



5,548 SF Space For Lease

445 W State Road 436, Altamonte Springs, FL 32714



**Commercial
Real Estate**



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Your Name @ Top of Road Sign

\$22.00 /SF/YR

10 Tenant Shopping Center with two entrances on 436 and signalized intersection on Frances Drive.

- Tenant name featured at top of road sign
- Only Vacancy in the Shopping Center

For more information visit:

<https://www.loopnet.com/Listing/445-W-State-Road-436-Altamonte-Springs-FL/28374885/>

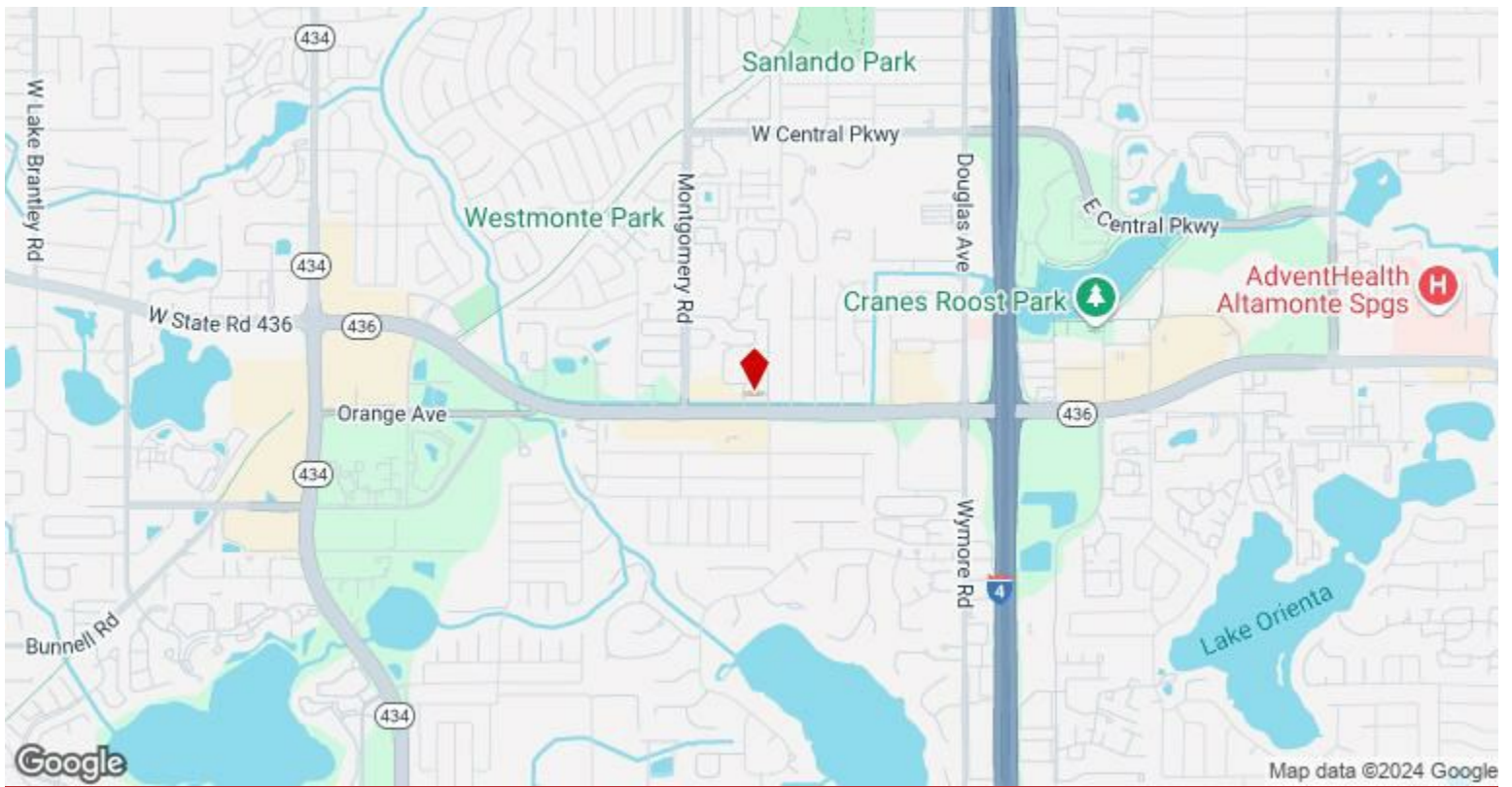


