

# For Lease

1,300 - 6,500 SF FOR LEASE  
798 WEST TOWN PARKWAY, ALTAMONTE SPRINGS, FL 32714

1,300 - 6,500 SF AVAILABLE

## WEST TOWN CENTER

798 WEST TOWN PARKWAY, ALTAMONTE SPRINGS, FL 32714



### DESCRIPTION

New Construction Retail and Office/Medical space available For Lease in Altamonte Springs. West Town Center is a Master Planned Development encompassing 529 Multifamily Units, 13,000 square feet of Retail and 12,000 SF of Office/Medical space. The site is located within minutes of major retail drivers such as Costco, Target, Wal-Mart & Winn-Dixie. West Town Parkway is commonly used as a relief road from both State Road 434 and State Road 436. West Town Center is an ideal location for retail, restaurant, service users, medical, office & more.

### PROPERTY OVERVIEW

AVAILABLE	1,300-6,500 SF of Retail/Restaurant Space 3,000-6,000 SF of Office Space
GLA	25,000 SF
ASKING RATE	Call for Pricing

### HIGHLIGHTS

- Highly trafficked corridor: SR-434 (57,500 AADT) and SR-436 (47,000 AADT).
- Frontage along West Town Parkway (7,200 AADT), a primary connector for neighborhood commuters.
- Average household income of \$106,517 within a 5-minute radius.

### Adjacent Retailers:



FOR MORE INFORMATION, PLEASE CONTACT:

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**JP Beaulieu, CCIM, CLS**  
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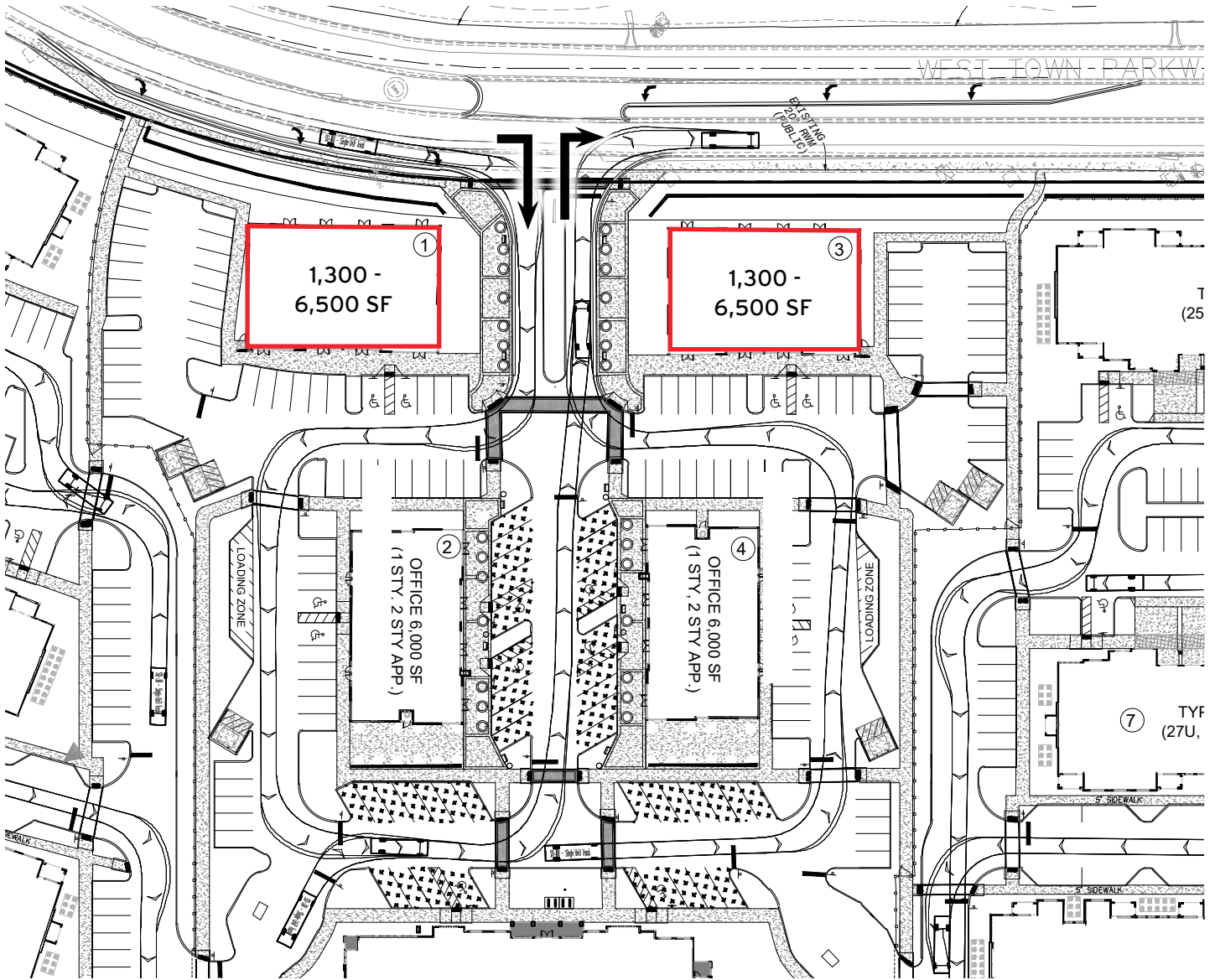
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### RETAIL AND OFFICE SITE PLAN



