

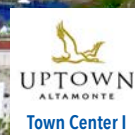
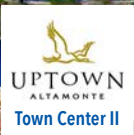


UPTOWN

ALTAMONTE

TOWN CENTER

THE RETAIL HEARTBEAT OF ALTAMONTE SPRINGS



E. ALTAMONTE DR | 65,000+ VPD





The Ideal Place For Your Business





Uptown Altamonte is the city's premier business and urban residential district. Its central location and easy access makes Uptown Altamonte Town Center the heartbeat of the area.

This corridor is the economic and aesthetic focal point for businesses and residents alike. It's located on one of the busiest thoroughfares—the north side of SR 436 (65,287 AADT) and is just 0.35 miles from the Interstate-4 and SR-436 exit.

Uptown Altamonte Town Center has something for everyone. The exceptional and walkable amenities are why a retail or office user will be highly attracted to relocating to Uptown Altamonte Springs.

There is no better place to grow your business in Central Florida.

PROJECT HIGHLIGHTS

-  Positioned directly on Altamonte Drive (65,000+ VPD) with +/- 1,050 feet of frontage
-  Dense & Upper Income Trade Area: +/-240,000 residents and average HH income of above \$95,000 within 5-mile Radius
-  Anchor Space coming available for Lease
-  Ideal signalized access and cross access to Altamonte Mall

CONTACT US FOR MORE INFO

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SITE MAP



TENANT ROSTER

Building 140

A-3 Youfit Available Soon 30,310 SF

Building 175

1000 Fidelity Available Soon 8,501 SF
 1020 Joint Chiropractic 1,812 SF
 1030 Jersey Mike's Subs 1,727 SF
 1040 Moe's Available Soon 2,500 SF
 1050 FedEx Office 1,910 SF

Building 229

1100 Jared 5,800 SF
 1110 Cold Stone 1,540 SF
 1120 Wingstop 1,533 SF
 1130 Five Guys 2,971 SF

Building 150

1200 Available 1,993 SF
 1210 Arden Pilates 1,791 SF
 1220 Ideal Image 2,704 SF
 1230 Available 1,960 SF
 1240 Available 1,351 SF
 1250 Spectrum 3,562 SF

Building 155

1060 LasikPlus 3,705 SF
 1110 Little Greek Fresh Grill 1,869 SF
 1130 Uptown Nails 1,870 SF
 1150 Dave's Hot Chicken 3,105 SF
 1180 Planet Smoothie 1,400 SF
 1210 Paris Bahn Mi 2,500 SF

Building 275

1010 AT&T 4,500 SF
 1020 Panda Express 2,495 SF
 1030 Oriental Health Mass. 1,900 SF
 1040 Vitamin Shoppe 4,000 SF

Building 293

1231 Urban Air 29,320 SF
 1201 IVX Health 2,000 SF
 1211 Available 776 SF
 1221 Available 1,284 SF



BLDG
140

Available Soon Space | 30,110 SF (20,266 SF Ground Floor + 9,844 SF Mezz Level)



BLDG 175

Available Soon Spaces | 8,501 SF & 1,727 SF



Tenant Roster & Available Spaces

1000 Fidelity- Available Soon	8,501 SF
1020 Joint Chiropractic	1,812 SF
1030 Jersey Mike's Subs	1,727 SF
1040 Moe's - Available Soon	2,500 SF
1050 FedEx Office	1,910 SF



