

# 800 N SR 434

800 SR 434 altamonte springs 32714 | altamonte springs, FL



**Oren Stephen**  
ISL Commercial  
Principal  
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# THE PROPERTY

Location	800 SR 434 altamonte springs 32714 altamonte springs , FL 32714
County	Seminole
APN	09-21-29-504-0000-0940
Cross Street	State Road 434 Altamonte
Traffic Count	40000

# HIGHLIGHTS

- High Visibility
- Accepts Medical Use for practicing physicians
- Great for Small Businesses
- Plenty Of Parking

Suite Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type
200 Unit 2	1	850	\$16	NNN
300 Unit 3	1	800	\$16	NNN
400 Unit 4	1	800	\$16	NNN

POPULATION			
	1.00 MILE	3.00 MILE	5.00 MILE
	12,817	93,449	202,245

AVERAGE HOUSEHOLD INCOME			
	1.00 MILE	3.00 MILE	5.00 MILE
	\$100,104	\$113,321	\$107,945

NUMBER OF HOUSEHOLDS			
	1.00 MILE	3.00 MILE	5.00 MILE
	5,052	39,698	81,668

## PROPERTY FEATURES

CURRENT OCCUPANCY	25.00%
TOTAL TENANTS	4
BUILDING SF	4,030
GLA (SF)	3,344
LAND SF	13,748
LAND ACRES	.32
YEAR BUILT	1981
ZONING TYPE	CL
BUILDING CLASS	C
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	13
PARKING RATIO	4.96
CORNER LOCATION	Yes
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

## NEIGHBORING PROPERTIES

NORTH	Lake Brantley High
SOUTH	W State Road 436
EAST	Bell Vista
WEST	Residential

## MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	No
ELECTRICAL / POWER	Yes
LIGHTING	Great

## CONSTRUCTION

FOUNDATION	Good
FRAMING	Cinder Block
EXTERIOR	Brick
PARKING SURFACE	Resurfaced Asphalt

## TENANT INFORMATION

MAJOR TENANT/S	Accountant
LEASE TYPE	Modified gross

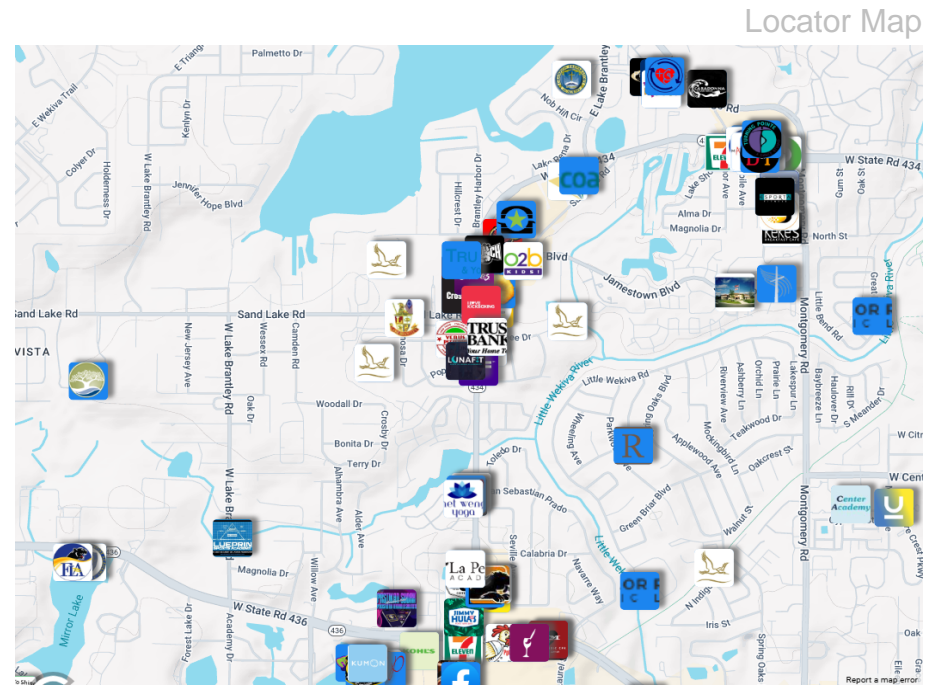
## Location Summary

- The property at 800 SR-434, Altamonte Springs, FL 32714 is a small office space situated in a vibrant commercial corridor. Altamonte Springs is a dynamic suburb of Orlando, known for its robust business environment and excellent connectivity.