Rental Rate:	\$22.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	20,444 SF
Year Built:	1986
Walk Score ®:	60 (Somewhat Walkable)
Transit Score ®:	30 (Some Transit)
Taxes:	\$0.23 USD/SF/MO
Operating Expenses:	\$0.45 USD/SF/MO
Rental Rate Mo:	\$1.83 /SF/MO

1st Floor Ste 1041

Space Available	5,548 SF
Rental Rate	\$22.00 /SF/YR
Date Available	October 01, 2024
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	5 - 10 Years

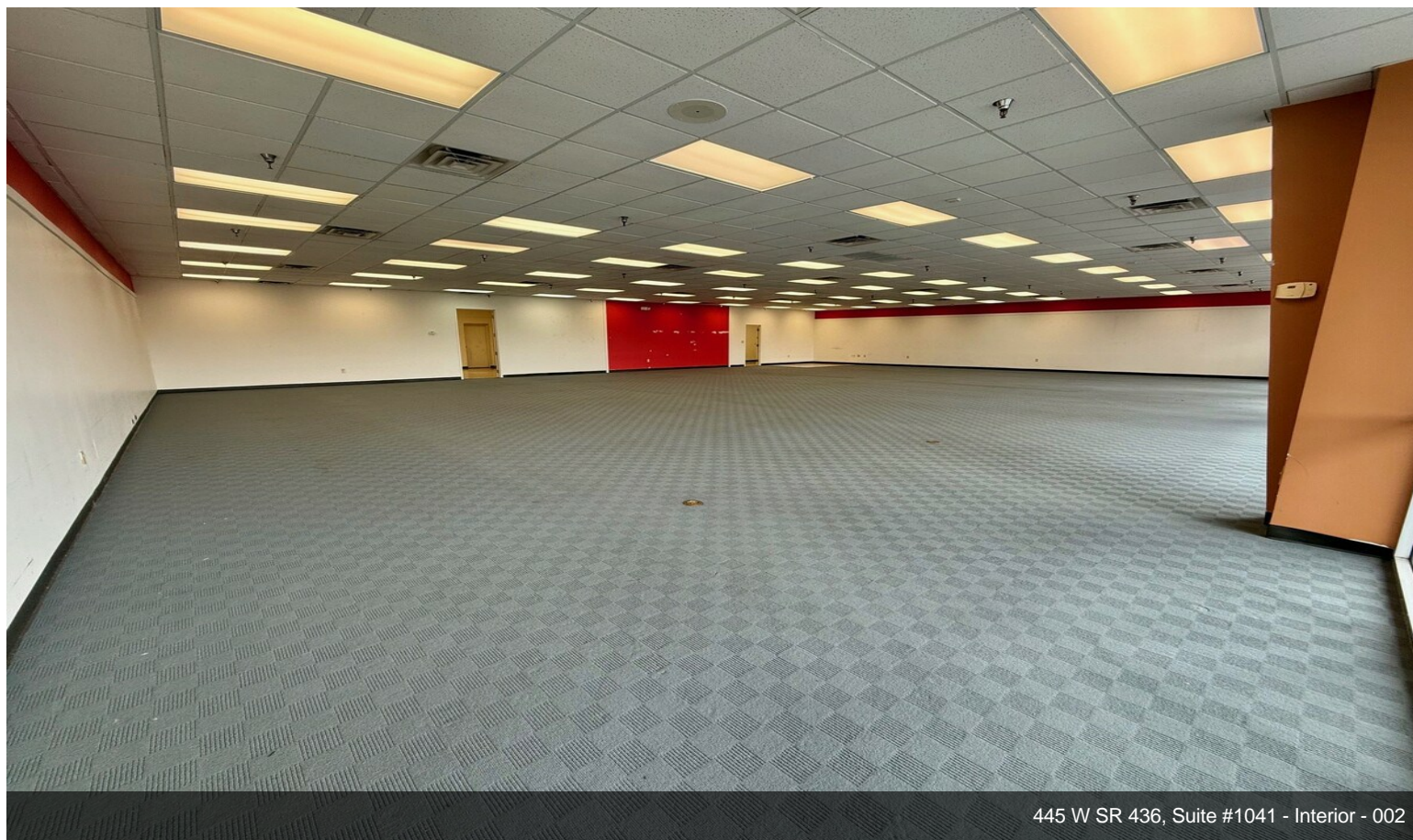
Large showroom area in front and storage area in the back with 2 restrooms. Single and double doors at front and rear of suite.



