

# 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



BRAZILIAN  
JIU-JITSU Martial Arts  
Kickboxing • Fitness

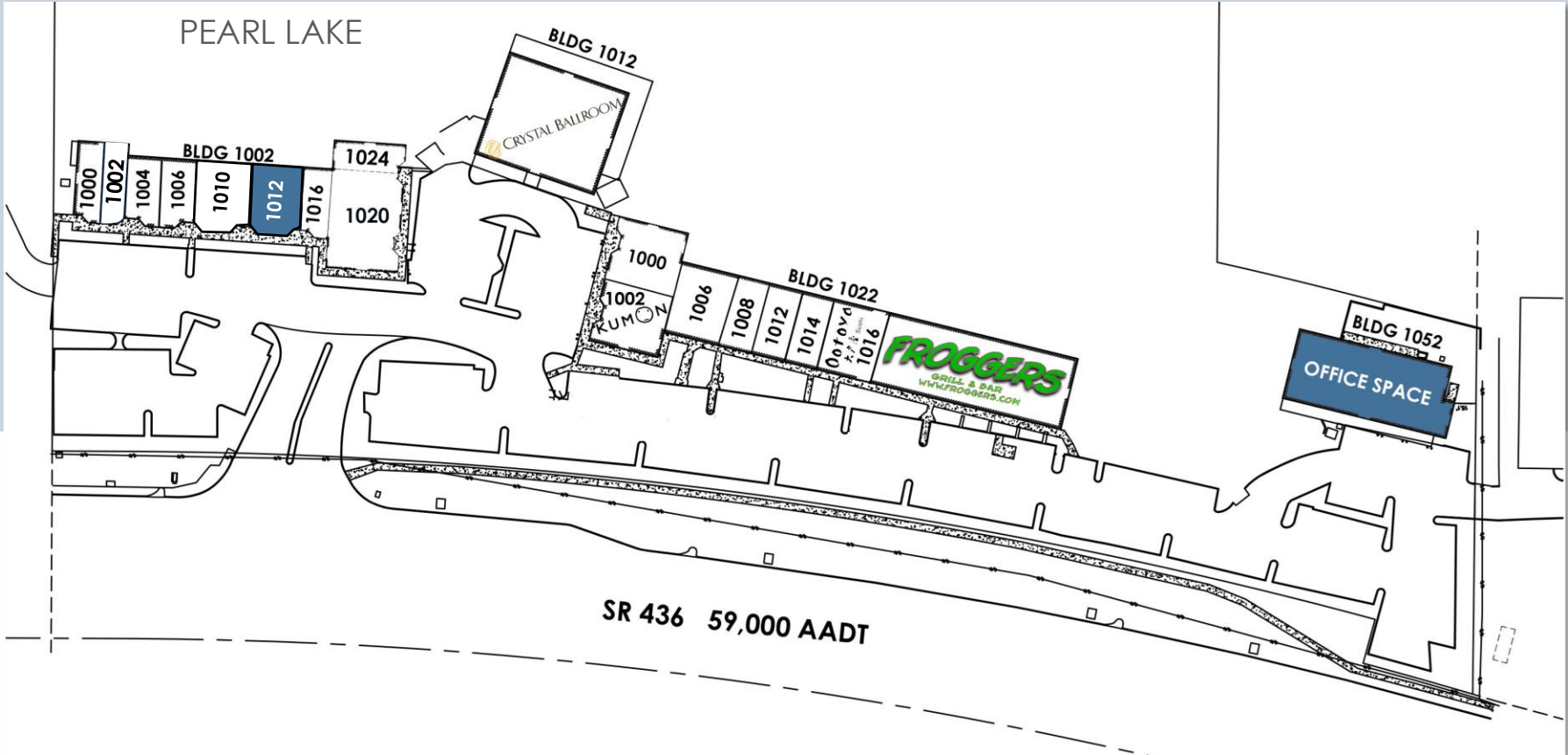
1002

- **2,000- 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	DEPILAIS	1,000
1004	IMPERIAL CLASS TATTOO	1,000
1006	FX HAIR STUDIO	1,000
1010	HOTWORX	2,000
<b>1012</b>	<b>AVAILABLE</b>	<b>2,000</b>
1016	ESTRELLA	1,000
1020	BRAZILIAN JIU JITSU	3,300
1024	CACHITOS BAKERY	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	NAILSALON	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	COUNTRYBOY 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
<b>2072</b>	<b>AVAILABLE</b>	<b>2,075</b>



