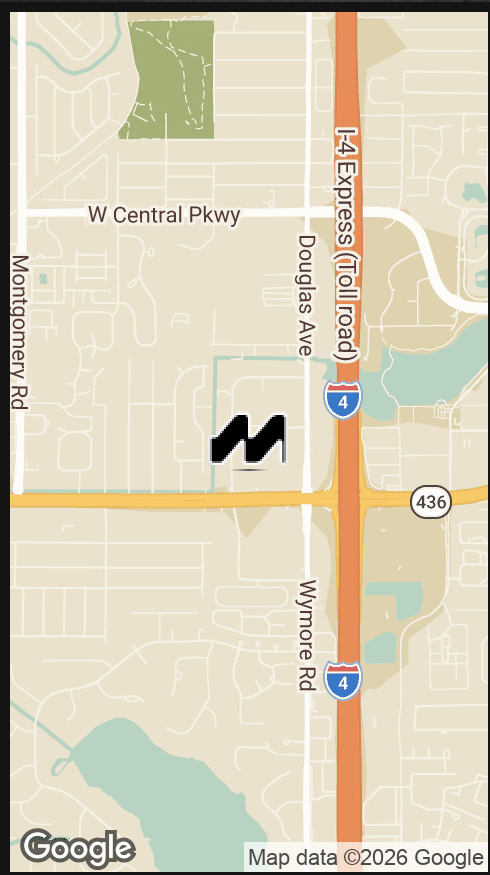




# Village Shoppes at Altamonte

249 W STATE ROAD 436 STE 1033, ALTAMONTE SPRINGS, FL 32714



## LOCATION OVERVIEW

Strategically positioned within the heart of Central Florida’s premier retail corridor, Village Shoppes at Altamonte Springs offers an elite high-visibility opportunity just seconds from the I-4 interchange. This location leverages the massive regional draw of the Altamonte Mall and the high-density urban core of Cranes Roost, creating a high-velocity environment where retail and medical users can capitalize on unparalleled synergy. The site benefits from a sophisticated demographic profile and a robust daytime population, ensuring a constant flow of high-discretionary-income consumers. With its frictionless access to major transit arteries and its proximity to the area’s dominant residential and professional anchors, the property stands as a primary destination for brands seeking to dominate the North Orlando submarket.

FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](http://MILLENNIA-PARTNERS.COM)



PRESENTED BY  
**JOSIAH MOORE**

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## EXECUTIVE SUMMARY

249 W STATE ROAD 436 STE 1033, ALTAMONTE SPRINGS, FL 32714

# Village Shoppes at Altamonte



### OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (NNN)
Building Size:	35,038 SF
Available SF:	4,350 SF
Use:	Retail/Medical
Number of Units:	1
Parking:	7.5/1000
Renovated:	2025
Zoning:	MOC-2
Intersection:	Hard Corner/Lighted
Submarket:	Altamonte Springs
Traffic Count:	65,000

### PROPERTY OVERVIEW

Introducing a prime lease opportunity at 249 W State Road 436 Ste 1033, Altamonte Springs, FL, 32714. This superbly located property offers exceptional visibility and access in a high-traffic area. The space boasts ample square footage ideal for a range of business uses, and features modern amenities and customizable layouts to suit your needs. With its strategic, high-visibility location, this property presents an unparalleled opportunity to elevate your business presence. Don't miss the chance to secure this versatile commercial space for lease and position your business for success alongside regional powerhouses like Woodhouse medspa, Fuji Sushi, and International Diamond Center.

### PROPERTY HIGHLIGHTS

- Prime location at the lighted hard corner of W State Road 436 and N Westmonte Drive. Tenanted by ICD, Gracie Jiu Jitsu, Woodhouse Medspa, and Fuji Sushi
- High visibility, accessibility, and strong retail co-tenancy
- 4,350 SF Retail/Medical floor plan for versatile commercial uses
- High ceilings and abundant natural light through storefront glass.
- Minutes from I-4 and the Altamonte Mall.

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RETAIL PROPERTY

# For Lease

PROPERTY PHOTOS

249 W STATE ROAD 436 STE 1033, ALTAMONTE SPRINGS, FL 32714

Village Shoppes at Altamonte



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RETAIL PROPERTY  
**For Lease**

# SITE PLANS (1073 AVAILABLE)

249 W STATE ROAD 436 STE 1033, ALTAMONTE SPRINGS, FL 32714

## Village Shoppes at Altamonte



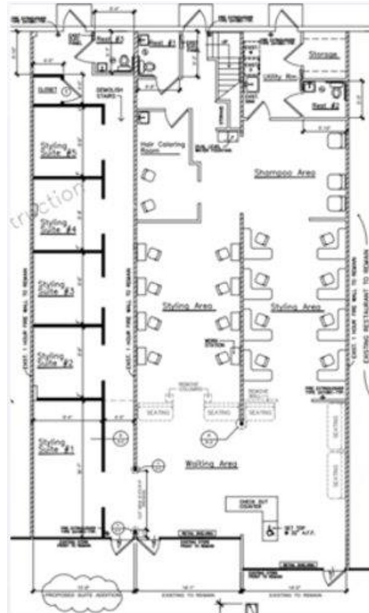
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RETAIL PROPERTY

