# **ALTAMONTE TOWN CENTER**

SR 436 & Cranes Roost Blvd. Altamonte Springs, FL 32701





### **Property Highlights**

- > 1,246 SF 5,313 SF available at Uptown Altamonte's 160,000 SF Regional Town Center.
- > 2,500 SF former restaurant available with FF&E.
- > 2nd floor office space available from 855 2,100 SF.
- > Located in the heart of Altamonte Springs offering excellent exposure to SR 436.
- > .02 miles to I-4 on-ramp.
- > Bordered by signalized intersections and cross access to adjacent retail including the 1.16 million SF Altamonte Mall.
- Adjacent to Crane's Roost Park, a 45 acre park featuring outdoor walkways and amphitheater, which hosts weekly events.
- > Surrounded by thriving retail, hotels, apartments and Florida Hospital Altamonte.

#### **Contact Us**

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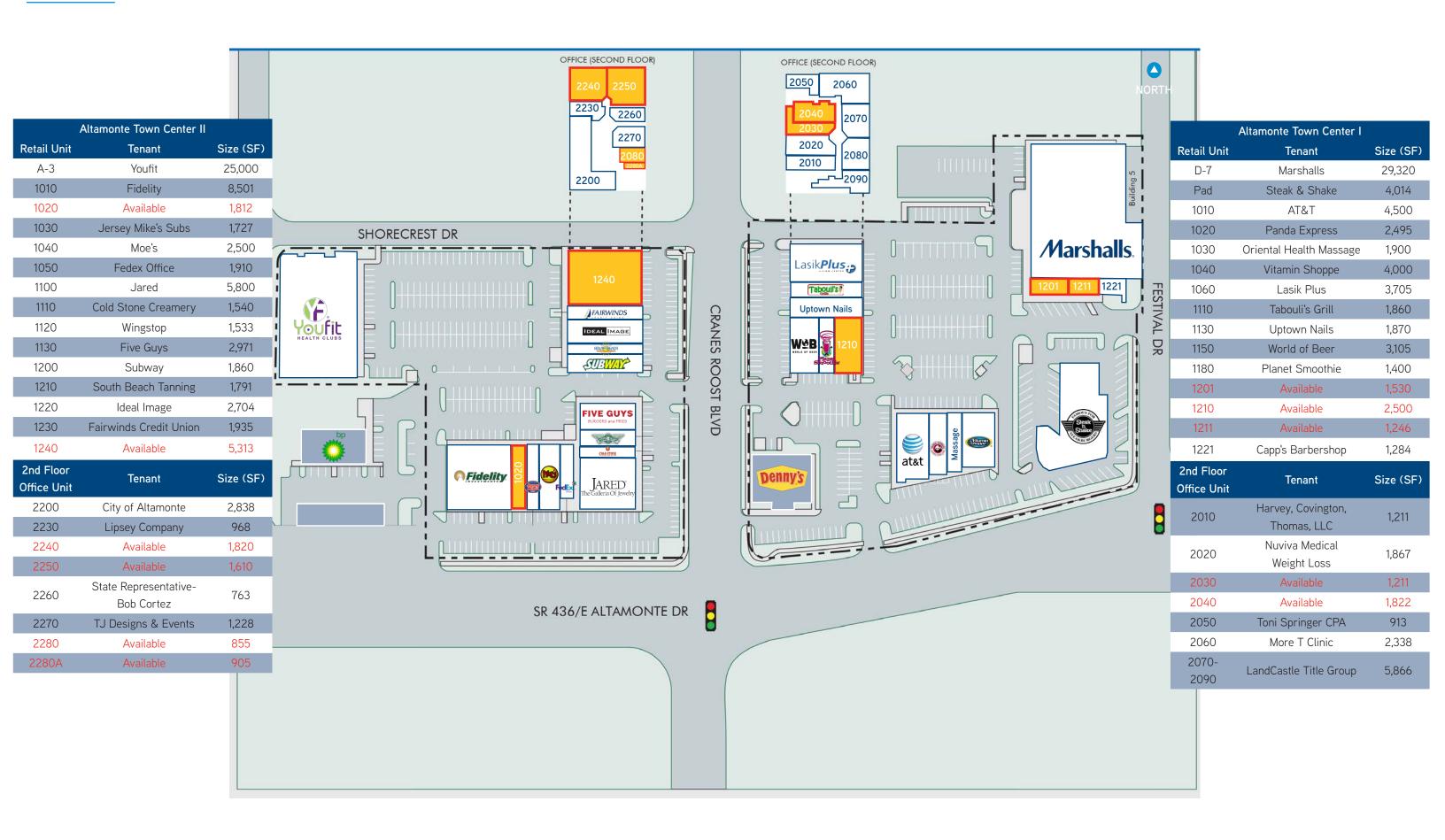
#### Location



## **Demographics**

<u>3-Mile</u>	<u>5-Mile</u>	<u>10-Mile</u>
91,434	234,924	785,306
127,212	271,287	896,202
39,617	97,245	308,769
\$72,132	\$77,076	\$76,842
	91,434 127,212 39,617	91,434 234,924 127,212 271,287 39,617 97,245

## Site Plan



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