

BOARDWALK SHOPPES II

RETAIL SPACE AVAILABLE FOR LEASE
IN ALTAMONTE SPRINGS

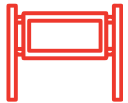
📍 1076 W SR 436 | ALTAMONTE SPRINGS, FL 32714



LOCATED OFF MAJOR
THOROUGHFARE, SR 436



ENTRANCE POSITIONED AT
HIGH TRAFFIC SIGNALIZED
INTERSECTION



MONUMENT SIGNAGE
OPPORTUNITY

JOIN THE DIVERSE TENANT LINEUP:



BLOOM
BODY ART

4 PETS[®]

EST. 2011



LICENSED REAL ESTATE BROKER



BOARDWALK SHOPPES II

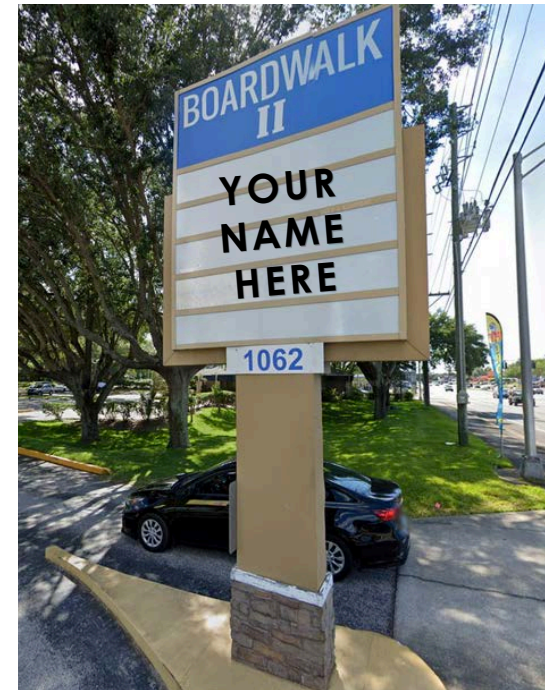


PROPERTY HIGHLIGHTS:

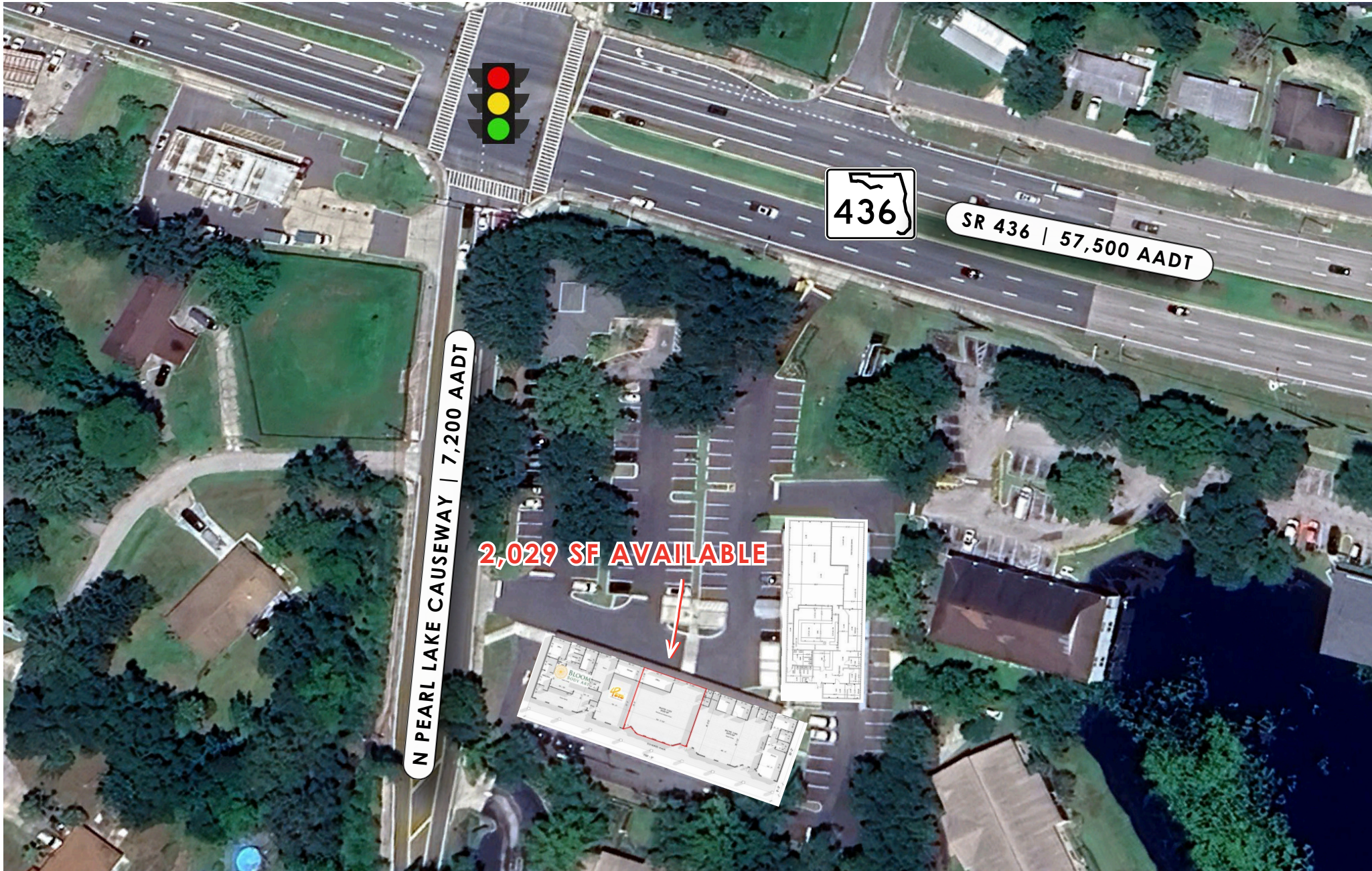
- **AVAILABLE: 2,209 SF**
- Located on SR 436, a major thoroughfare through Altamonte Springs, Longwood, and more
- Signalized intersection at entrance on a busy retail corridor
- Monument signage opportunity
- Newly paved parking lot
- High Traffic Counts - 57,500 + cars traveling on SR 436 daily

📍 ALTAMONTE SPRINGS

Altamonte Springs is a suburban city just north of Orlando, boasting a diverse economy with a mix of retail, healthcare, and service industries. The city is well connected by major highways such as I-4, making it an idyllic location for business professionals and families traveling to Orlando and other areas of Central Florida.



