

# BOARDWALK SHOPPES

RETAIL | OFFICE

AVAILABLE

1002-1052 W. SR 436  
ALTAMONTE SPRINGS  
FL 32714



# BOARDWALK SHOPPES



RETAIL IN ALTAMONTE SPRINGS  
ON PEARL LAKE

PROPERTY

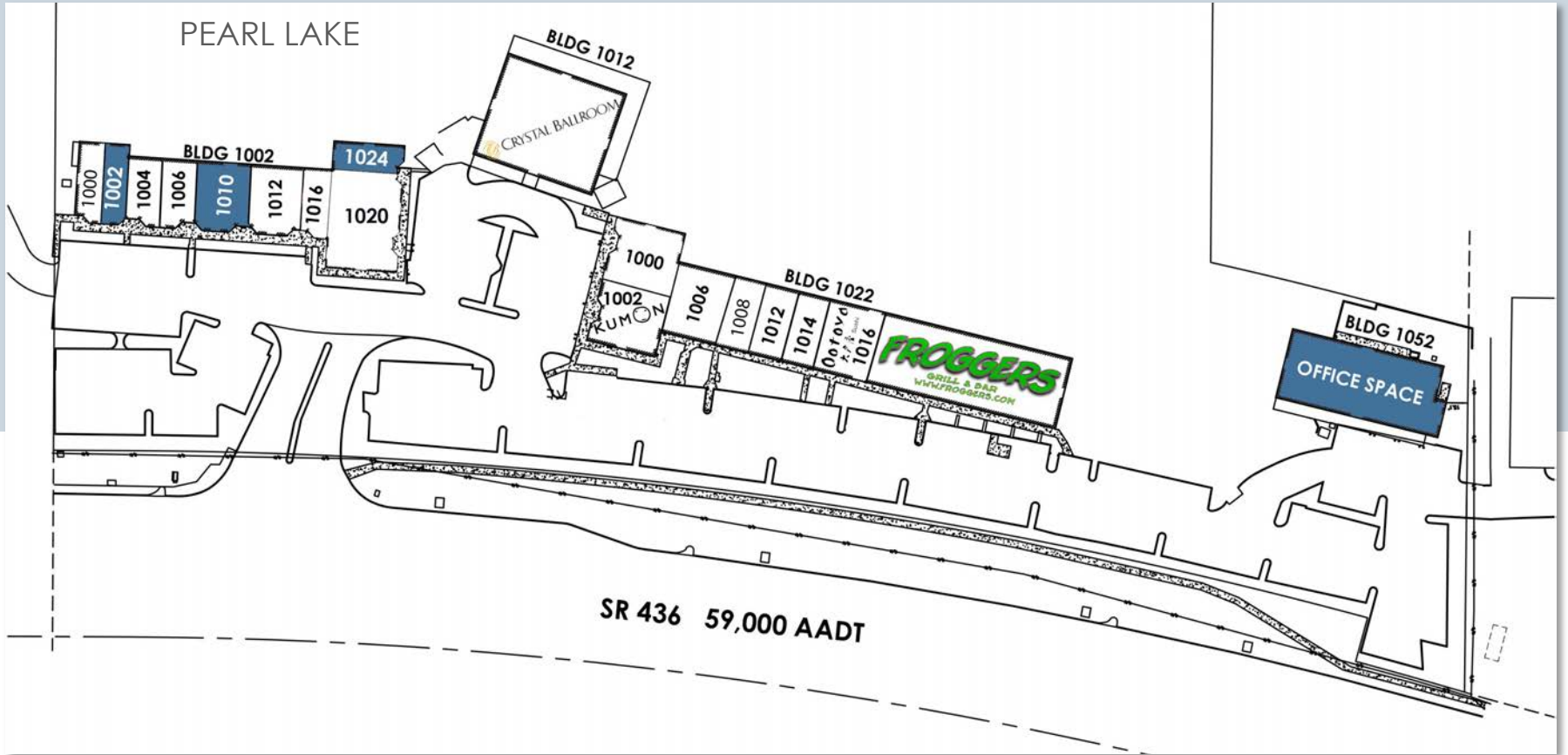
# HIGHLIGHTS



- **1,000- 2,075 SF AVAILABLE**
- ON SR 436 AND SR 434, THE MAIN THOROUGHFARES THROUGH ALTAMONTE SPRINGS, LONGWOOD AND MORE
- SIGNALIZED INTERSECTION AT ENTRANCE ON A BUSY RETAIL CORRIDOR
- MULTIPLE POINTS OF INGRESS/EGRESS FROM MAIN ROAD AND ADJACENT SHOPPING CENTERS
- HIGH TRAFFIC COUNTS- 51,000+ CARS TRAVELING ON SR 436 DAILY
- JOIN THE DIVERSE TENANT LINEUP INCLUDING FROGGER'S BAR AND GRILL, THE CRYSTAL BALLROOM, OOTOYA SUSHI, KUMON LEARNING AND MORE



# SITE PLAN



## BUILDING 1002

#	TENANT	SQ. FT
1000	MARY'S BALLOONS	1,000
1002	AVAILABLE	1,000