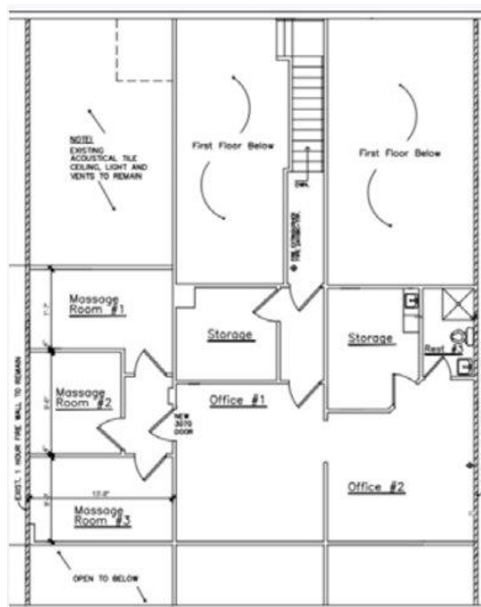
# For Lease

AVAILABLE SUITE (2,856-4,350 SF)

PRIME RETAIL/MEDICAL UNIT



FIRST FLOOR  
2,856 SF



SECOND FLOOR  
1,494 SF

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RETAIL PROPERTY

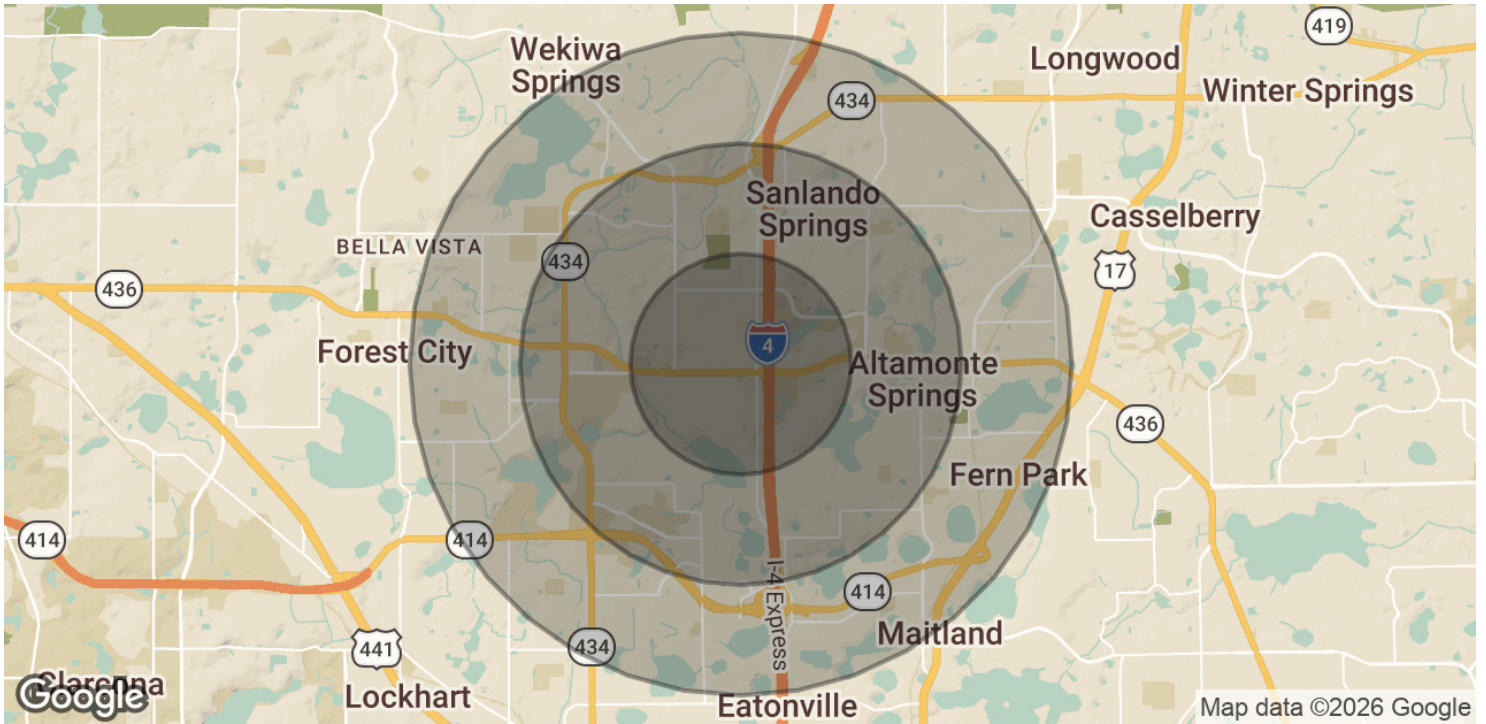
For Lease



# DEMOGRAPHICS REPORT

249 W STATE ROAD 436 STE 1033, ALTAMONTE SPRINGS, FL 32714

## Village Shoppes at Altamonte



### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	594	2,802	14,591
Average Age	39.8	38.6	39.7
Average Age (Male)	36.9	36.9	37.8
Average Age (Female)	36.1	37.8	41.2

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	320	1,375	7,055
# of Persons per HH	1.9	2	2.1
Average HH Income	\$61,995	\$74,708	\$81,428
Average House Value	\$29,293	\$228,330	\$244,209

### TRAFFIC COUNTS

W SR-436 and N Westmonte Dr	65,000/day
<i>2023 American Community Survey (ACS)</i>	

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RETAIL PROPERTY  
**For Lease**