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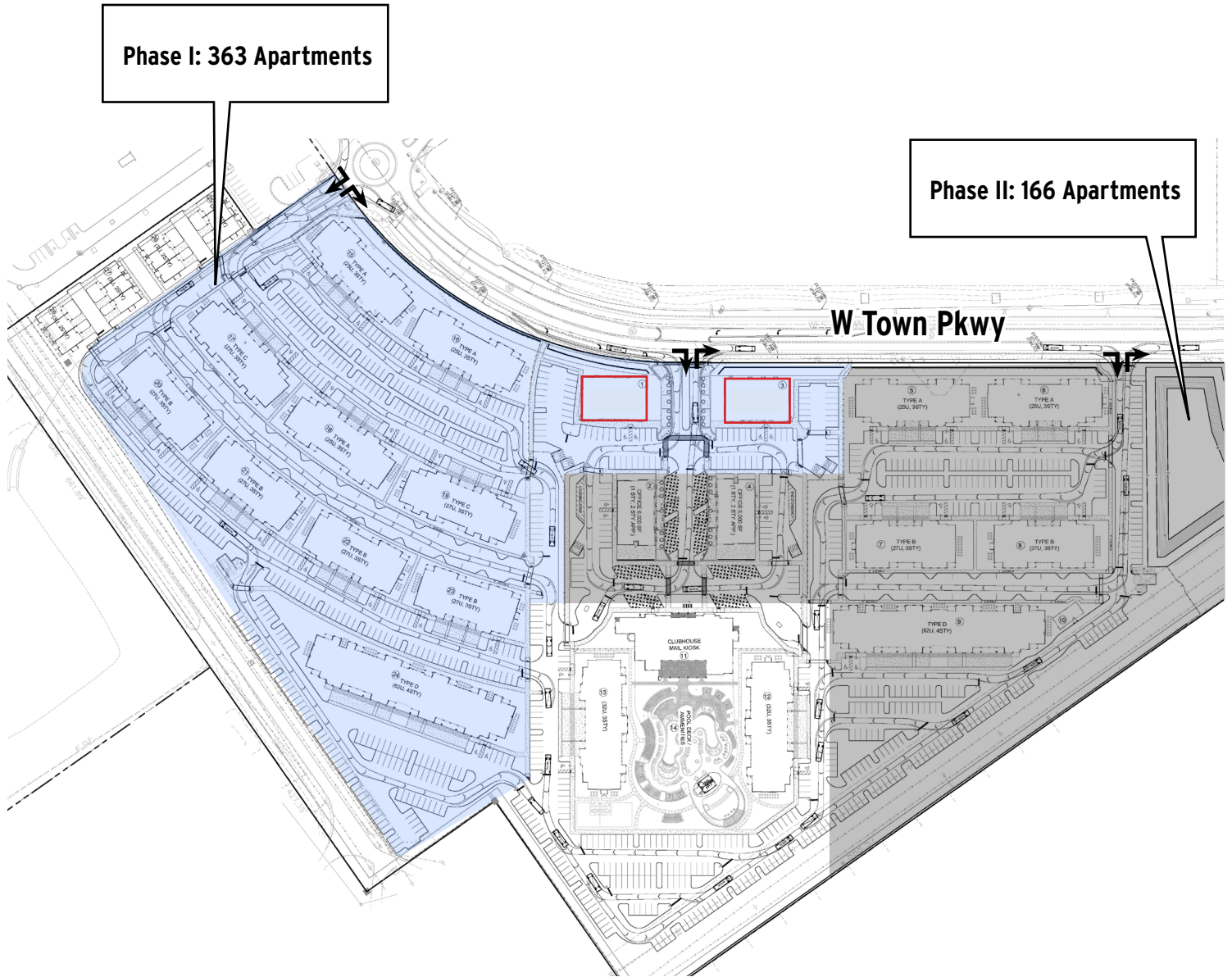
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### PHASED SITE PLAN