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10 Tenant Shopping Center with two entrances on 436 and signalized intersection on Frances Drive.

Property Photos

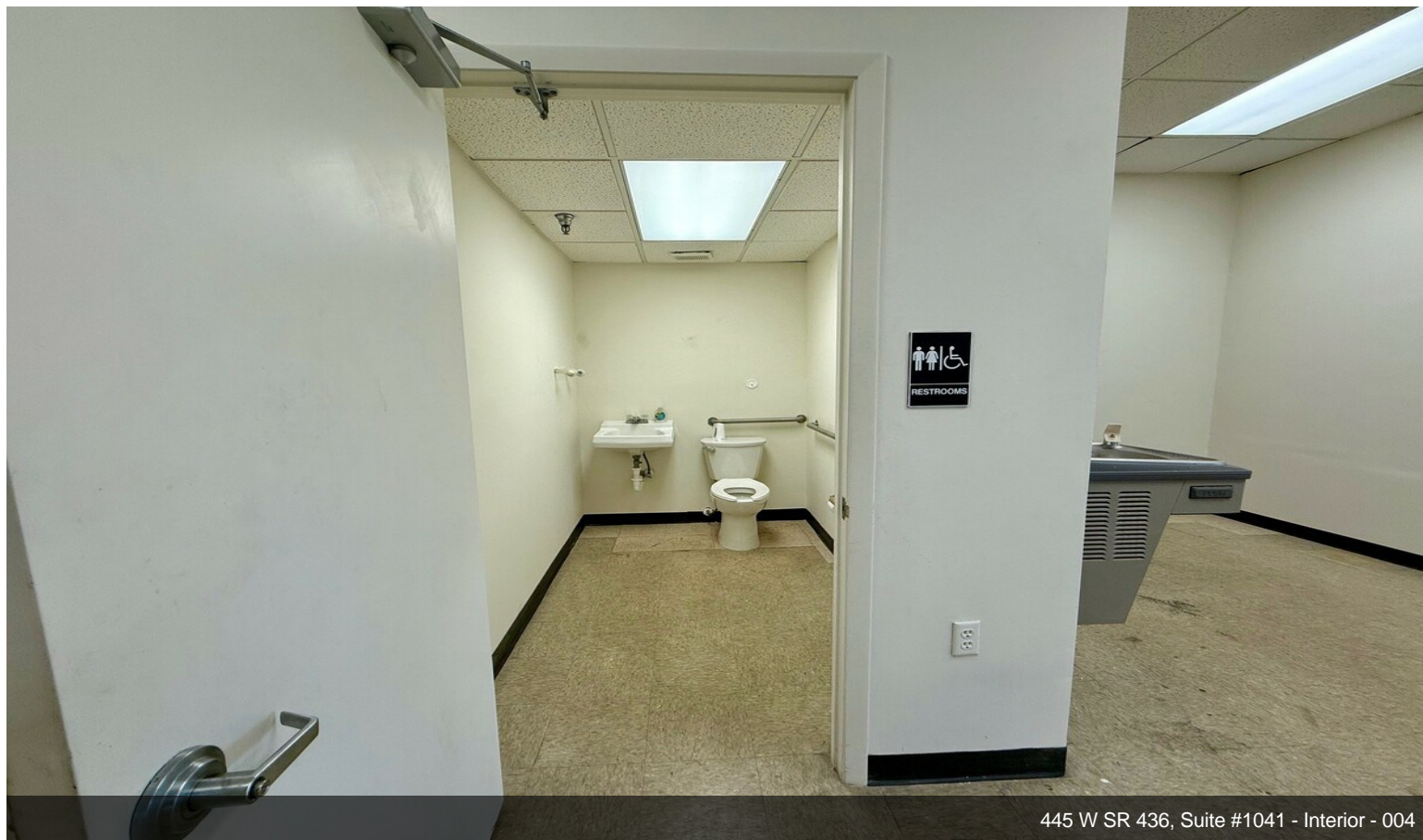
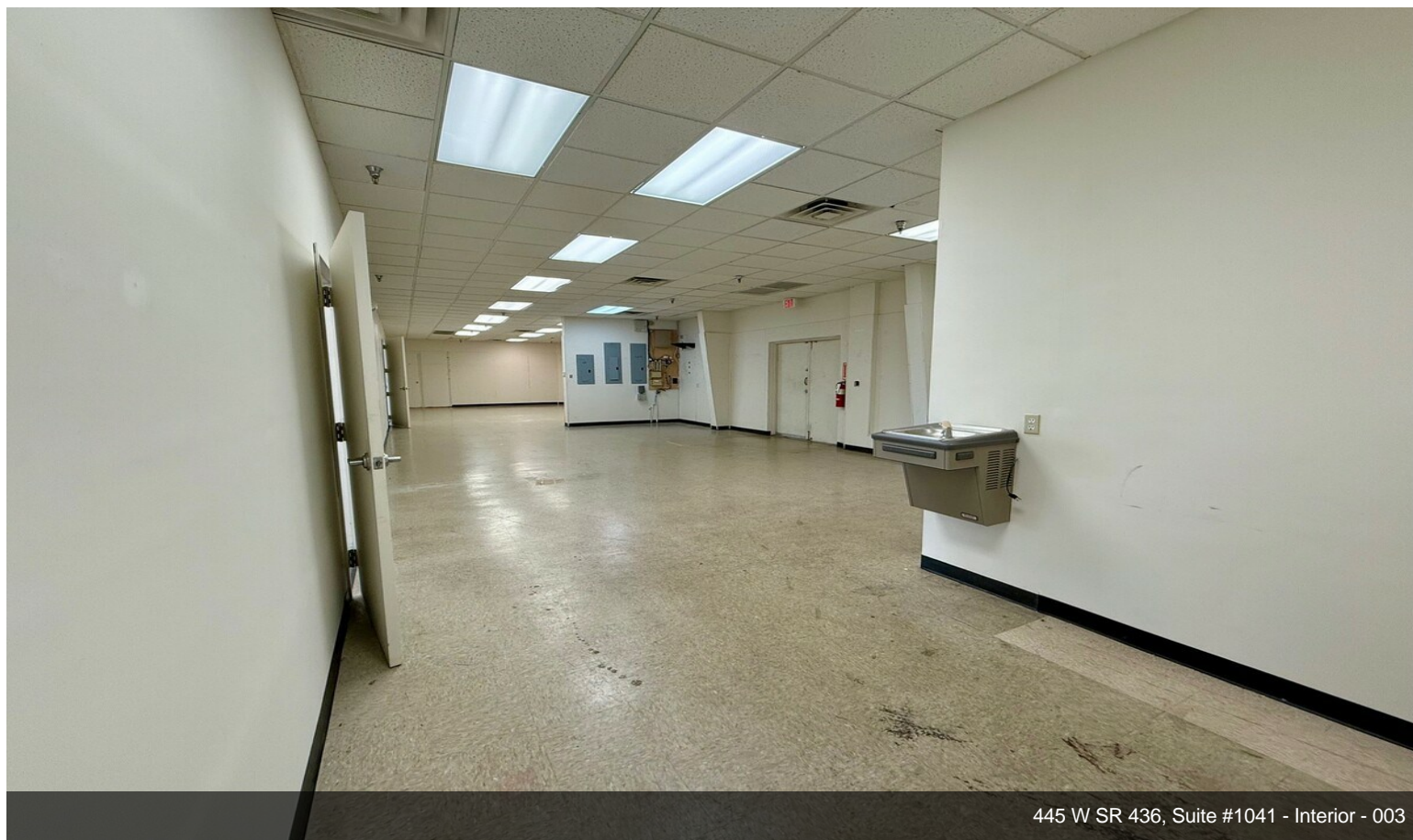