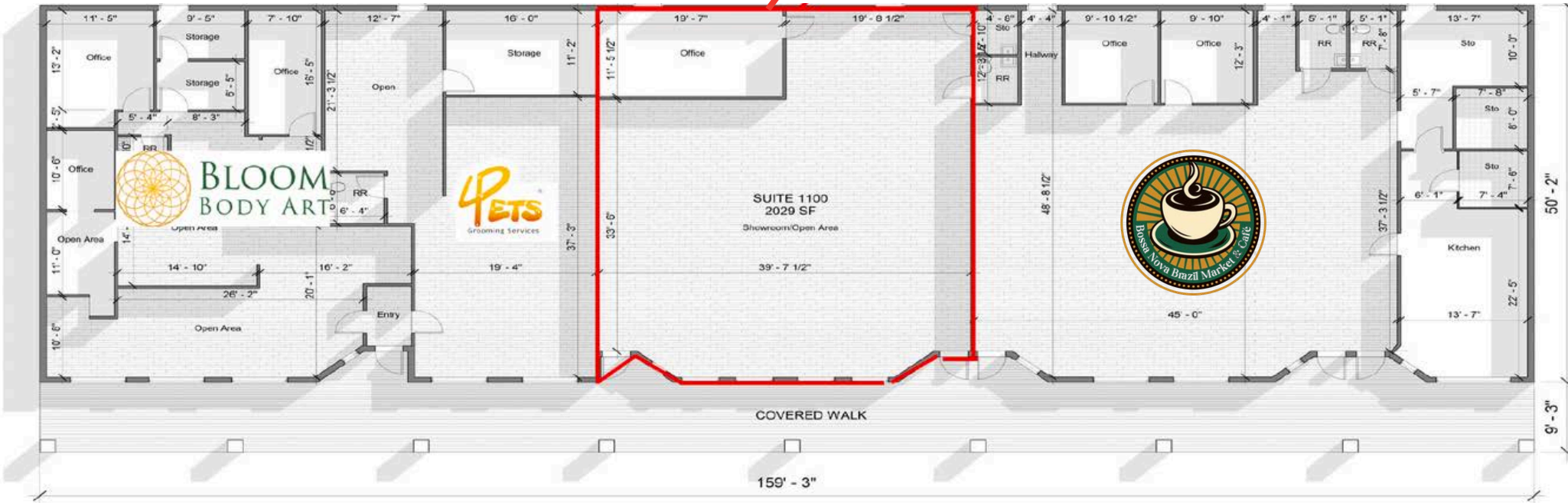
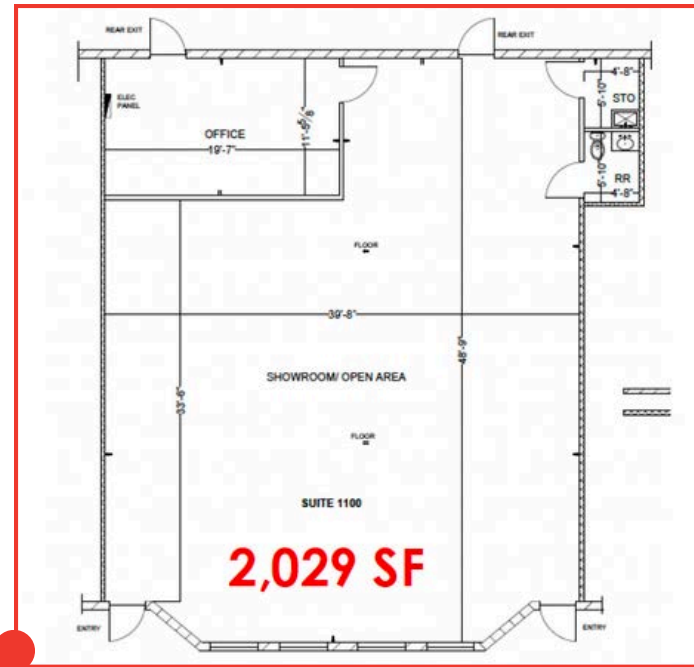
SITE PLAN



