

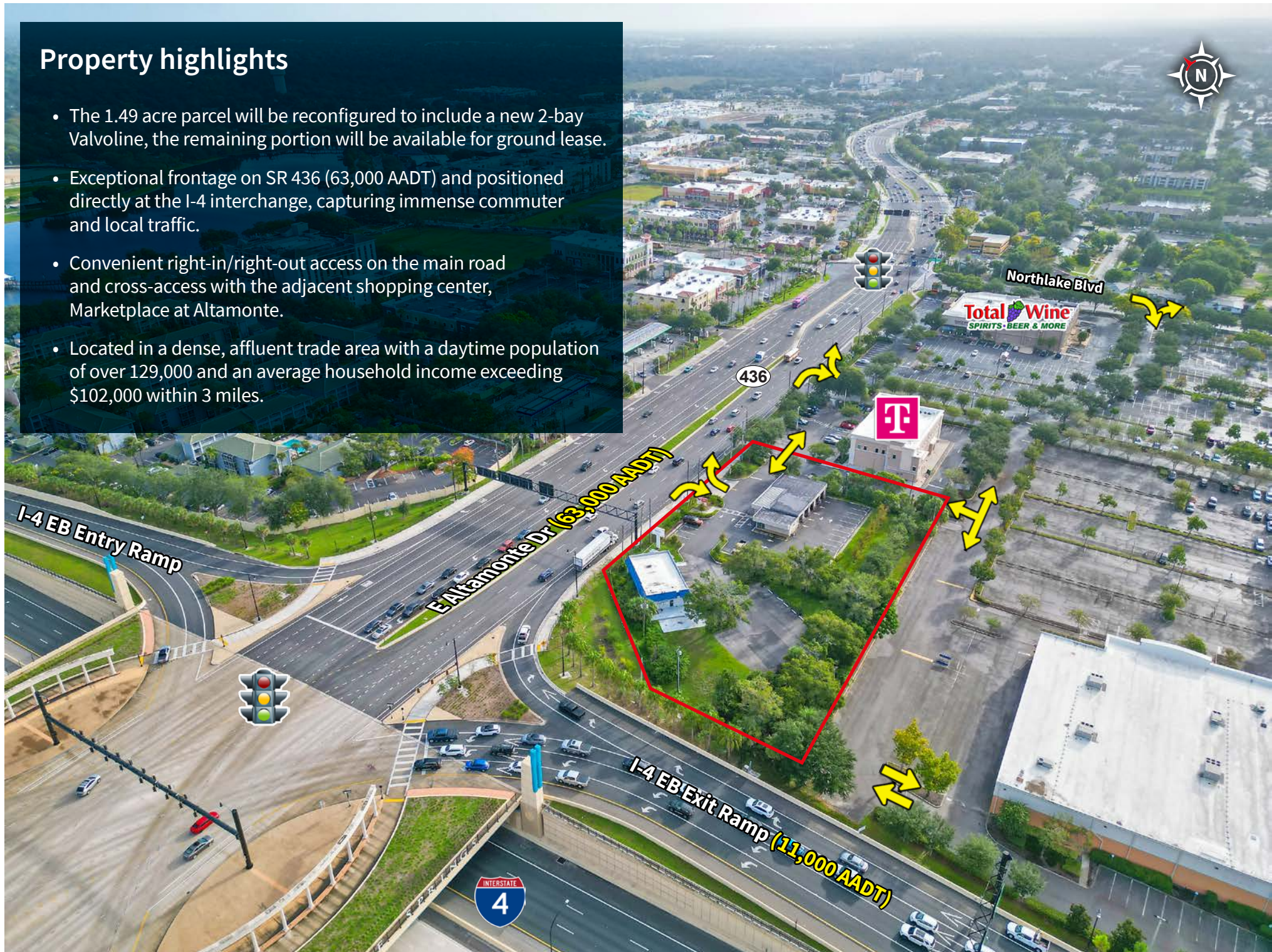
# For Lease - Redevelopment

102 E Altamonte Drive (SR-436)  
Altamonte Springs, FL 32701



## Property highlights

- The 1.49 acre parcel will be reconfigured to include a new 2-bay Valvoline, the remaining portion will be available for ground lease.
- Exceptional frontage on SR 436 (63,000 AADT) and positioned directly at the I-4 interchange, capturing immense commuter and local traffic.
- Convenient right-in/right-out access on the main road and cross-access with the adjacent shopping center, Marketplace at Altamonte.
- Located in a dense, affluent trade area with a daytime population of over 129,000 and an average household income exceeding \$102,000 within 3 miles.