1004	IMPERIAL CLASS TATTOO	1,000
1006	FX HAIR STUDIO	1,000
1010	AVAILABLE	2,000
1012	IBODY FITNESS	2,000
1016	ESTRELLA	1,000
1020	BRAZILIAN JIU JITSU	3,300
1024	AVAILABLE	1,200



## NEWLY REMODELED INLINE SPACE SUITE 1002

## BUILDING 1012

#	TENANT	SQ. FT
1012	CRYSTAL BALLROOM	8,000

## BUILDING 1022

#	TENANT	SQ. FT
1000	HALO SALON	2,250
1002	MASSAGE STUDIO	1,000
1006	KUMON LEARNING CTR	1,250
1008	DOCTOR SANTANA	2,000
1012	I-SMOKE OUTLET	1,000
1014	NAIL SALON	1,000
1016	OOTOYA SUSHI	2,000
1022	FROGGER'S BAR + GRILL	8,000

## BUILDING 1052 – OFFICE SPACE

#	TENANT	SQ. FT
1062	DENISE DECORE & EVENTS	900
1064	22 HEALTH EXPANSION	923
1066	COUNTRY BOY MARINE	950
1068	22 HEALTH, LLC	2,743
<b>SECOND FLOOR</b>		
2062	SYDNEY PHOTOGRAPHY STUDIO	1,369
2066	MOLLY MAIDS	1,446
2068	CONSTRUCTION OFFICE	898
2072	AVAILABLE	2,075