BLDG 150

Available Spaces | 1,351 SF to 1,993 SF



Tenant Roster & Available Spaces

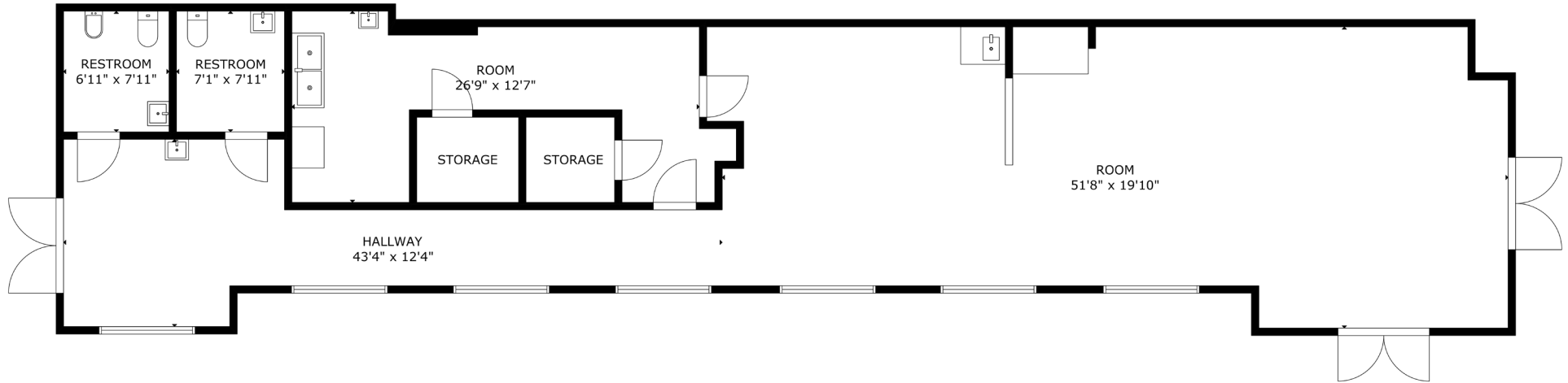
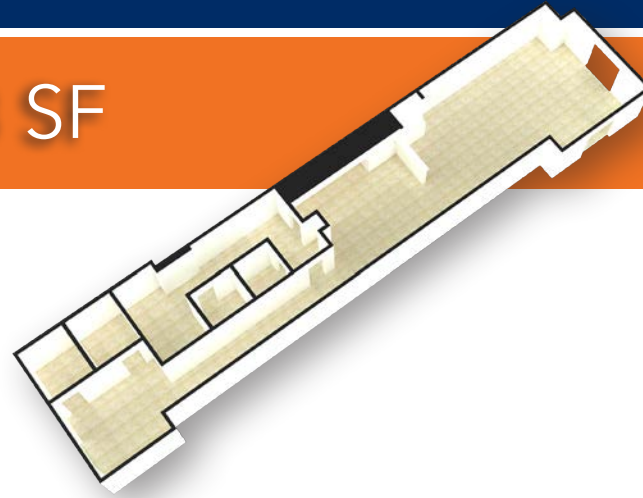
1200 Available (2nd Gen Subway)	1,993 SF
1210 Arden Pilates	1,791 SF
1220 Ideal Image	2,704 SF
1230 Available (2nd Gen Credit Union)	1,960 SF
1240 Available (2nd Gen Clothing Store)	1,351 SF
1250 Spectrum	3,562 SF



