

# **Retail Space for Lease**

**Altamonte Springs** 

706 W. State Road 436 Altamonte Springs, FL 32714

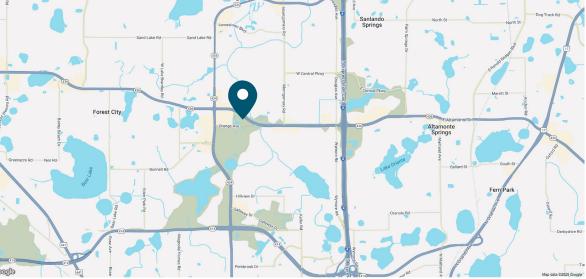


## **ALTAMONTE SPRINGS**

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)

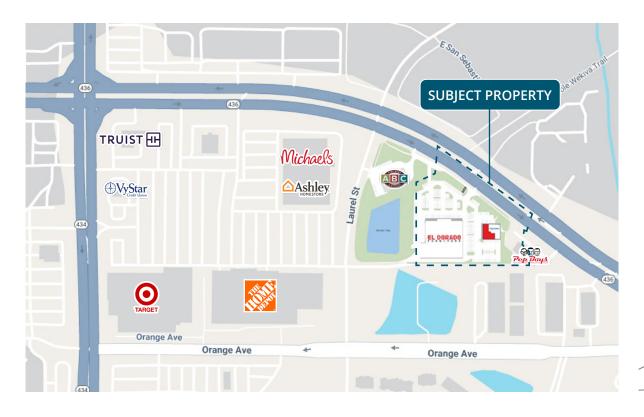
#### **DEMOGRAPHICS**

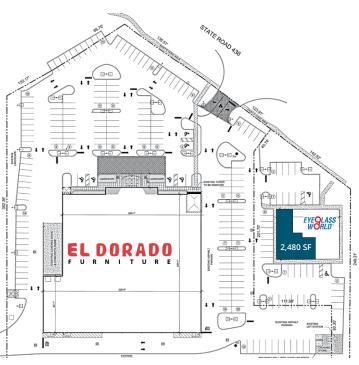
|                | 1 Mile    | 3 Mile    | 5 Miles   |
|----------------|-----------|-----------|-----------|
| Population     | 16,049    | 111,262   | 238,751   |
| Households     | 6,660     | 49,051    | 99,668    |
| Daytime Pop.   | 10,903    | 101,514   | 214,161   |
| Avg. HH Income | \$111,367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

#### **TRAFFIC COUNTS**

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







## **RETAIL AERIAL**

