

# Prime Space Available

Retail • Office • Educational • Fitness • Medical • Restaurant

**DAILY TRAFFIC GENERATORS**

**Gordon**  
FOOD SERVICE

**IRONCLAD**  
GYM

SalonCentric

**UNITED STATES**  
POSTAL SERVICE

15,278sf ~ 10,776sf ~ 9,825sf  
**Jr. Anchor Space Available**



#### **Rental Rate:**

Base Rent:

\$12.00 - \$15.00 per sf.  
(depending on size and location)

Additional Rent:

\$5.15 per sf. (estimated)  
(Note: All rents subject to Sales Tax)

[www.RetailAssetManagementInc.com](http://www.RetailAssetManagementInc.com)

**4,284sf Former Restaurant w/ Outdoor Seating Available**

## **GFS Marketplace Plaza**

**1140 East Altamonte Drive  
Altamonte Springs, Florida 32701**

*For Additional Information Contact*

**Retail Asset Management, Inc.**

*Sales • Management • Leasing • Development*

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# 2017 TRAFFIC COUNTS

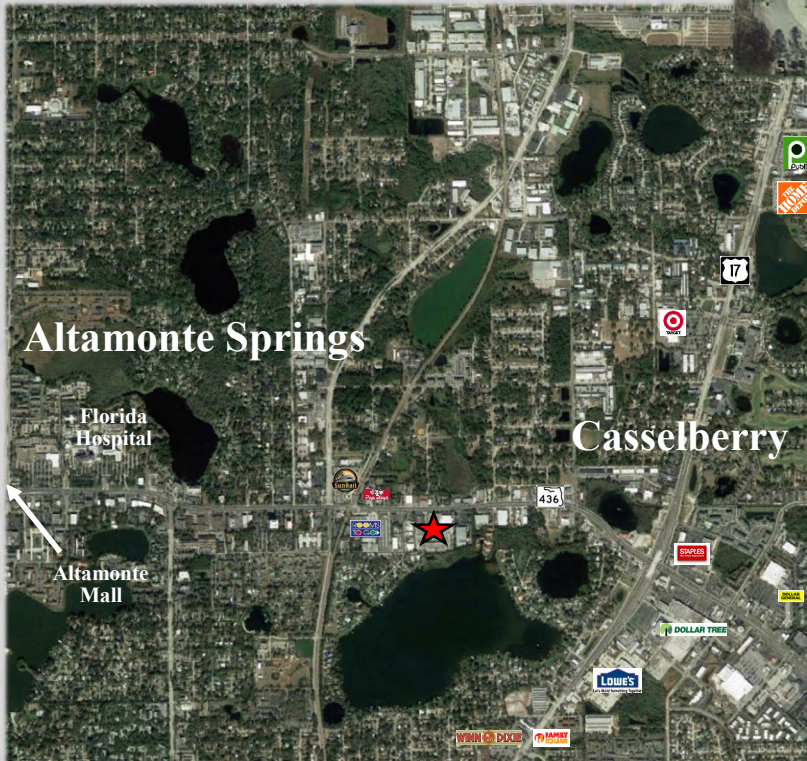
## 44,125 AADT

### Signalized Intersection

#### Building & Site Features:

Gross Leasable Area: 105,883 sf.  
 Construction: Concrete Block  
 Parking: 360  
 Ratio: 3.40 per 1,000 sf.  
 Built: 1988

*Located within walking distance to Altamonte Springs SunRail Station*



#### Demographics:

Radius	1 mile	3 mile
<b>Population:</b>		
2018	8,312	91,180
<b>Households:</b>		
2018	3,404	38,736
<b>Median HH Income</b>		
2018	\$44,793	\$55,342
<b>Estimated Growth</b>		
2018-23	6.2%	6.6%

**FOR LEASE**  
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**Retail Asset Management, Inc.**  
 Sales · Management · Leasing · Development  
 Licensed Real Estate Broker