Suite 1200 | 1,993 SF

HIGHLIGHTS

- Dining Area
- 2 Restrooms
- 2 Walk-In Storage Coolers
- Alarm System



Dining Area



Kitchen Area

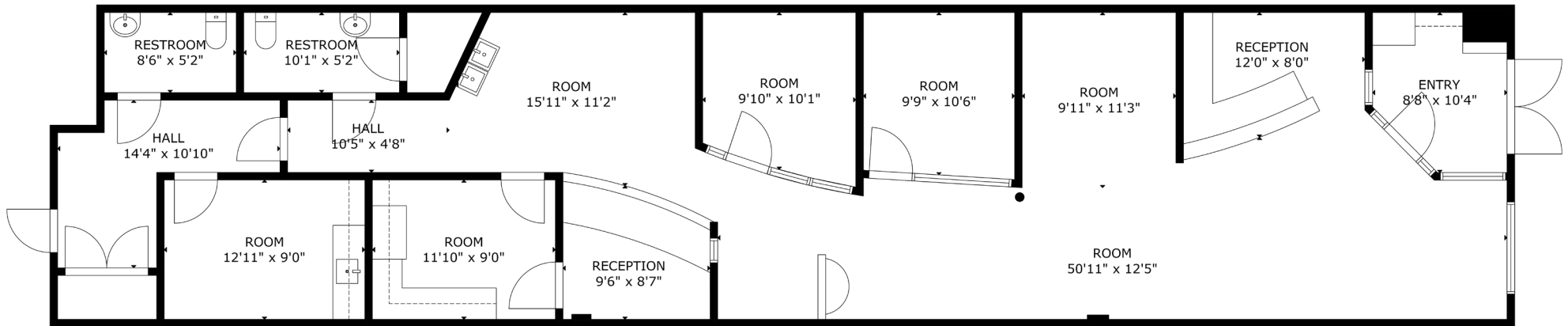
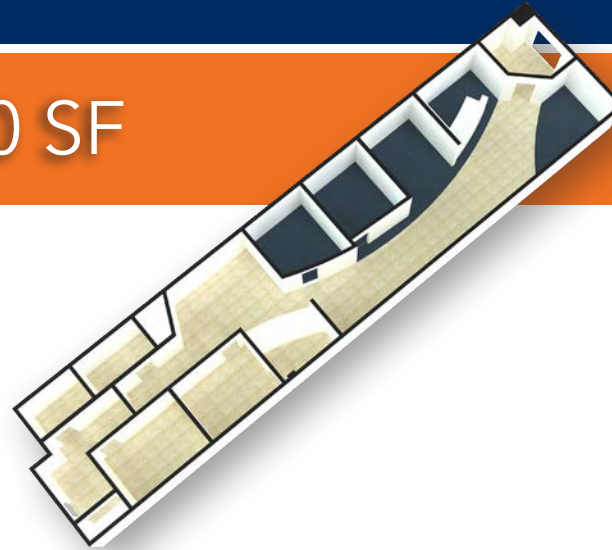