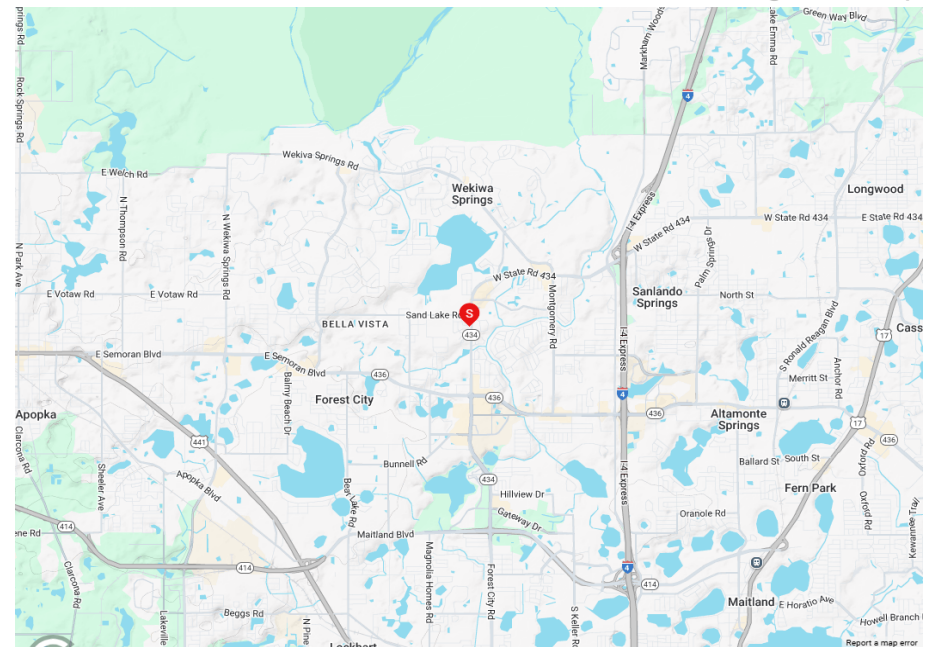
Strategically located along State Road 434, the property offers high visibility and easy access to major highways, including Interstate 4, facilitating convenient commutes to and from the Orlando metropolitan area. The surrounding area features a diverse mix of businesses, retail centers, and dining options, contributing to a thriving professional community.

The Altamonte Springs commercial real estate market is diverse, with a variety of office spaces available for lease or sale. The area includes over 1.3 million square feet of retail space, indicating a well-developed infrastructure supporting business operations.

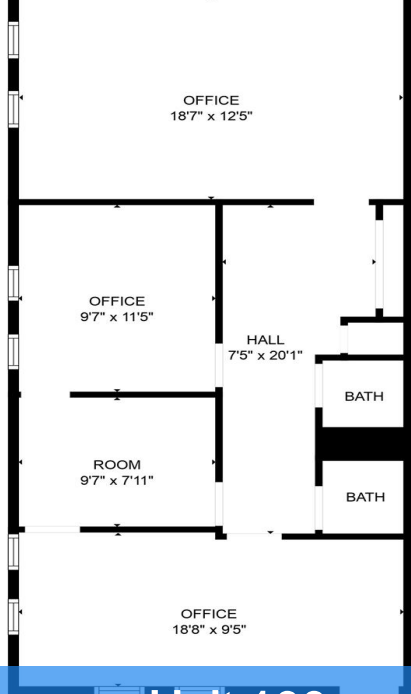
Given its prime location and the city's supportive business environment, this property is well-suited for small enterprises seeking a strategic position within the Altamonte Springs area.



