



Available

795 Gateway Drive
Altamonte Springs, FL 32714

Demographics

10-Minute Demographics (2025)



101,482
POPULATION



\$100,870
AVG HH
INCOME



42,199
HOUSEHOLDS



38.3
MEDIAN AGE



128,929
DAYTIME
POPULATION

Property and Market Highlights:

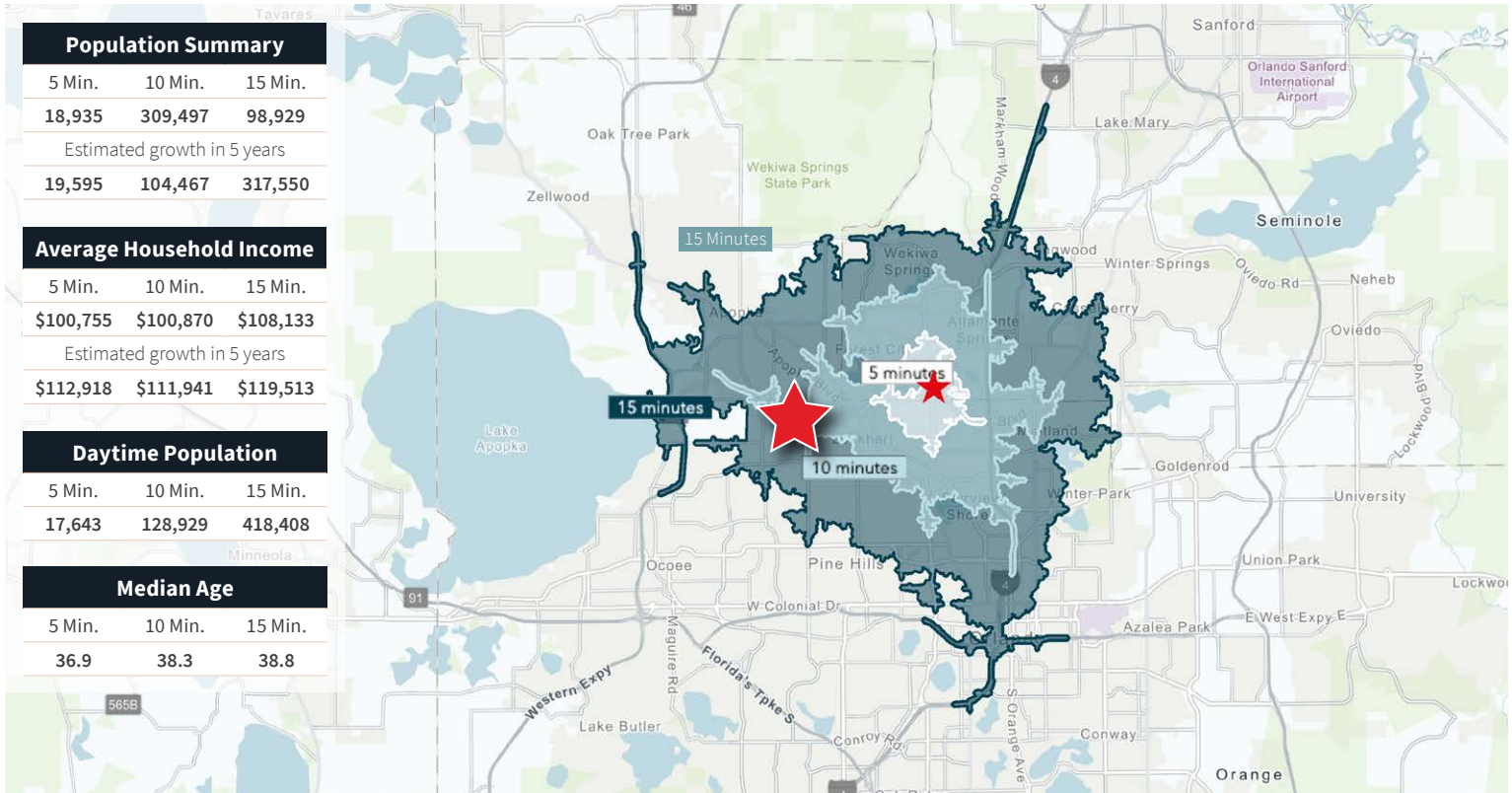
- **Premium 4,993 SF second-generation restaurant opportunity** featuring drive-thru capabilities at a prominent signalized intersection with exceptional visibility
- **Strategic positioning within Central Florida's premier commercial corridor**, adjacent to prestigious Maitland Center Office Park—the region's second-largest daytime employment hub after Downtown Orlando
- **Unparalleled access to institutional demand generators**, including direct proximity to AdventHealth's corporate headquarters (1,500+ employees) and immediate adjacency to Seminole State College's expanding 43-acre Altamonte campus serving 6,100+ students through a transformative 1.3 million SF development program
- **Benefiting from significant residential density growth** with two newly-delivered multifamily developments on Gateway Drive contributing 650+ apartment units to the immediate trade area

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Demographics: 5-10-15 Minute Drive Time



Population Summary		
5 Min.	10 Min.	15 Min.
18,935	309,497	98,929
Estimated growth in 5 years		
19,595	104,467	317,550

Average Household Income		
5 Min.	10 Min.	15 Min.
\$100,755	\$100,870	\$108,133
Estimated growth in 5 years		
\$112,918	\$111,941	\$119,513

Daytime Population		
5 Min.	10 Min.	15 Min.
17,643	128,929	418,408

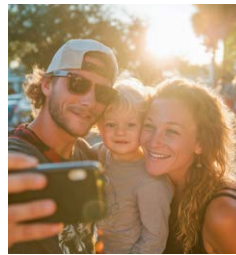
Median Age		
5 Min.	10 Min.	15 Min.
36.9	38.3	38.8



MODERATE METROS: Young families and singles in growing suburban metro peripheries

Median Age: 38.1
Median HH Income: \$70,055
LifeMode Group: Metro Vibes

Socioeconomic Traits: Moderate Metros represents young families with preschoolers and single-person households in growing suburban areas. They are bargain-conscious online shoppers working in healthcare and retail, with short commutes and civic engagement through voting and recycling practices.



FAMILY BONDS: Families with younger kids, high mobile phone influence and usage

Median Age: 35.5
Median HH Income: \$72,515
LifeMode Group: Community Connections

Socioeconomic Traits: Family Bonds are often employed in skilled and service-related sectors and have younger children. Residents frequent fast-food restaurants or opt for delivery, and are socially connected - and influenced - via their mobile phone, where they frequently stream videos, games and music.



EMERGING HUB: Professionals in growing urban centers willing to relocate for job opportunities

Median Age: 36.0
Median HH Income: \$70,356
LifeMode Group: Tech Trailblazers

Socioeconomic Traits: Emerging Hub represents educated, mobile young professionals working in management, tech, and healthcare with above-average remote work rates. They are digitally native online shoppers who enjoy domestic travel, fitness activities and video games while frequently relocating for career advancement.



METRO FUSION: Highly mobile, young renters, well-connected to social media

Median Age: 32.8
Median HH Income: \$55,443
LifeMode Group: Metro Vibes

Socioeconomic Traits: Metro Fusion lives primarily multifamily housing and prioritize social media for leisure and networking. Their shopping is predominantly at neighborhood centers with the exception of food - delivery apps are key. They are tech-savvy bargain hunters using apps for delivery and digital coupons.



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