Back of House

Suite 1230 | 1,960 SF

HIGHLIGHTS

- 2nd Gen Bank
- Large Open Area
- 1 Restroom



Reception



Waiting



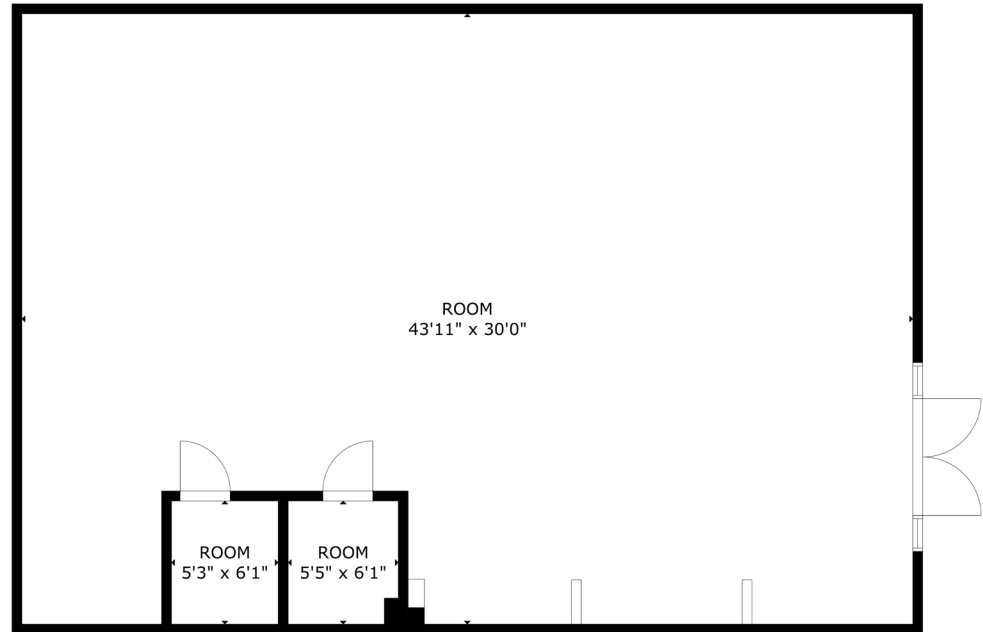
Teller Space

Suite 1240 | 1,351 SF



HIGHLIGHTS

- 2nd Gen Clothing Retailer
- Large Open Space
- 2 Dressing Rooms



Entrance



Open Area



Fitting Rooms

BLDG
293

Available Spaces | 776 SF to 1,284 SF



Tenant Roster & Available Spaces

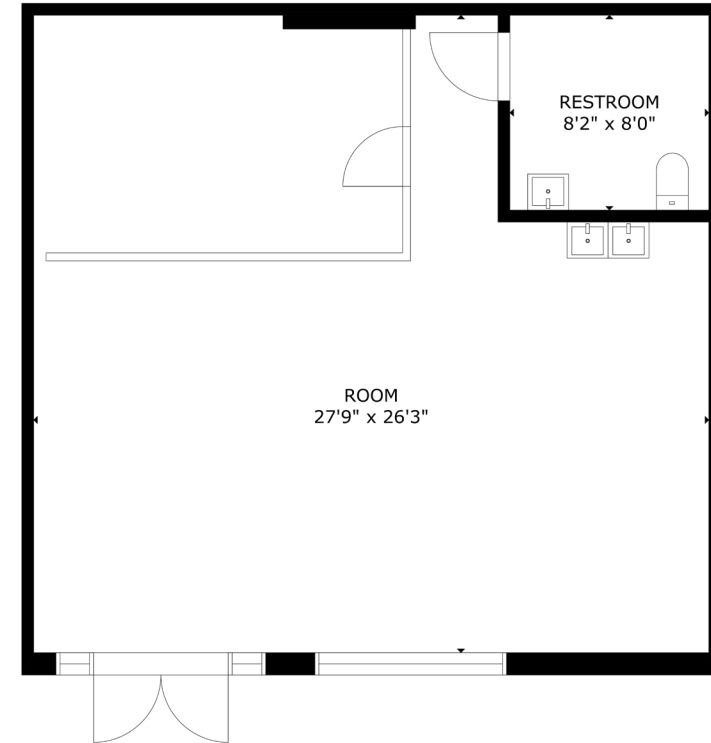
1231 Urban Air	29,320 SF
1201 IVX Health	2,000 SF
1211 Available (Former Mobile Store)	776 SF
1221 Available (Former Barber)	1,284 SF



