

# THE SHOPPES AT BRANTLEY HALL

990 N State Rd 434, Altamonte Springs, FL 32714

RETAIL SPACE FOR LEASE



## PROPERTY OVERVIEW

- » Under new ownership
- » Space available: 1,200 SF | 1,200 SF (units can be combined for a total of 2,400 SF)
- » Upcoming property enhancements include a refreshed façade, updated exterior paint, lighting retrofit, pylon sign improvements, tree removal/thinning, and parking lot resurfacing
- » Positioned along a high-traffic retail corridor in a densely populated residential area
- » Excellent visibility and full signalized access from State Road 434, with a daily traffic volume of 45,500 vehicles
- » Located across from Oak Grove Shoppes, a newly redeveloped Publix-anchored center attracting over 2 million annual visits (Placer.ai)
- » Co-tenancy with Pet Supplies Plus (coming soon), Orlando Health (coming soon), Fiesta Azul Tequila House, Edward Jones, and Lady Jane's Haircuts for Men

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,905	87,734	192,721
Households	4,945	37,549	79,943
Daytime Pop.	10,147	70,800	178,394
Ave. HH Income	\$118,436	\$117,705	\$110,693

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State Road 434 - 45,500 AADT

UNIT	TENANT	SQ FT
1112-20	Pet Supplies Plus (coming soon)	8,080
1124-28	Orlando Health (coming soon)	3,980
1132-36	Sufii Day Spa	2,400
1140	Brooklyn Smoke Shop	1,400
1144	Seminole County Farm Bureau	1,400
1150	Fiesta Azul Tequila House	6,200

UNIT	TENANT	SQ FT
1168	Edward Jones	1,400
1172	Cherry Blossom Spa & Nails	1,800
1180	Lady Jane's Haircuts for Men	2,400
1188	Orthodontic Center	2,400
1192	Valhallan Esports Training	1,200
1196*	Available	1,200
1198*	Available	1,200

\*Units 1196 and 1198 can be combined for a total of 2,400 SF

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