445 W SR 436, Suite #1041 - Interior - 002



445 W SR 436 - Wide Shot - 002

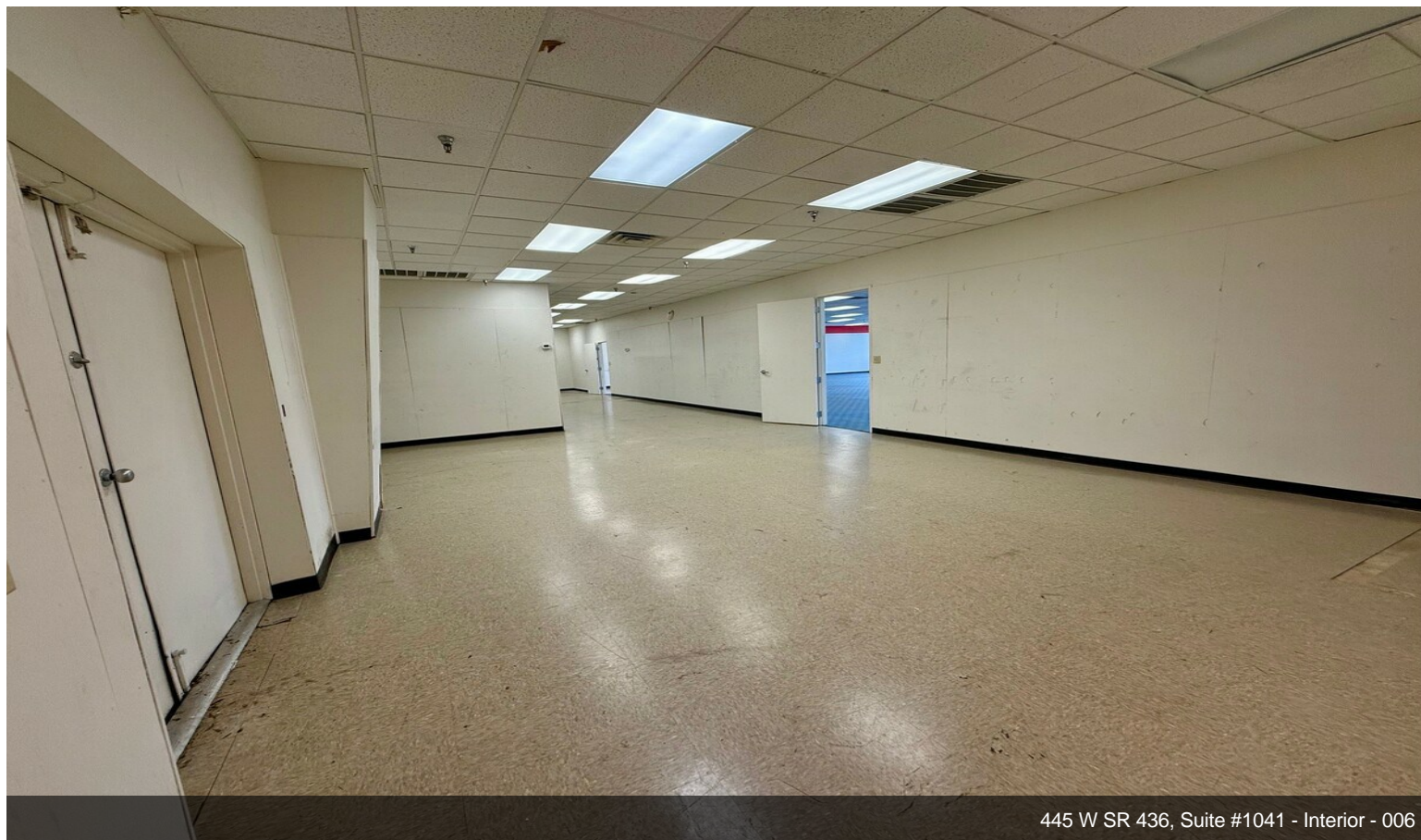
Property Photos



Property Photos



445 W SR 436, Suite #1041 - Interior - 005