Suite 1211 | 776 SF

HIGHLIGHTS

- Large Open Space
- Restroom
- Partitioned Back Area



Entrance



Open Space



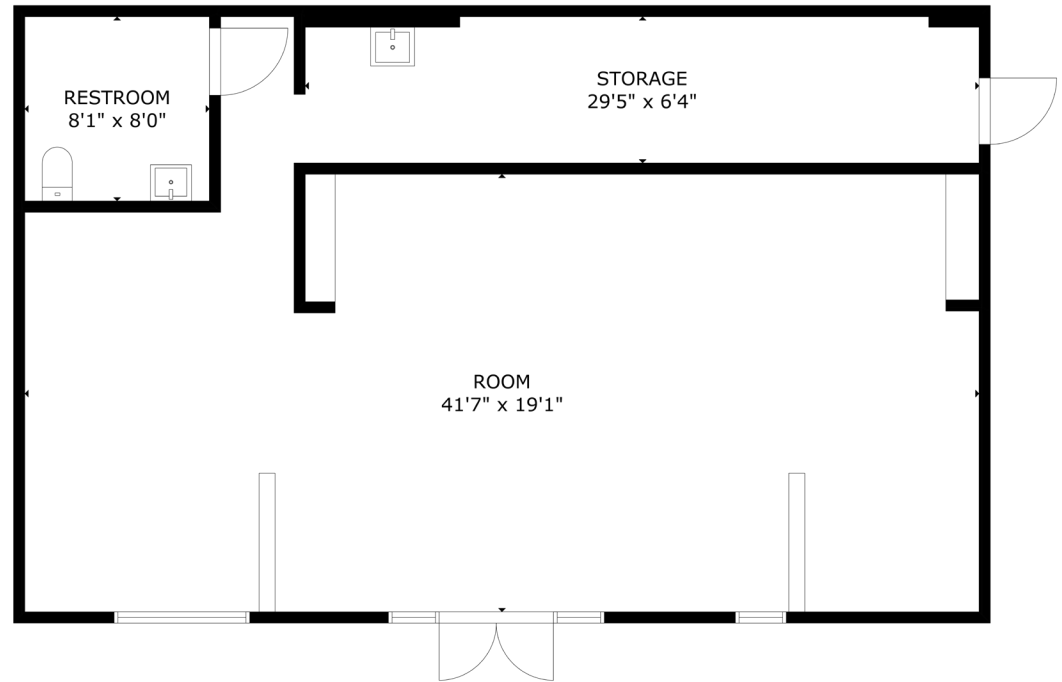
Partition

Suite 1221 | 1,284 SF

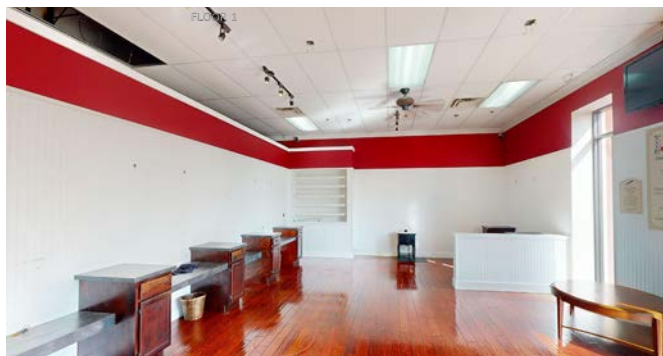


HIGHLIGHTS

- Hair Cutting/Washing Stations
- Restroom
- Back Storage/Utility Area