Phase I: 363 Apartments

Phase II: 166 Apartments



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### RETAIL MAP



**57,500 AADT**  
Hwy 434

**47,000 AADT**  
Hwy 436

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### RESIDENTIAL MAP



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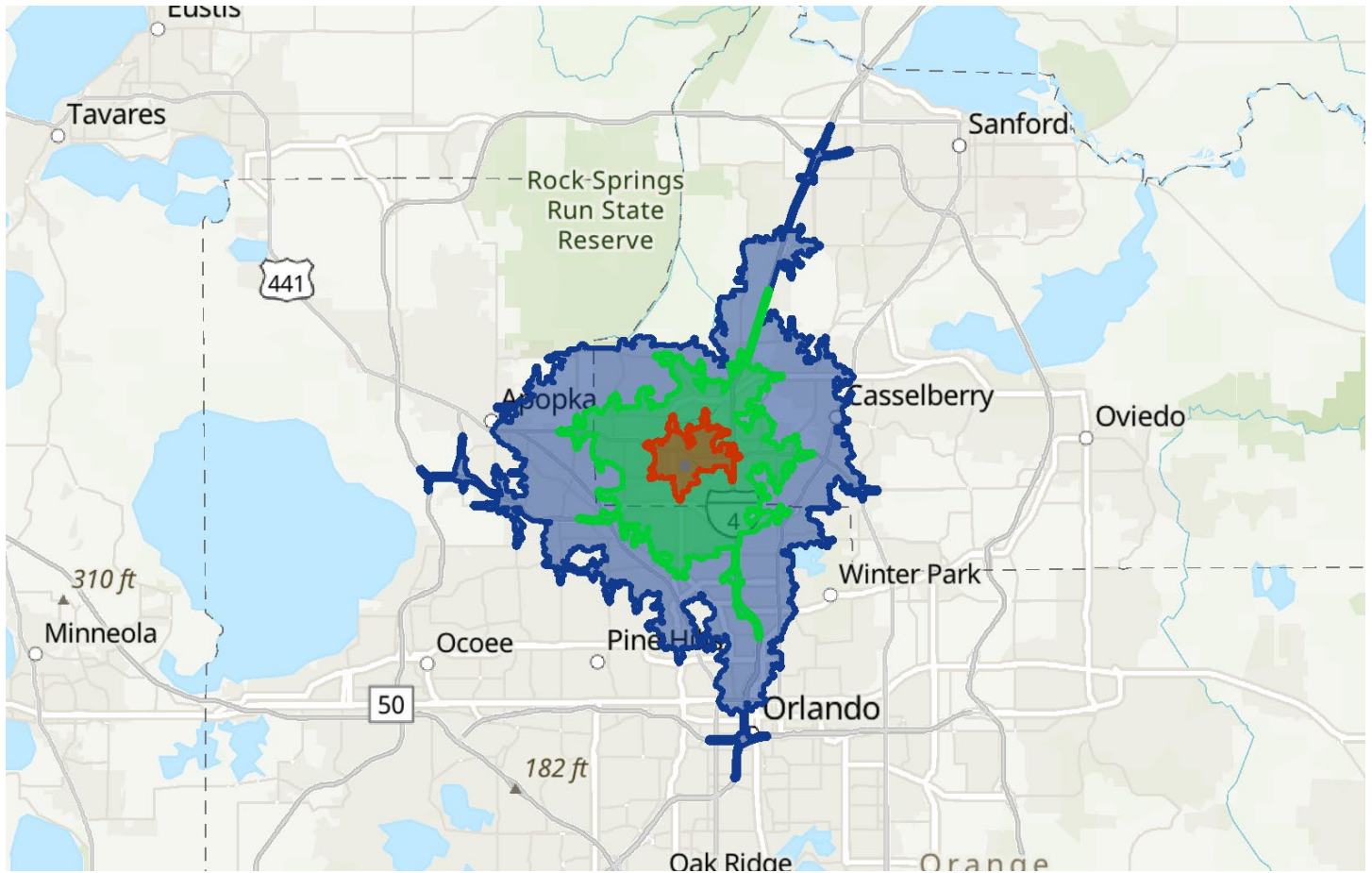
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### DRIVE TIMES & DEMOGRAPHICS



#### 5-MINUTE DRIVE TIME



38,473  
ESTIMATED POPULATION



16,529  
HOUSEHOLDS



18,118  
TOTAL EMPLOYEES



\$106,885  
AVERAGE HOUSEHOLD INCOME

#### 10-MINUTE DRIVE TIME



124,018  
ESTIMATED POPULATION



53,952  
HOUSEHOLDS



92,474  
TOTAL EMPLOYEES



\$102,578  
AVERAGE HOUSEHOLD INCOME

#### 15-MINUTE DRIVE TIME



259,895  
ESTIMATED POPULATION



110,205  
HOUSEHOLDS



176,257  
TOTAL EMPLOYEES



\$109,348  
AVERAGE HOUSEHOLD INCOME

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