

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



- 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.

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

Site Plan

Altamonte Town Center II		
Retail Unit	Tenant	Size (SF)
A-3	Youfit	25,000
1010	Fidelity	8,501
1020	Available	1,812
1030	Jersey Mike's Subs	1,727
1040	Moe's	2,500
1050	Fedex Office	1,910
1100	Jared	5,800
1110	Cold Stone Creamery	1,540
1120	Wingstop	1,533
1130	Five Guys	2,971
1200	Subway	1,860
1210	South Beach Tanning	1,791
1220	Ideal Image	2,704
1230	Fairwinds Credit Union	1,935
1240	Available	5,313
2nd Floor Office Unit	Tenant	Size (SF)
2200	City of Altamonte	2,838
2230	Lipsey Company	968
2240	Available	1,820
2250	Available	1,610
2260	State Representative- Bob Cortez	763
2270	TJ Designs & Events	1,228
2280	Available	855
2280A	Available	905



Altamonte Town Center I		
Retail Unit	Tenant	Size (SF)
D-7	Marshalls	29,320
Pad	Steak & Shake	4,014
1010	AT&T	4,500
1020	Panda Express	2,495
1030	Oriental Health Massage	1,900
1040	Vitamin Shoppe	4,000
1060	Lasik Plus	3,705
1110	Tabouli's Grill	1,860
1130	Uptown Nails	1,870
1150	World of Beer	3,105
1180	Planet Smoothie	1,400
1201	Available	1,530
1210	Available	2,500
1211	Available	1,246
1221	Capp's Barbershop	1,284
2nd Floor Office Unit	Tenant	Size (SF)
2010	Harvey, Covington, Thomas, LLC	1,211
2020	Nuviva Medical Weight Loss	1,867
2030	Available	1,211
2040	Available	1,822
2050	Toni Springer CPA	913
2060	More T Clinic	2,338
2070- 2090	LandCastle Title Group	5,866