Salon



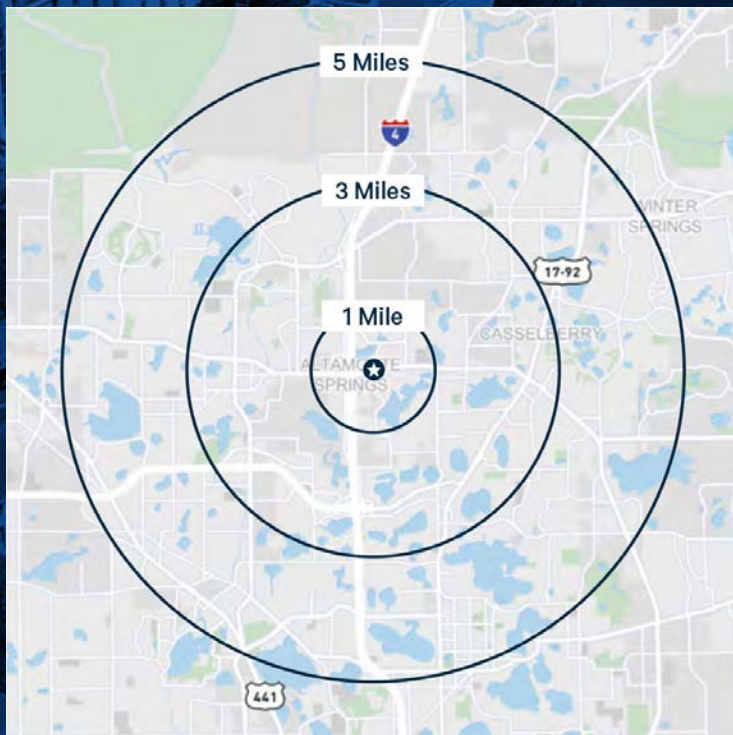
Stations



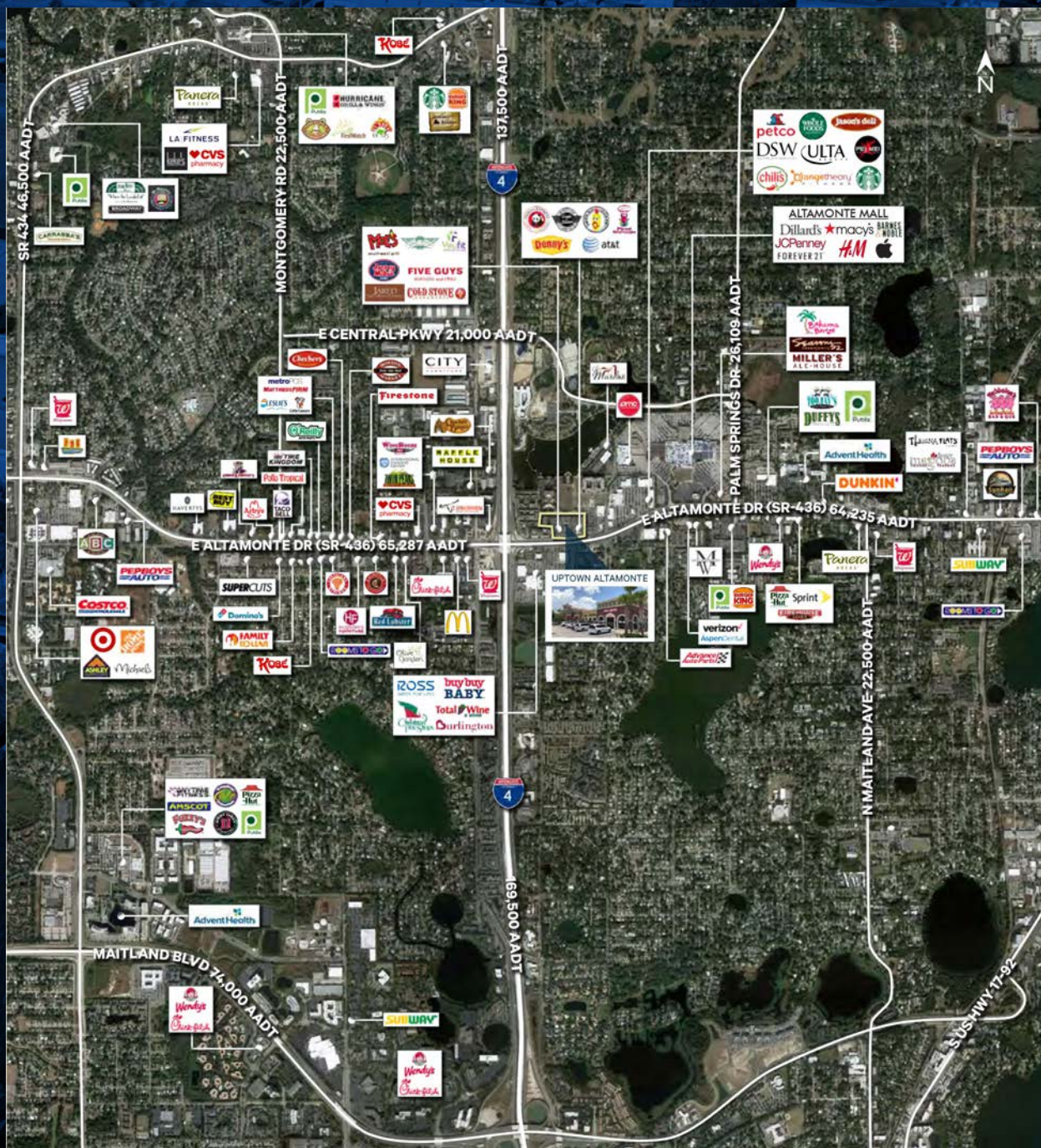
Washing Stations

Points of Interest

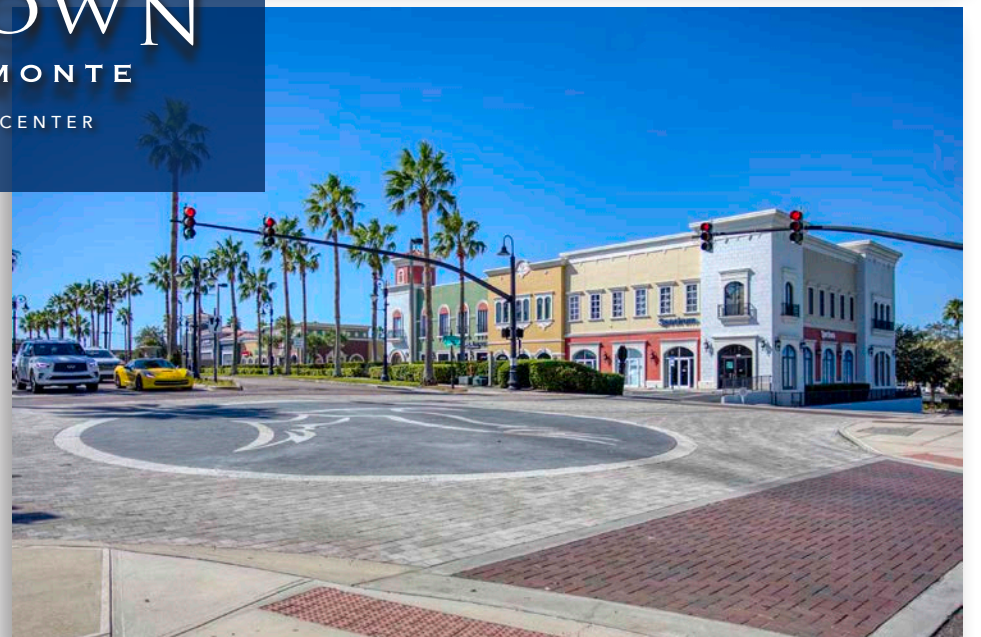
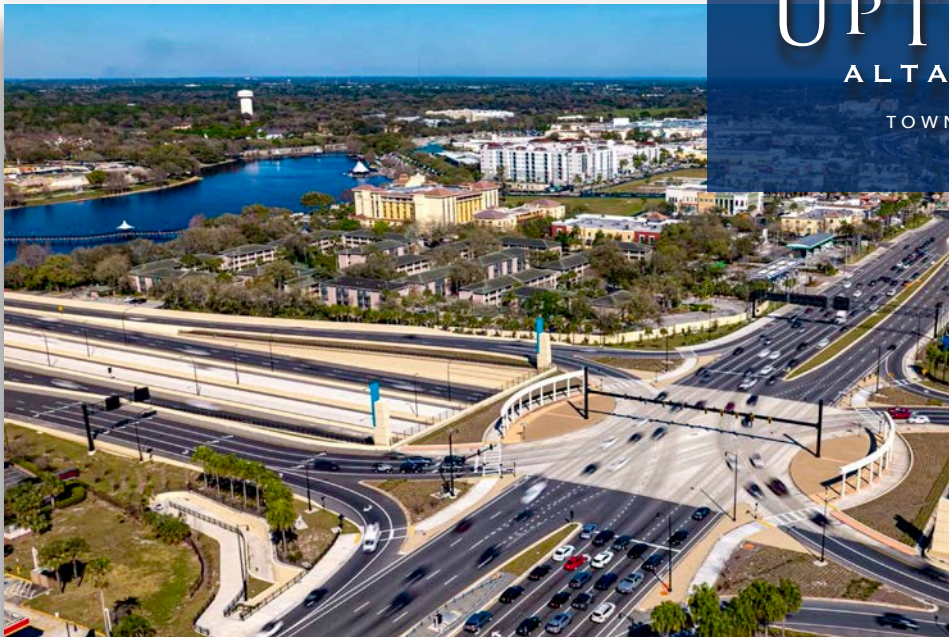
Demographics



Radius	1 Mile	3 Miles	5 Miles
2023 Population	15,794	96,119	238,189
Median Age	37.5	39.3	40.1
Daytime Population	20,658	130,098	274,086
Businesses	1,504	8,153	16,583
Households	7,684	42,550	100,573
Average Household Income	\$83,516	\$103,452	\$108,931



Vibrant, Scenic and a Great Place to Grow Your Business



UPTOWN
ALTAMONTE
TOWN CENTER



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