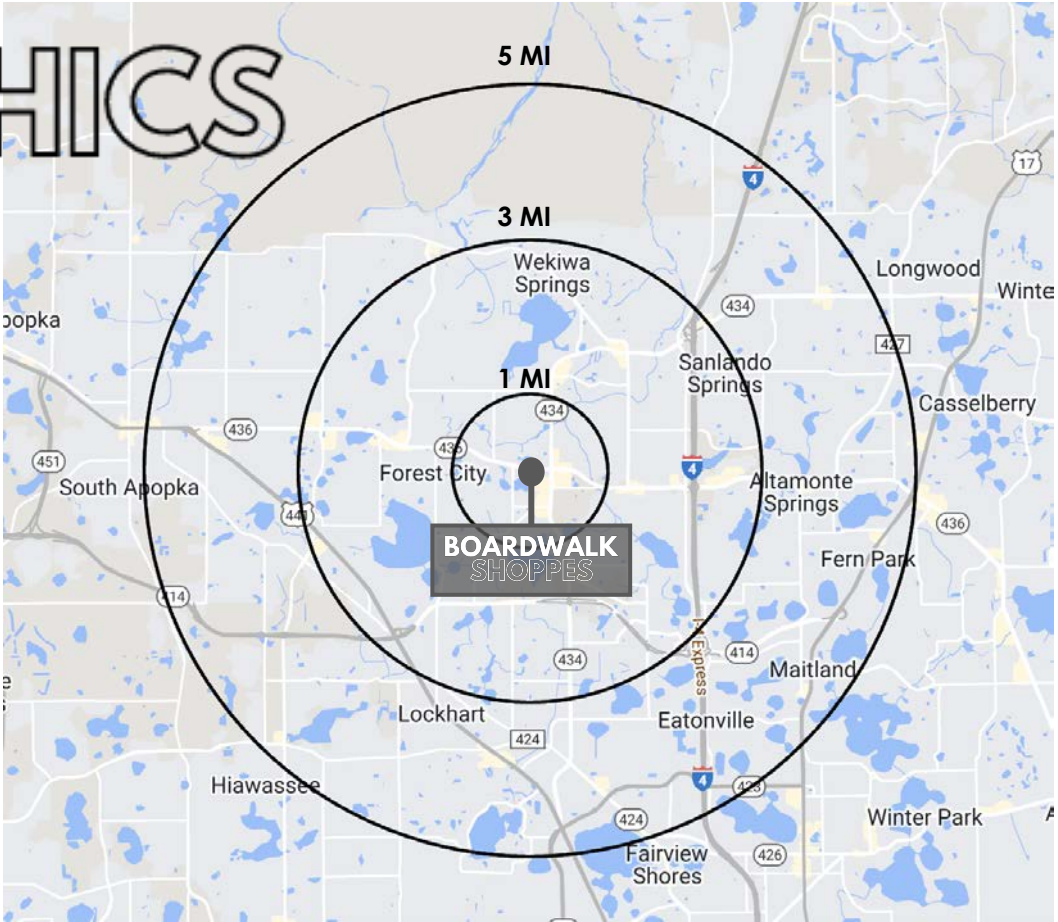
## FORMER SMOOTHIE SHOP AVAILABLE SUITE 1024



## 2<sup>ND</sup> FLOOR REMODELED SPACE AVAILABLE SUITE 2072

# DEMOGRAPHICS

ALTAMONTE SPRINGS IS A SUBURBAN CITY JUST NORTH OF ORLANDO BOASTING A DIVERSE ECONOMY WITH A MIX OF RETAIL, HEALTHCARE AND SERVICE INDUSTRIES. THE CITY IS WELL CONNECTED BY MAJOR HIGHWAYS, PARTICULARLY I-4, MAKING IT AN IDYLIC LOCATION FOR BUSINESS PROFESSIONALS AND FAMILIES TRAVELING TO ORLANDO AND OTHER AREAS OF CENTRAL FLORIDA.



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	14,276	108,092	221,079
<b>AVG HH INCOME</b>	\$102,294	\$114,668	\$113,973
<b>AVG AGE</b>	35.0	37.5	37.7
<b>DAYTIME EMPLOYEES</b>	6,847	68,175	138,485

# BOARDWALK SHOPPPES

## RETAIL AROUND TOWN



RETAIL LEASING CONTACTS

# BOARDWALK SHOPPES



LIC. REAL ESTATE BROKER

SERENITY LORENZ

VP of Sales & Leasing  
Central Florida Office  
serenity@acrefl.com  
(904) 887-3302

SANDI BARGFREDE

Managing Partner  
sandi@acrefl.com  
(407) 491-8149

This presentation is provided for informational purposes only and does not constitute legal, financial, or investment advice. It is intended solely to provide general information about the properties and services offered by ACRE Commercial, its affiliates, partners, and subsidiaries. All information contained herein is obtained from sources deemed reliable; however, we make no representations or warranties, express or implied, regarding the accuracy, completeness, or reliability of any information provided. Prospective buyers, sellers, landlords, tenants, investors, or other parties should conduct their own due diligence and consult with appropriate professionals (including legal, financial, and real estate advisors) before making any decisions or entering into any agreements. ©2024. All rights reserved.