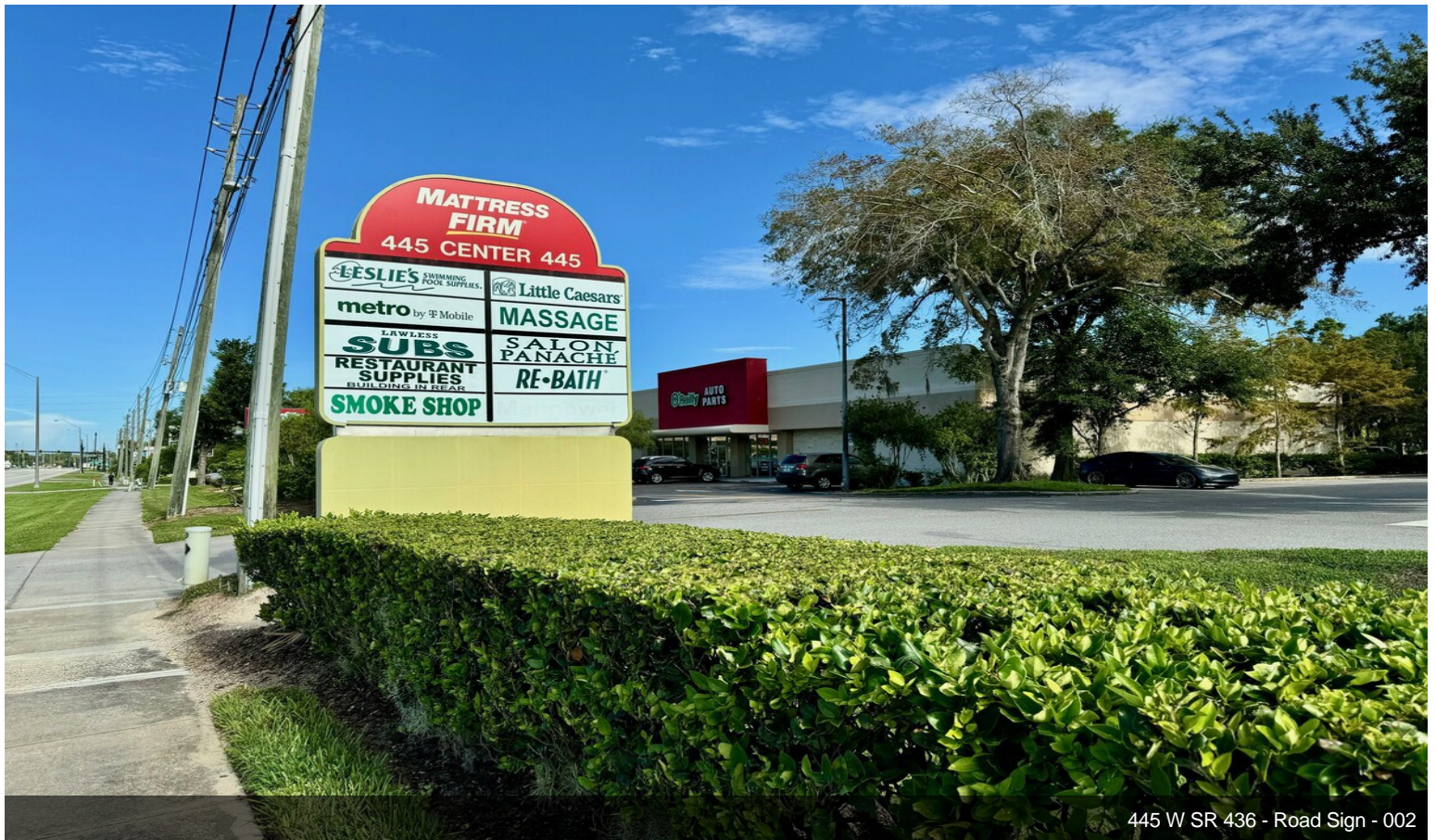


445 W SR 436, Suite #1041 - Interior - 006

Property Photos



445 W SR 436 - Road Sign - 001



445 W SR 436 - Road Sign - 002

Property Photos



445 W SR 436 - Wide Shot - 001