

Landing Town Square

580 Cape Cod Ln. #09, Altamonte Springs, FL 32714

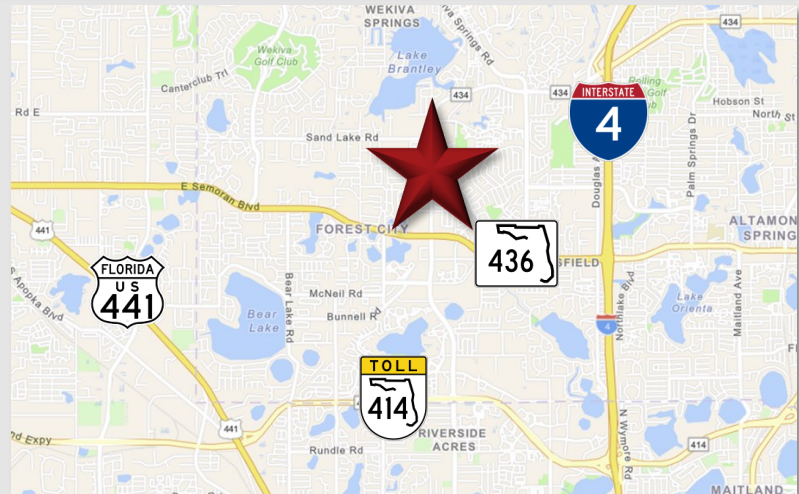
Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



AVAILABLE

LOCATION DETAILS

Located at the lighted intersection of Cape Cod Lane and SR 434 with traffic counts over 48,500 CPD. Nearby access to I-4 and SR 436 provides a convenient commute to West Town Corners, Uptown Altamonte, and Seminole State College. Surrounded by single family homes and residential condominiums.



PROPERTY DETAILS

- ±1,109 SF Retail/Office
- **Fully built-out** for massage therapy / professional services
- Access to a back porch overlooking a beautiful lake
- Signage available
- 74 Shared parking spaces
- **Last space available**

2022 DEMOGRAPHICS

| | 1-MILE | 3-MILE | 5-MILE |
|-------------------|----------|-----------|----------|
| Population | 14,733 | 100,818 | 212,122 |
| Average HH Income | \$84,132 | \$103,397 | \$98,764 |
| Median HH Income | \$61,653 | \$73,454 | \$69,617 |

CONTACT FOR MORE INFORMATION

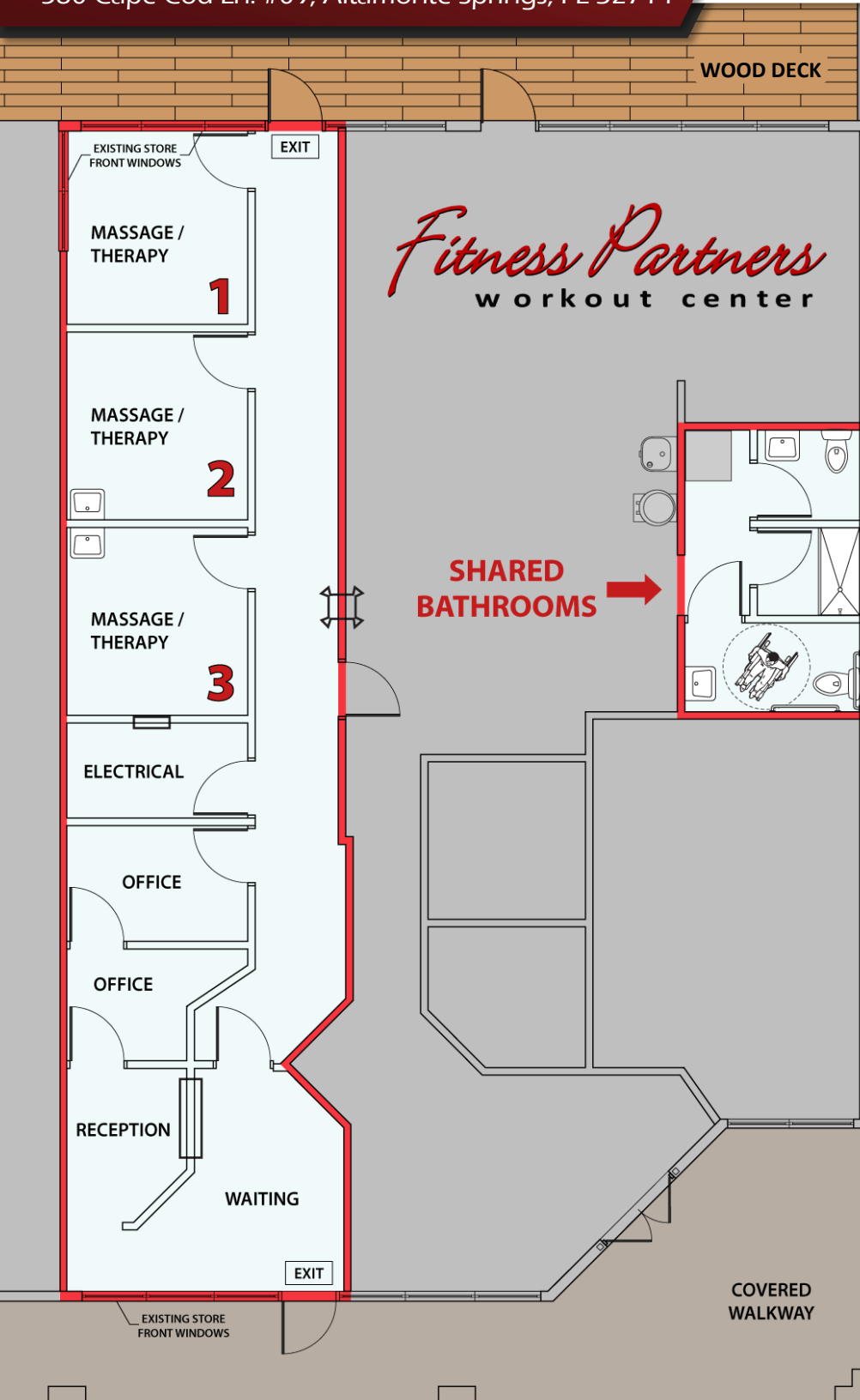
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SUITE #09 DETAILS

- ±1,109 SF Available
- For lease or sub-lease
- 3 Massage Therapy Rooms; 2 Offices
- Will share bathrooms with Fitness Partners Workout Center (ADA Approved)
- Best if used for massage therapy or chiropractic services to work alongside Fitness Partner's personal trainer
- Recently updated with fresh paint and new flooring

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