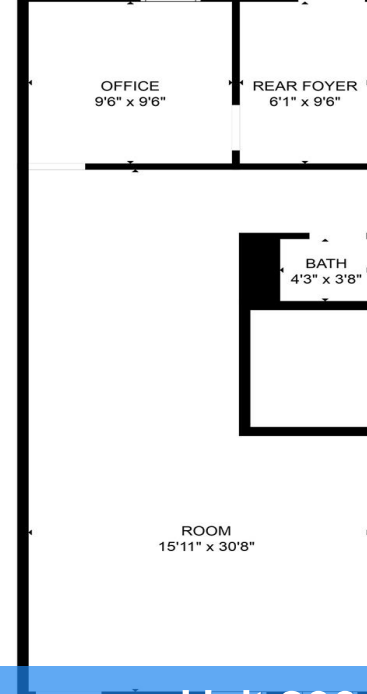
## Regional Map





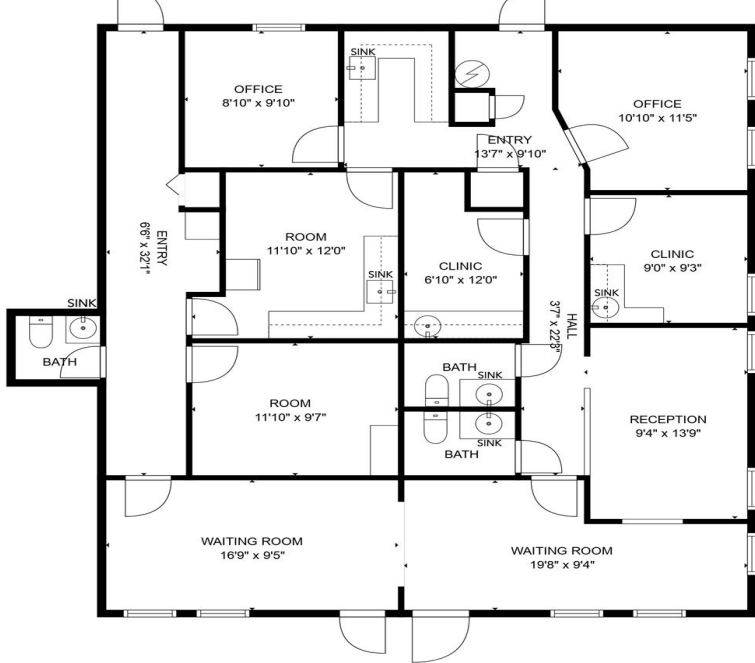


Unit 100

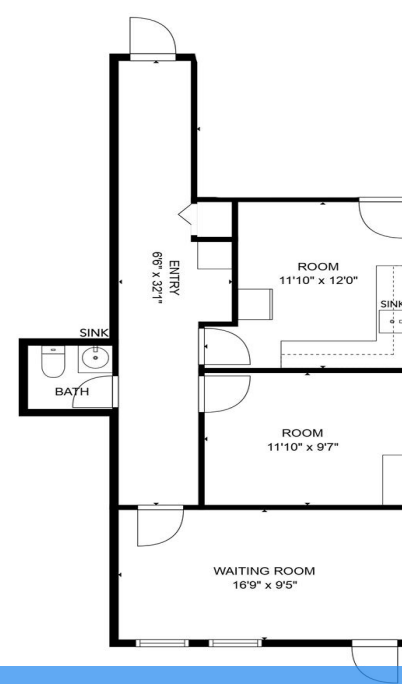


Unit 200

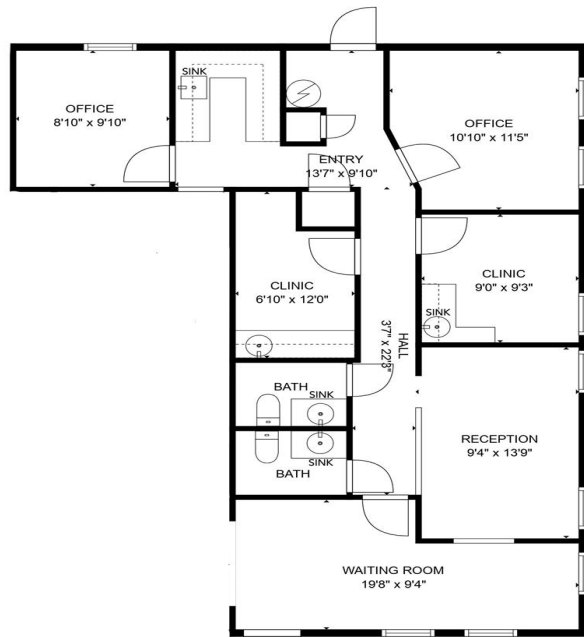




Entire Unit 300 & 400



Unit 300 Split



Unit 400 Split





Interior Finishing



Doctors Examination Room



Doctors Office



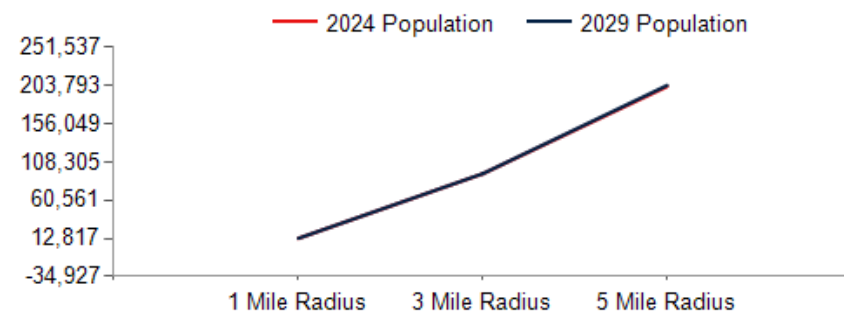
Exterior Rear



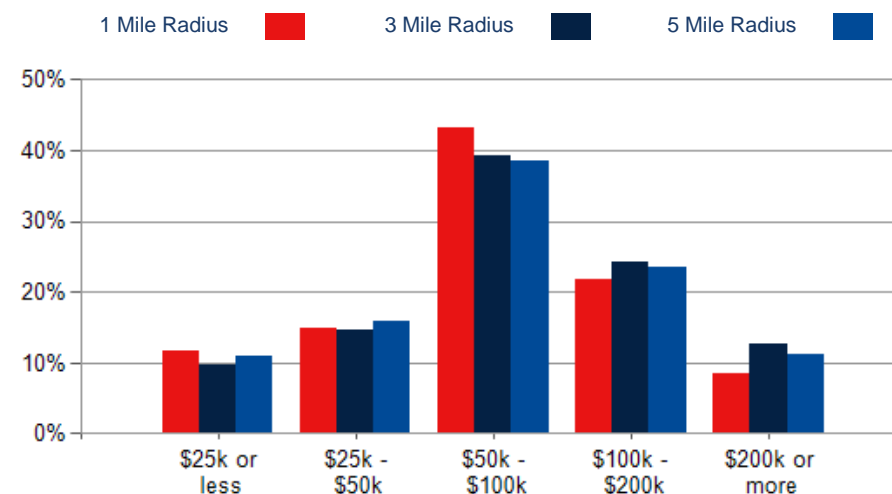
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,279	86,735	179,693
2010 Population	11,666	86,791	183,888
2024 Population	12,817	93,449	202,245
2029 Population	12,864	93,602	203,793
2024-2029: Population: Growth Rate	0.35%	0.15%	0.75%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	336	2,306	5,746
\$15,000-\$24,999	248	1,509	3,244
\$25,000-\$34,999	309	2,201	4,679
\$35,000-\$49,999	447	3,565	8,221
\$50,000-\$74,999	1,122	9,255	18,563
\$75,000-\$99,999	1,059	6,284	12,974
\$100,000-\$149,999	639	5,891	12,096
\$150,000-\$199,999	465	3,705	7,103
\$200,000 or greater	427	4,983	9,043
Median HH Income	\$76,034	\$78,059	\$75,533
Average HH Income	\$100,104	\$113,321	\$107,945

