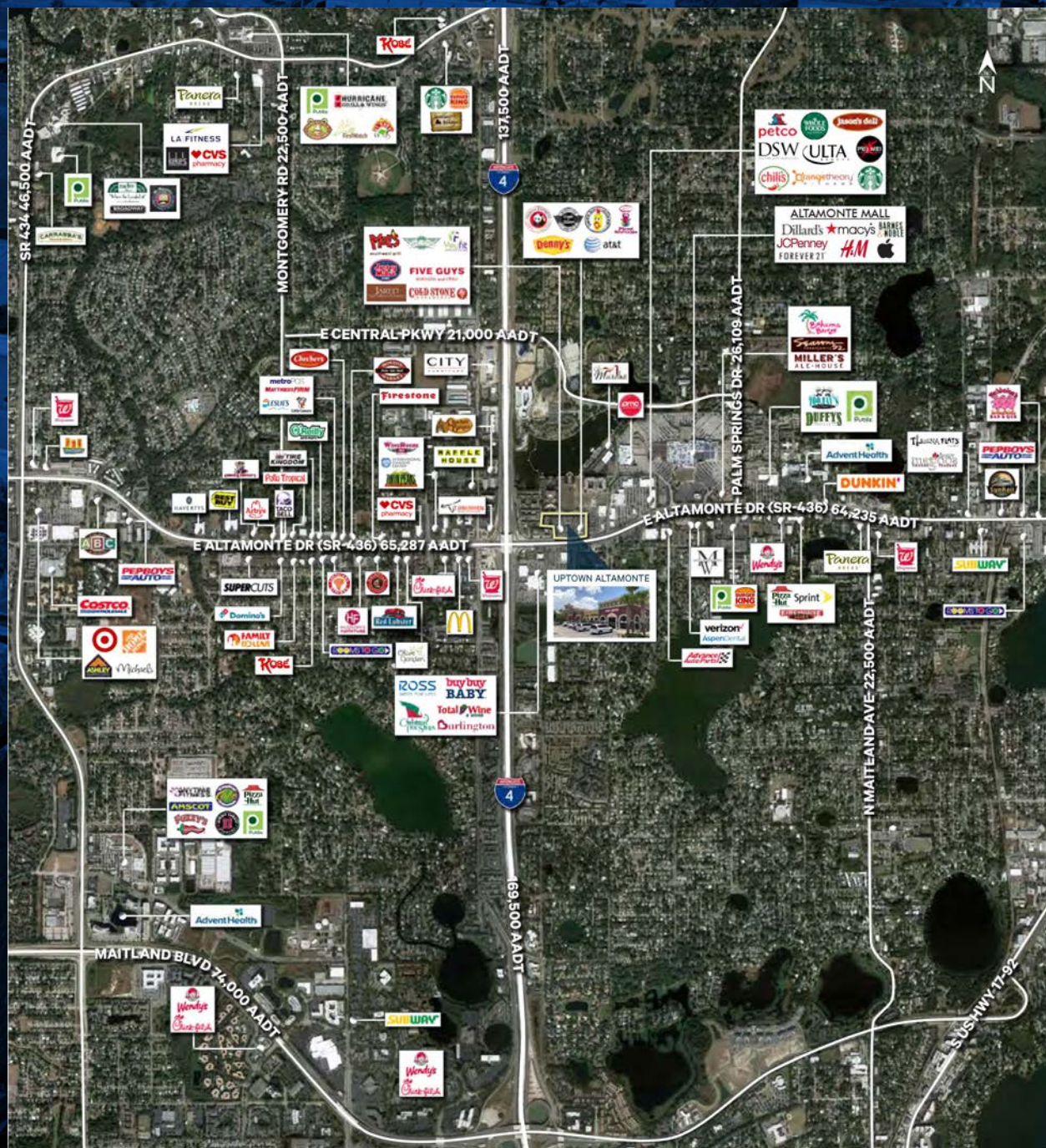


# Points of Interest

## Demographics

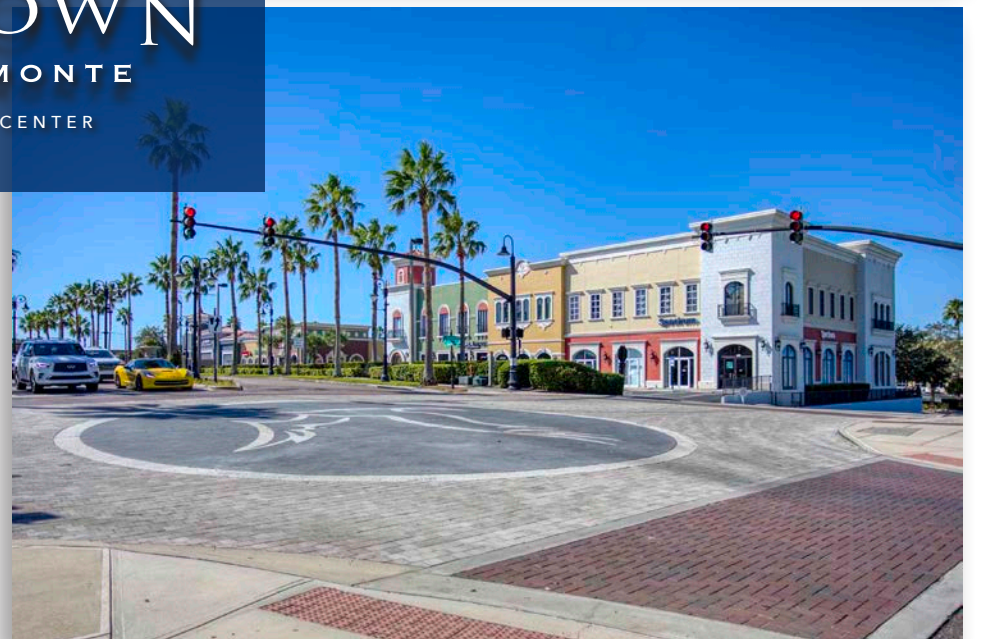
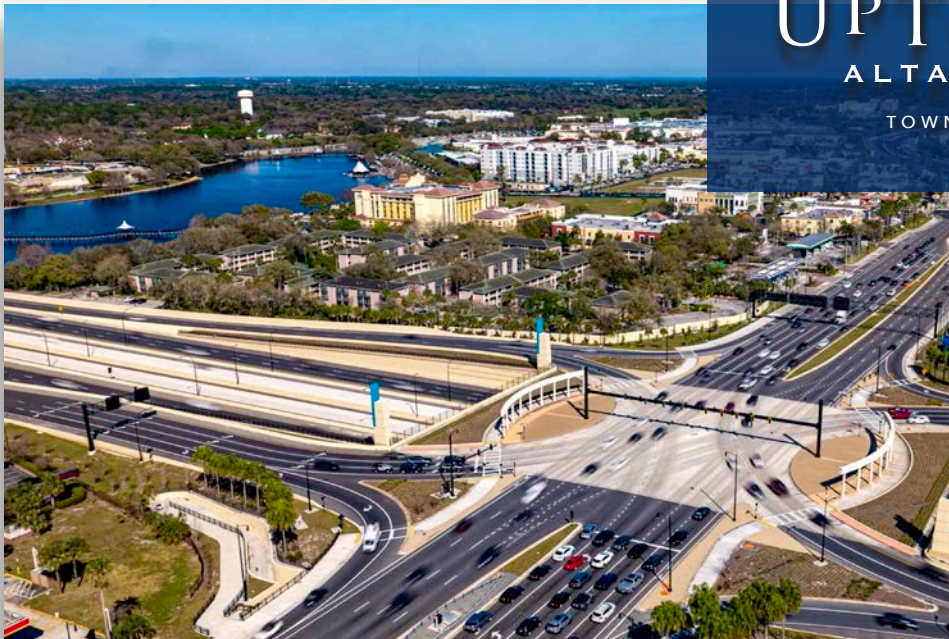
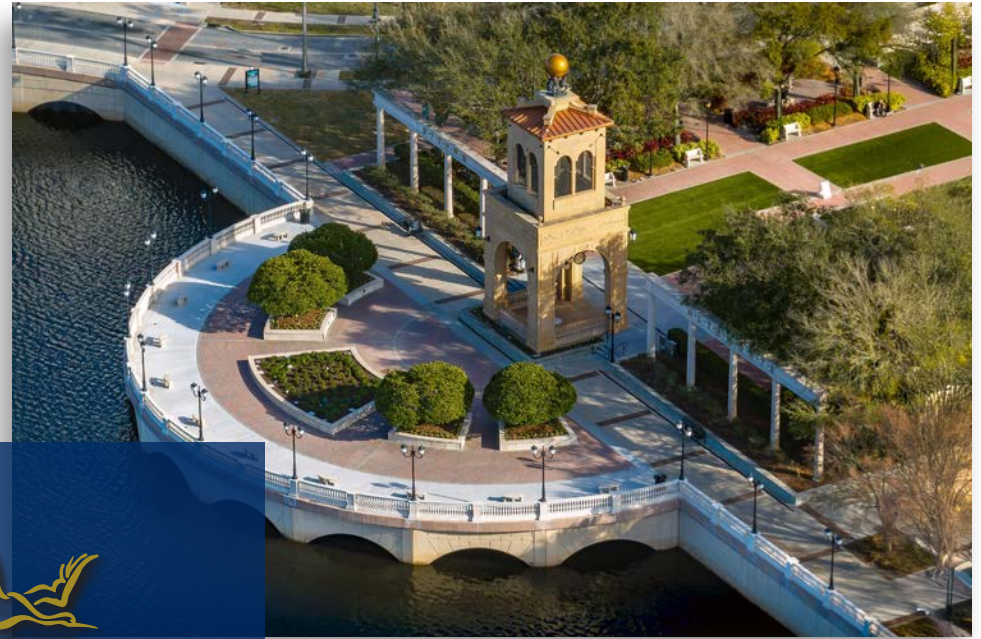
