

# BOARDWALK SHOPPES

RETAIL | OFFICE  
AVAILABLE

1002-1052 W. SR 436  
ALTAMONTE SPRINGS  
FL 32714



# BOARDWALK SHOPPES



RETAIL IN ALTAMONTE SPRINGS  
ON PEARL LAKE

PROPERTY

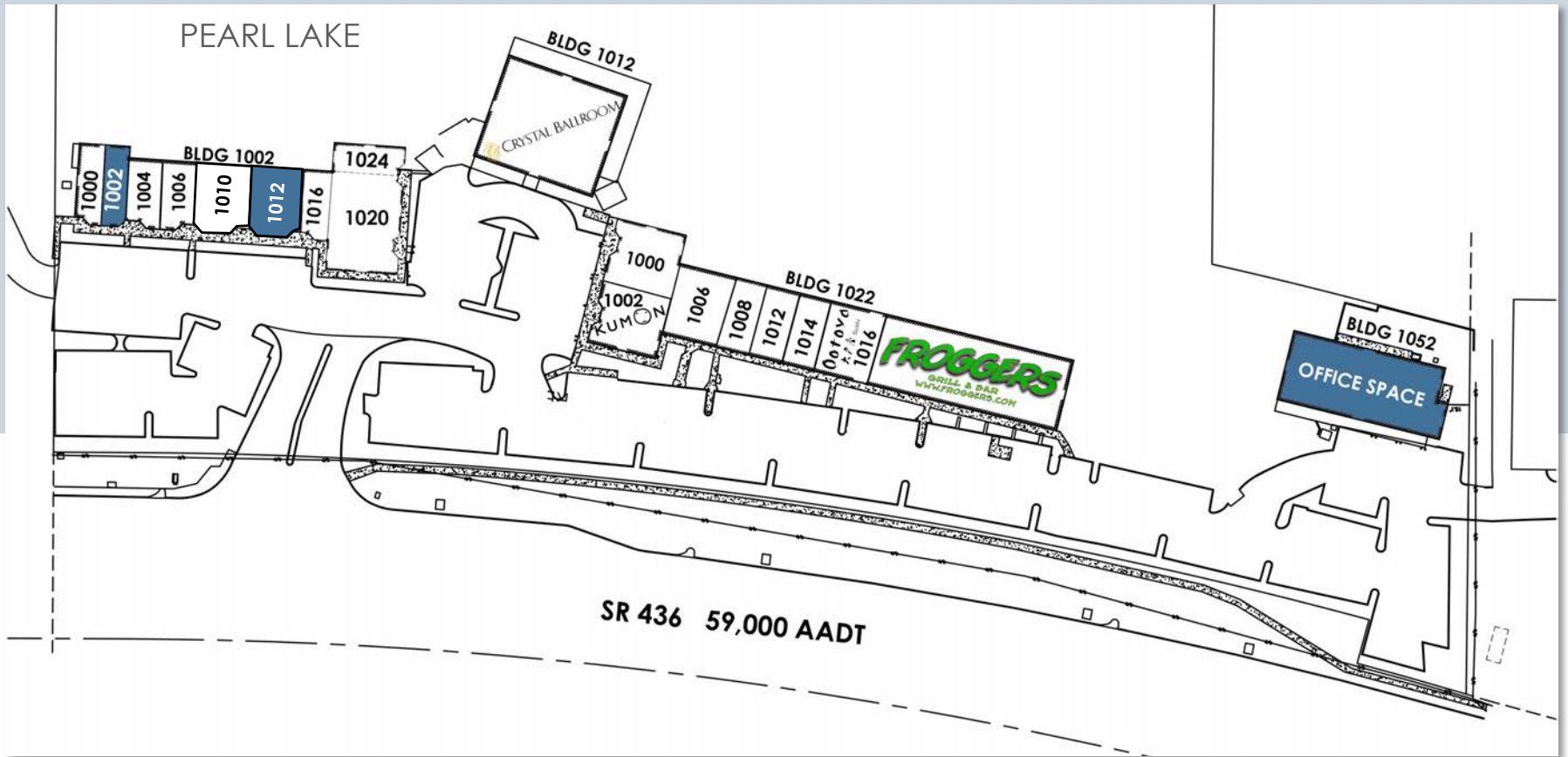
# HIGHLIGHTS



- **1,000- 2,075 SF AVAILABLE**
- ON SR 436 AND SR 434, THE MAIN THOROUGHFARES THROUGH ALTAMONTE SPRINGS, LONGWOOD AND MORE
- SIGNALIZED INTERSECTION AT ENTRANCE ON A BUSY RETAIL CORRIDOR
- MULTIPLE POINTS OF INGRESS/EGRESS FROM MAIN ROAD AND ADJACENT SHOPPING CENTERS
- HIGH TRAFFIC COUNTS- 51,000+ CARS TRAVELING ON SR 436 DAILY
- JOIN THE DIVERSE TENANT LINEUP INCLUDING FROGGER'S BAR AND GRILL, THE CRYSTAL BALLROOM, OOTOYA SUSHI, KUMON LEARNING AND MORE



# SITE PLAN



## BUILDING 1002

#	TENANT	SQ. FT
1000	MARY'S BALLOONS	1,000
<b>1002</b>	<b>AVAILABLE</b>	<b>1,000</b>
1004	IMPERIAL CLASS TATTOO	1,000
1006	FX HAIR STUDIO	1,000
1010	HOTWORX	2,000
<b>1012</b>	<b>AVAILABLE</b>	<b>2,000</b>
1016	ESTRELLA	1,000
1020	BRAZILIAN JIU JITSU	3,300
1024	CACHITOS BAKERY	1,200