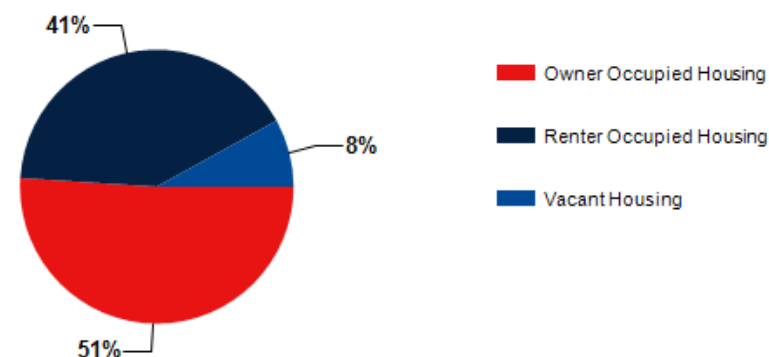
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,178	37,718	73,655
2010 Total Households	4,714	36,419	73,098
2024 Total Households	5,052	39,698	81,668
2029 Total Households	5,186	40,685	83,510
2024 Average Household Size	2.52	2.34	2.45
2024-2029: Households: Growth Rate	2.60%	2.45%	2.25%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius

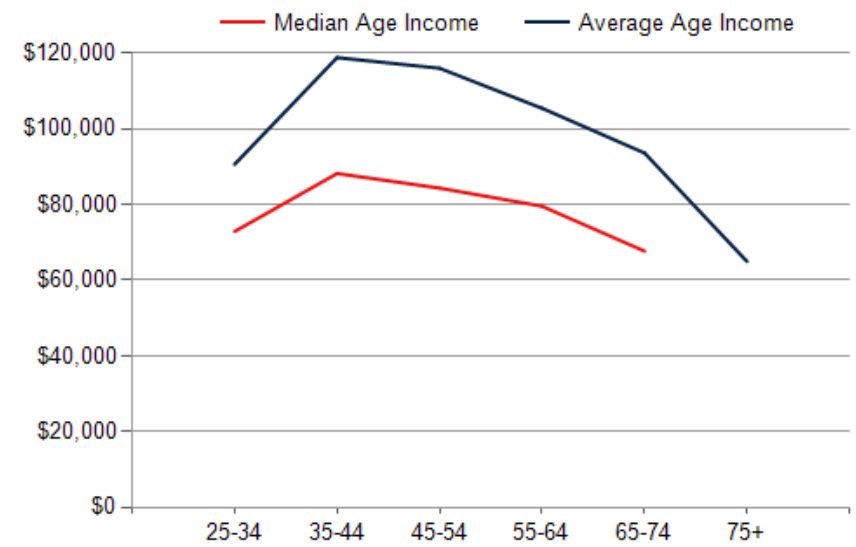
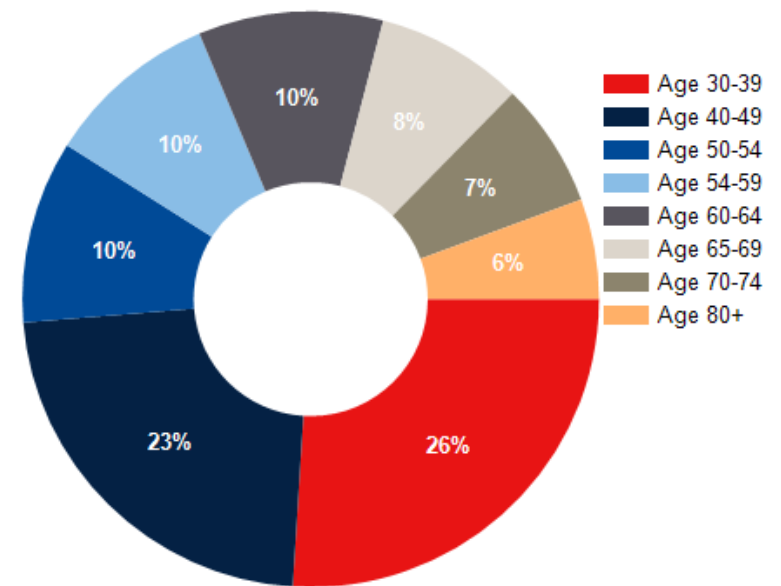