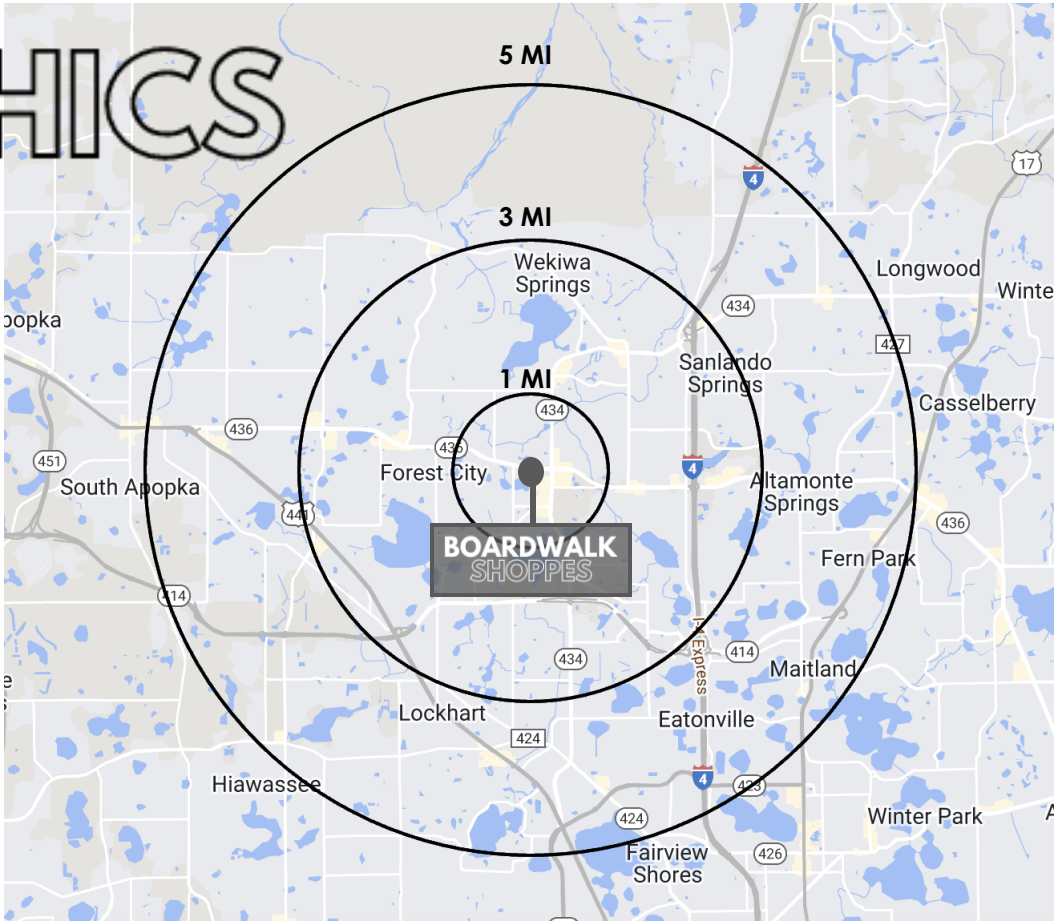
### 1<sup>ST</sup> FLOOR REMODELED SPACE AVAILABLE SUITE 1012



### 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>	14,073	107,267	219,493
<b>AVG HH INCOME</b>	\$96,868	\$106,545	\$104,679
<b>AVG AGE</b>	36.8	38.9	39.0
<b>DAYTIME EMPLOYEES</b>	6,837	67,600	136,771



# BOARDWALK SHOPPES

## RETAIL AROUND TOWN





RETAIL LEASING CONTACTS

# BOARDWALK SHOPPES



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