BOARDWALK SHOPPES II

SITE PLAN

2,029 SF AVAILABLE →



SUITE 1000
BLOOM BODY ART
1,683 SF

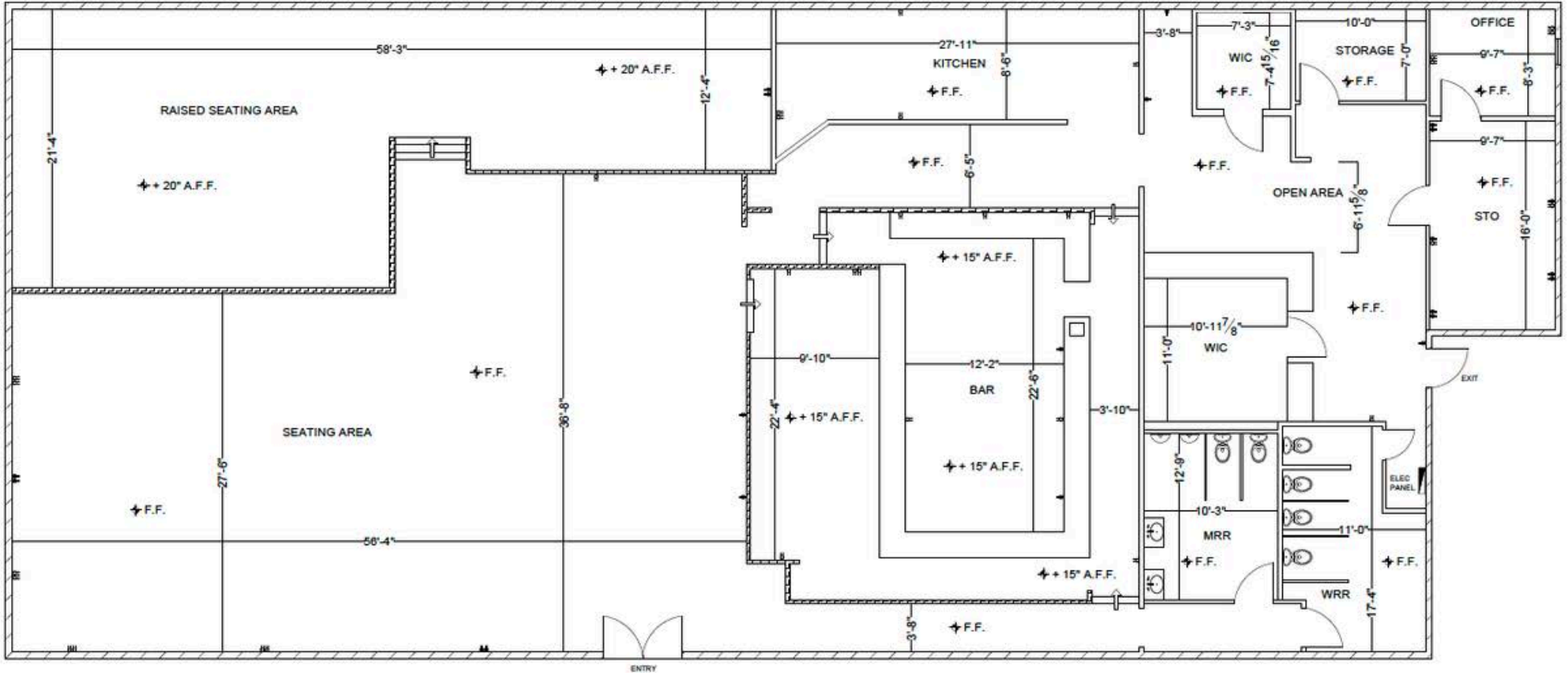
SUITE 1050
4PETS
1,300 SF

SUITE 1100
AVAILABLE
2,029 SF

SUITE 1150
BOSA NOVA BRAZIL MARKET & CAFE
2,870 SF

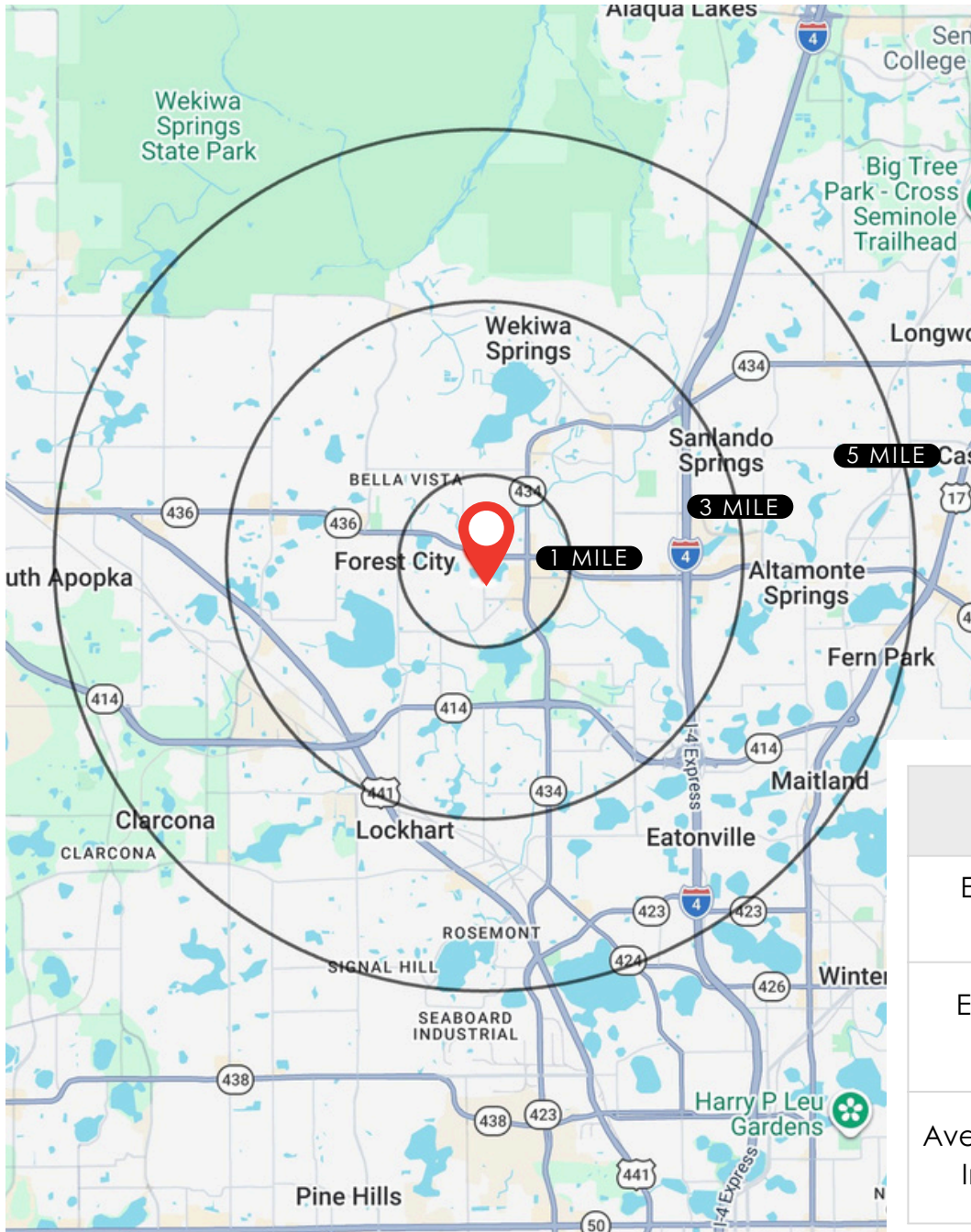
SITE PLAN

LEASED



FREESTANDING 2ND GENERATION RESTAURANT SPACE
LEASE SIGNED
5,760 SF

DEMOGRAPHICS



AFFLUENT, HIGH NET WORTH TRADE AREA

\$1.02M **AVG. HOUSEHOLD NET WORTH**
(3 Mile Radius)

Affluent household net worths exceeding \$1 million, supports premium retail.

\$108,415 **AVG. HOUSEHOLD INCOME**
(3 Mile Radius)

Exceptional household wealth, with average household incomes exceeding \$108,000 within 3 miles.

DENSE, ESTABLISHED TRADE AREA

222,285 **EST. POPULATION (2025)**
(5 Mile Radius)