Source: esri



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,055	7,471	15,842
2024 Population Age 35-39	951	6,830	14,707
2024 Population Age 40-44	939	6,653	13,967
2024 Population Age 45-49	814	5,864	12,300
2024 Population Age 50-54	792	5,946	12,798
2024 Population Age 55-59	750	5,668	12,355
2024 Population Age 60-64	799	5,825	12,603
2024 Population Age 65-69	640	5,205	11,308
2024 Population Age 70-74	543	4,234	9,134
2024 Population Age 75-79	434	3,395	7,219
2024 Population Age 80-84	258	2,081	4,383
2024 Population Age 85+	263	2,004	4,552
2024 Population Age 18+	10,390	76,380	163,195
2024 Median Age	39	40	40
2029 Median Age	40	41	41

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,872	\$71,699	\$70,401
Average Household Income 25-34	\$90,599	\$96,910	\$95,373
Median Household Income 35-44	\$88,198	\$92,174	\$88,419
Average Household Income 35-44	\$118,823	\$130,195	\$123,749
Median Household Income 45-54	\$84,328	\$96,333	\$90,816
Average Household Income 45-54	\$116,012	\$133,895	\$127,662
Median Household Income 55-64	\$79,543	\$87,631	\$83,103
Average Household Income 55-64	\$105,433	\$127,439	\$120,308
Median Household Income 65-74	\$67,665	\$71,633	\$67,587
Average Household Income 65-74	\$93,597	\$107,833	\$99,627
Average Household Income 75+	\$64,937	\$80,983	\$76,411





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#### AGENTS

Emmanuel Pena of ISL Commercial offers his knowledge and experience. His strengths include experience in acquiring investment properties, flipping distressed properties and has consistently averaged 20 deals closed yearly since becoming a real estate agent. Emmanuel has a strong understanding of the mindset of investor's being an investor himself therefore creating successful client experiences. Emmanuel is dedicated to helping clients pursue their investment goals.

Michael Voss holds a degree in Economics from the University of Central Florida (UCF) and is licensed in both Texas and Florida. He works with the ISL Team, specializing in investment leasing, asset management, sales, and acquisitions. Michael's main focus is leasing and investing for clients, stabilizing assets and strategizing in their profitability and growth. He enjoys networking with emerging property developers and new business owners to find functional sites. In his spare time, Michael travels to national parks and has a passion for outdoor activities.

Frank Davi, Jr.'s expertise and eclectic career journey set him apart in the investment arena. Boasting an impressive 17-year tenure, he's artfully navigated the worlds of luxury residential and commercial ventures, spanning from Central Florida to Northern California. His keen sense for balancing high-end aesthetics with practical buildouts has garnered attention and respect in the industry. With a Master's degree emphasizing spatial creativity, environmental site design, and tailored branding, Frank demonstrates a profound understanding of constructing spaces that resonate with clients and their specific business visions.

Majeed Hazin of ISL Commercial Real Estate brings extensive expertise, dedication, and a deep knowledge of both residential and commercial real estate. Since beginning his career in 2011, Majeed has successfully closed over 100 transactions, establishing himself as a reliable partner for clients navigating property leasing and purchasing across Florida. Originally from Orlando, he graduated from Oak Ridge High School and Valencia College, and he's called Central Florida home for over 20 years. Beyond real estate, Majeed is a passionate rugby enthusiast, following the sport after playing for the Orlando Iron Horse Rugby Club. He is also an avid powerlifter and hiker, pursuing these interests with the same dedication he brings to his work.



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*Exclusively Marketed by:*

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