## NEWLY REMODELED INLINE SPACE SUITE 1002

## BUILDING 1012

#	TENANT	SQ. FT
1012	CRYSTAL BALLROOM	8,000

## BUILDING 1022

#	TENANT	SQ. FT
1000	HALO SALON	2,250
1002	MASSAGE STUDIO	1,000
1006	KUMON LEARNING CTR	1,250
1008	DOCTOR SANTANA	2,000
1012	I-SMOKE OUTLET	1,000
1014	NAIL SALON	1,000
1016	OOTOYA SUSHI	2,000
1022	FROGGER'S BAR + GRILL	8,000

## BUILDING 1052 – OFFICE SPACE

#	TENANT	SQ. FT
1062	DENISE DECORE & EVENTS	900
1064	22 HEALTH EXPANSION	923
1066	COUNTRY BOY MARINE	950
1068	22 HEALTH, LLC	2,743
<b>SECOND FLOOR</b>		
2062	SYDNEY PHOTOGRAPHY STUDIO	1,369
2066	MOLLY MAIDS	1,446
2068	CONSTRUCTION OFFICE	898
<b>2072</b>	<b>AVAILABLE</b>	<b>2,075</b>



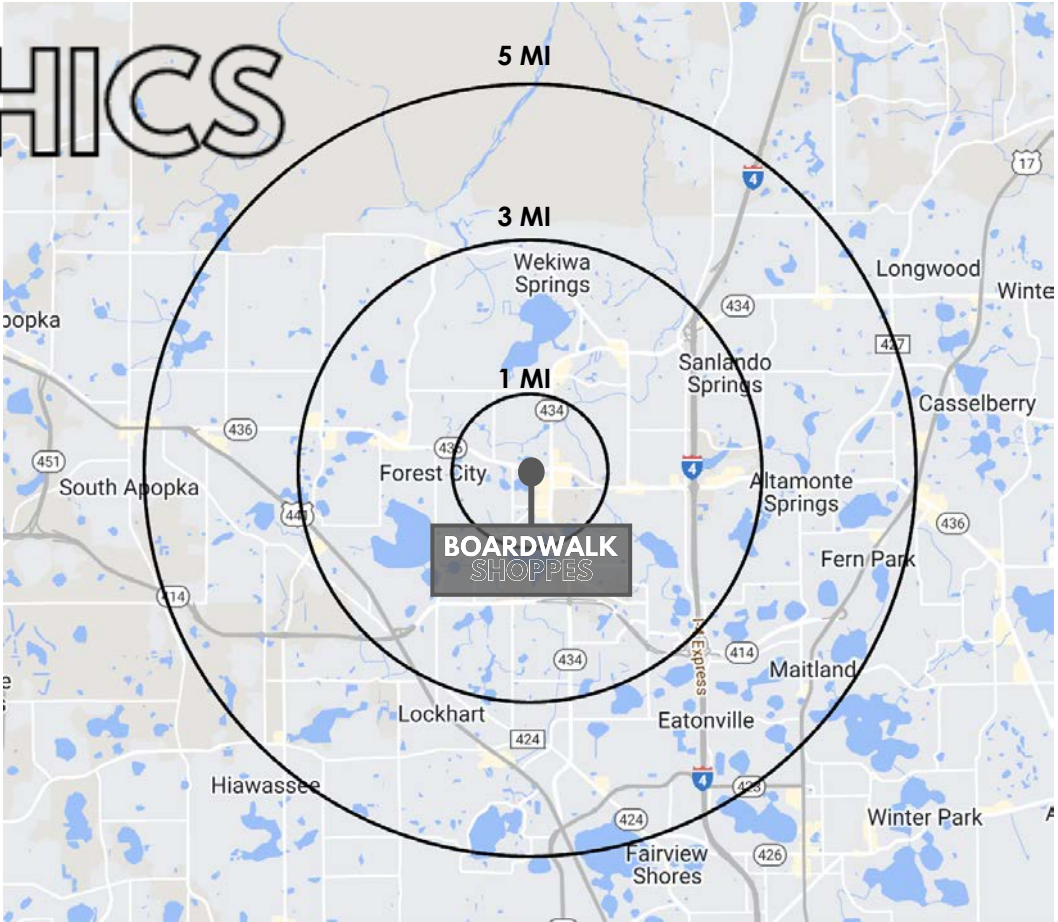
## 1<sup>ST</sup> FLOOR REMODELED SPACE AVAILABLE SUITE 1012



## 2<sup>ND</sup> FLOOR REMODELED SPACE AVAILABLE SUITE 2072

# DEMOGRAPHICS

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, PARTICULARLY I-4, MAKING IT AN IDYLIC LOCATION FOR BUSINESS PROFESSIONALS AND FAMILIES TRAVELING TO ORLANDO AND OTHER AREAS OF CENTRAL FLORIDA.



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	14,276	108,092	221,079
<b>AVG HH INCOME</b>	\$102,294	\$114,668	\$113,973
<b>AVG AGE</b>	35.0	37.5	37.7
<b>DAYTIME EMPLOYEES</b>	6,847	68,175	138,485

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## RETAIL AROUND TOWN



RETAIL LEASING CONTACTS

# BOARDWALK SHOPPES



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