# MARKET

## Aerial Overview

CLICK TO SEE SITE  
ON GOOGLE MAPS



Lake Brantley  
High School  
2,815 Students

Forest City  
Elementary School  
793 Students

Altamonte  
Elementary School  
500 Students

Lake  
Marion

WEKIVA SQUARE



ALTAMONTE  
CROSSINGS



HAVERTYS



EL DORADO



WEST TOWN  
CENTER



WEST TOWN  
CORNERS



434

(48,500 AADT)

Maitland Blvd (54,500 AADT)

GATEWAY CROSSING



Spring Lake  
Elementary School  
900 Students

E Altamonte Dr (47,000 AADT)



RASMUSSEN  
UNIVERSITY

Hospital Campus



Sanctuary at  
CenterPoint  
250 Units - Under Const.  
250 Units - Planned

(139,500 AADT)

**SITE**

(63,000 AADT)

(179,000 AADT)

4

UPTOWN ALTAMONTE



ALTAMONTE MALL



Advent Health  
Altamonte Springs  
Hospital Campus



PALM SPRINGS  
CROSSING



RENAISSANCE CENTRE



MARKETPLACE AT ALTAMONTE



Lake  
Orienta



Lake Orienta  
Elementary School  
577 Students

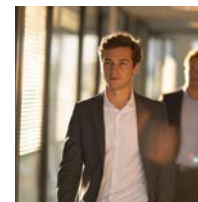
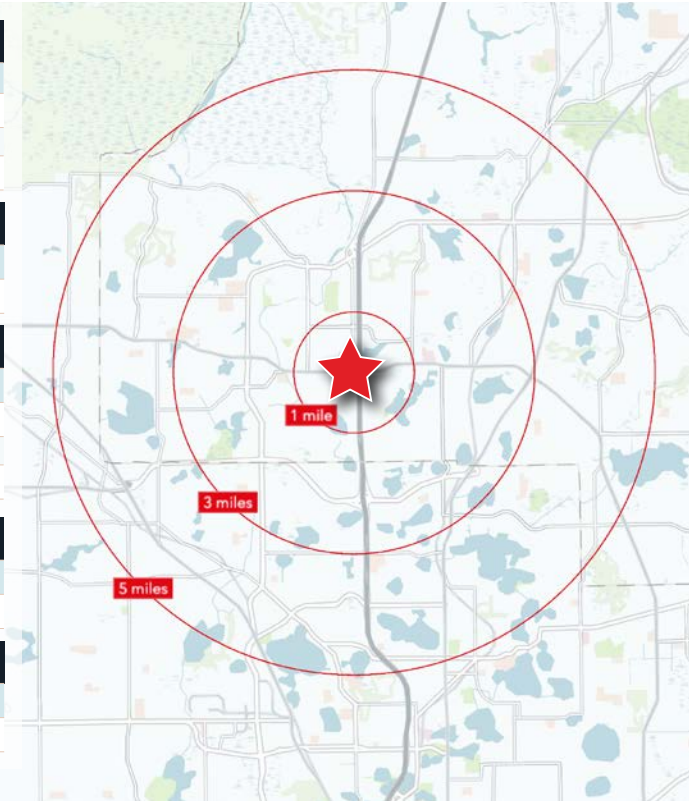
Orangewood  
Christian School  
726 Students



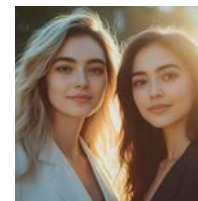


## Demographics:

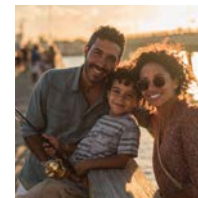
Population Summary			
1 Mile	3 Miles	5 Miles	
16,155	97,381	236,687	
Estimated growth in 5 years			
17,013	99,984	241,872	
Total Households			
1 Mile	3 Miles	5 Miles	
7,740	43,574	100,363	
Average Household Income			
1 Mile	3 Miles	5 Miles	
\$81,423	\$102,345	\$109,680	
Estimated growth in 5 years			
\$89,834	\$113,660	\$121,286	
Daytime Population			
1 Mile	3 Miles	5 Miles	
21,625	129,156	279,903	
Median Age			
1 Mile	3 Miles	5 Miles	
38.4	39.8	40.5	



**EMERGING HUB:** Professionals in growing urban centers willing to relocate for job opportunities  
**Median Age:** 36.0  
**Median HH Income:** \$70,356  
**LifeMode Group:** Tech Trailblazers  
**Socioeconomic Traits:** Emerging Hub represents educated, mobile young professionals working in management, tech, and healthcare with above-average remote work rates. They are digitally native online shoppers who enjoy domestic travel, fitness activities and video games while frequently relocating for career advancement.



**METRO FUSION:** Highly mobile, young renters, well-connected to social media  
**Median Age:** 32.8  
**Median HH Income:** \$55,443  
**LifeMode Group:** Metro Vibes  
**Socioeconomic Traits:** Metro Fusion lives primarily multifamily housing and prioritize social media for leisure and networking. Their shopping is predominantly at neighborhood centers with the exception of food - delivery apps are key. They are tech-savvy bargain hunters using apps for delivery and digital coupons



**DIVERSE HORIZONS:** Commonly located along coastal areas, family-oriented  
**Median Age:** 35.2  
**Median HH Income:** \$65,990  
**LifeMode Group:** Metro Vibes  
**Socioeconomic Traits:** Diverse Horizons has many foreign-born individuals who are thriving within metro areas on the coast. They often shop online for electronics, while in-person purchases are centered around clothing, food and children's supplies.

**Who Lives Here:**  
 1-3-5 Miles Radius





## Leasing Team:



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