

# PRIME RETAIL SPACE AVAILABLE

## VILLAGE SHOPPES AT ALTAMONTE



249 W. SR 436, ALTAMONTE SPRINGS, FL 32714

# 2ND GENERATION HAIR SALON COMING AVAILABLE

- Space features 1,494 SF mezzanine
- Signalized Corner Intersection
- High Traffic Counts- 50,566+ AADT
- Ample Parking- 7.5/1000
- Immediately off I-4
- GLA: 49,867 SF



### CONTACT

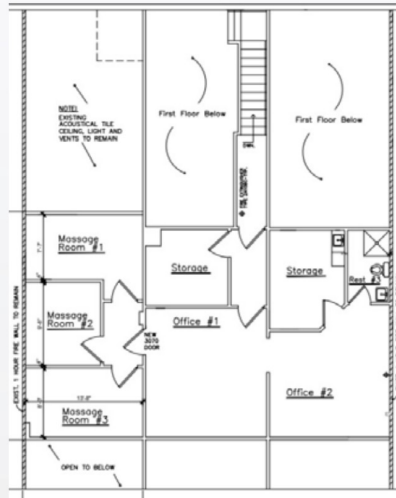
Serenity Lorenz  
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## DEMOGRAPHICS

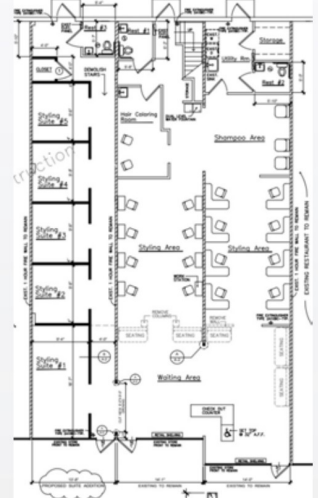
	1 MILE	3 MILES	5 MILES
2024 POPULATION	16,515	103,317	239,242
AVG HH INCOME	\$85,566	\$105,461	\$114,464
DAYTIME POPULATION	13,593	85,625	165,726

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SUITE	TENANT	SQ. FT
EA-1	Int'l Diamond Center	6,665
EA-2	Spa Touch Dentistry	2,212
<b>1033</b>	<b>AT LEASE</b>	<b>6,638</b>
1057	Fuji Sushi	3,375
<b>1073</b>	<b>COMING AVAILABLE</b>	<b>4,350</b>
1085	Central Florida Martial Arts	2,625
1093	Indian Cuisine	3,000
1101	AHH Nails	1,125
1105	Pier's Pizza	1,500
1109	Monte Gelato	1,125
1111	Crepevine Cafe	1,875



FIRST FLOOR  
2,856 SF



SECOND FLOOR  
1,494 SF





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