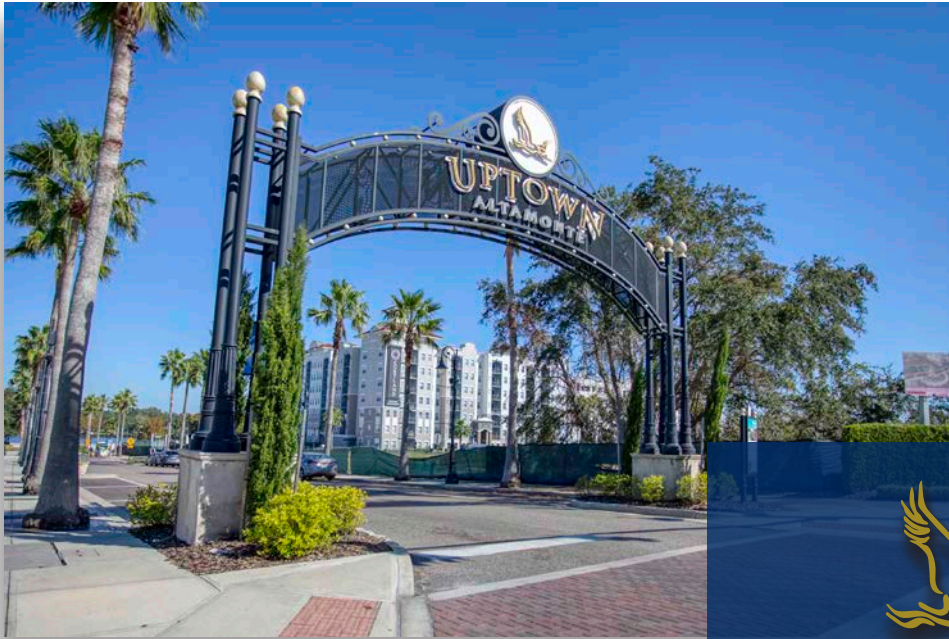


Radius	1 Mile	3 Miles	5 Miles
2023 Population	15,794	96,119	238,189
Median Age	37.5	39.3	40.1
Daytime Population	20,658	130,098	274,086
Businesses	1,504	8,153	16,583
Households	7,684	42,550	100,573
Average Household Income	\$83,516	\$103,452	\$108,931





# Vibrant, Scenic and a Great Place to Grow Your Business







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