



Retail Space for Lease

Altamonte Springs

706 W. State Road 436

Altamonte Springs, FL 32714



LICENSED REAL ESTATE BROKER | FranklinSt.com

RAFAEL ROMERO, CCIM
REGIONAL MANAGING DIRECTOR
T: 305.349.3922
Rafael.Romero@FranklinSt.com

ALTAMONTE SPRINGS

706 W. State Road 436 | Altamonte Springs, FL 32714

RETAIL SPACE FOR LEASE



PROPERTY OVERVIEW

- » 2,480 SF endcap available
- » Prominent frontage along SR 436
- » Anchored by El Dorado Furniture and shadow anchored by Target, Home Depot, and Ashley Furniture
- » Abundant onsite parking
- » Prime location in West Altamonte's busy retail corridor
- » Surrounded by a dense mix of national retailers in the immediate trade area
- » Convenient access to I-4 (139,500 AADT)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Miles
Population	16,049	111,262	238,751
Households	6,660	49,051	99,668
Daytime Pop.	10,903	101,514	214,161
Avg. HH Income	\$111,367	\$105,805	\$108,116

TRAFFIC COUNTS

W. State Road 436	47,000 AADT
-------------------	-------------





