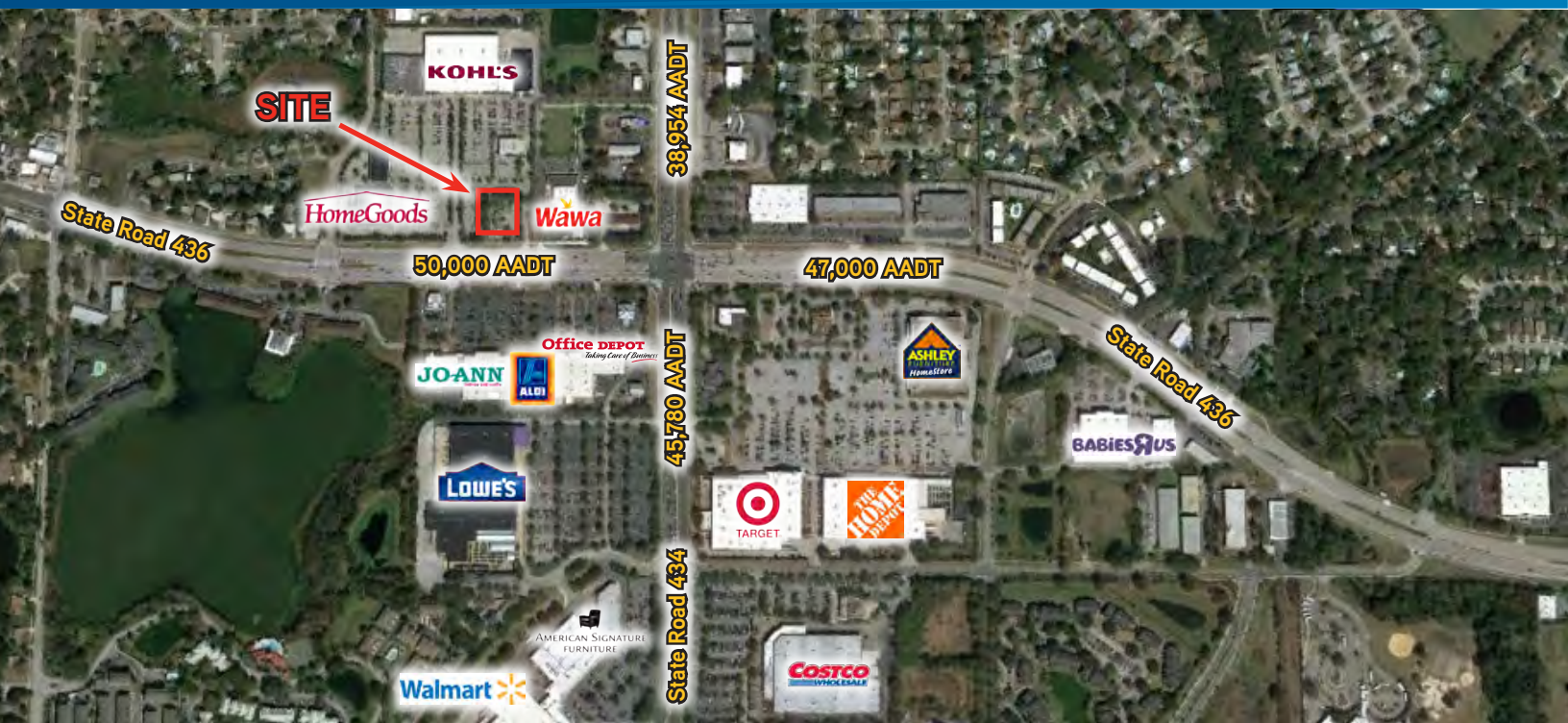


FOR LEASE

2,966 SF FREESTANDING RESTAURANT

925 W. STATE ROAD 436, ALTAMONTE SPRINGS, FL 32714



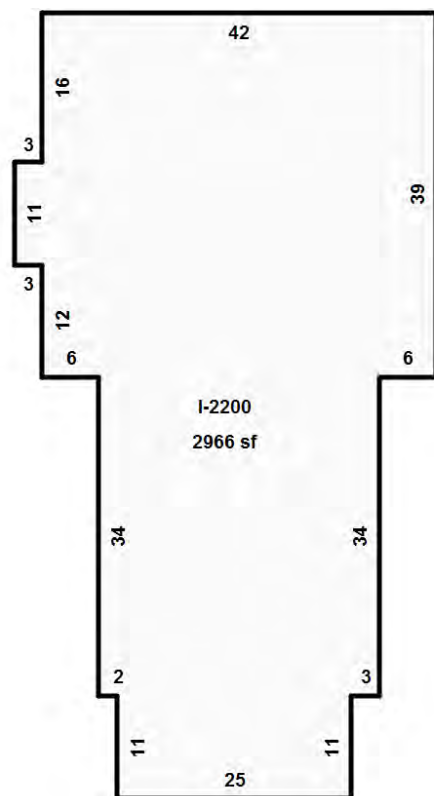
PROPERTY HIGHLIGHTS

- In the heart of the strong West Altamonte Springs trade area of Orlando with great residential demographics in the immediate trade area.
- Excellent visibility and access to State Road 436 which carries over 50,000 cars per day.
- Adjacent to a new Wawa and centrally located in a strategic center servicing both local and daytime demographics.
- Close to both national and regional retailers.
- Proven strong restaurant volumes in the trade area.

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Total Population	13,281	102,268	212,437
Average HH Income	\$64,900	\$72,514	\$70,158
Total Businesses	693	4,750	10,809
Daytime Population	6,522	58,190	123,522
Median Age	36.3	38.8	38.7

RESTAURANT SPACE



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AERIAL VIEW WITH ACCESS



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