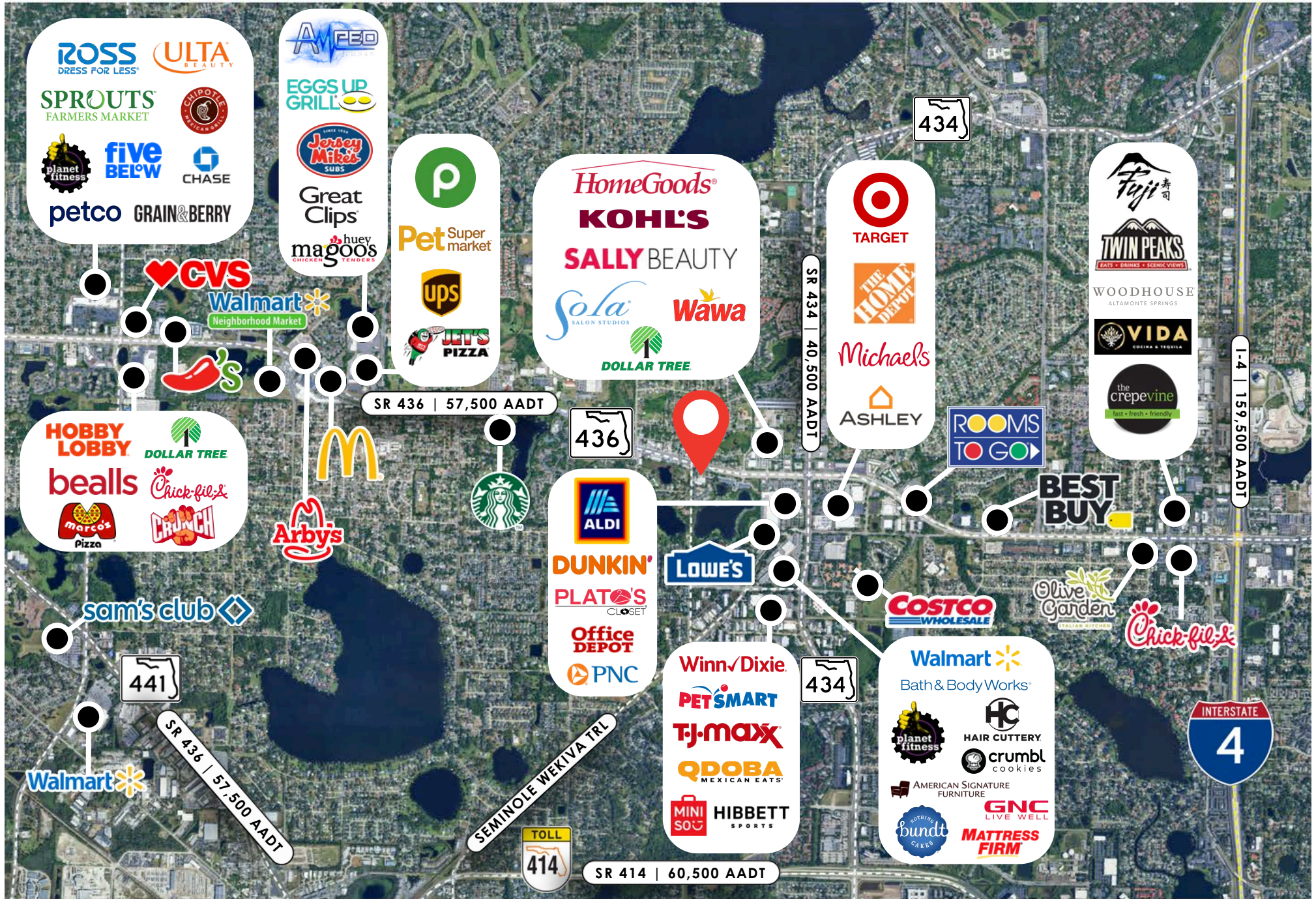
A highly populated corridor, delivering consistent daily traffic from a large and stable residential base.

67,854 **TOTAL EMPLOYEES**
(3 Mile Radius)

A dense daytime population supports sustained weekday traffic.

	1 MILE	3 MILE	5 MILE
Est. Population (2025)	13,349	106,984	222,285
Est. Households (2025)	5,577	45,571	91,555
Average Household Income (2025)	\$106,575	\$108,415	\$105,767

BOARDWALK SHOPPES II TRADE AREA





FOR MORE INFORMATION ON BOARDWALK SHOPPES II:

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