

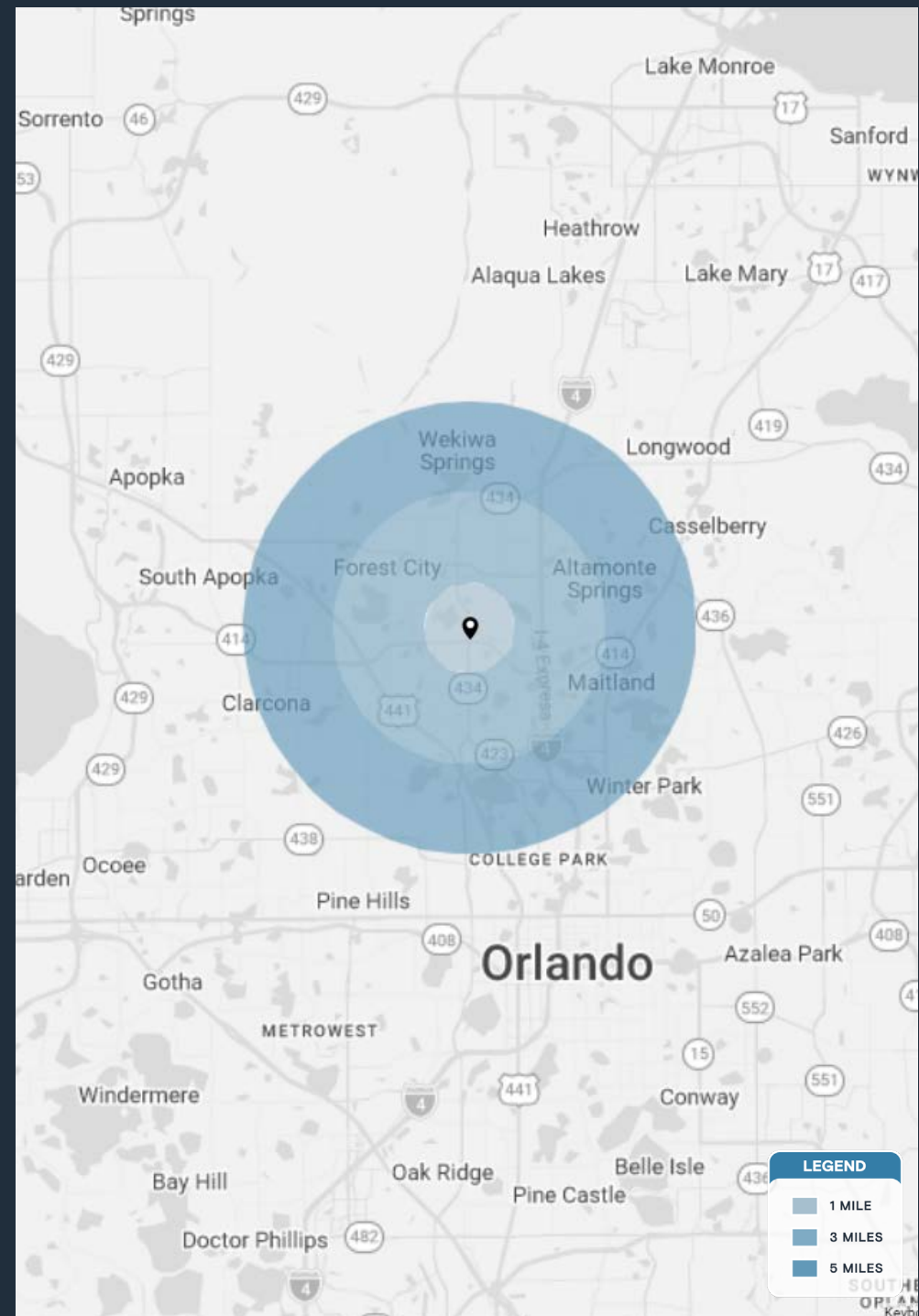
Property Overview

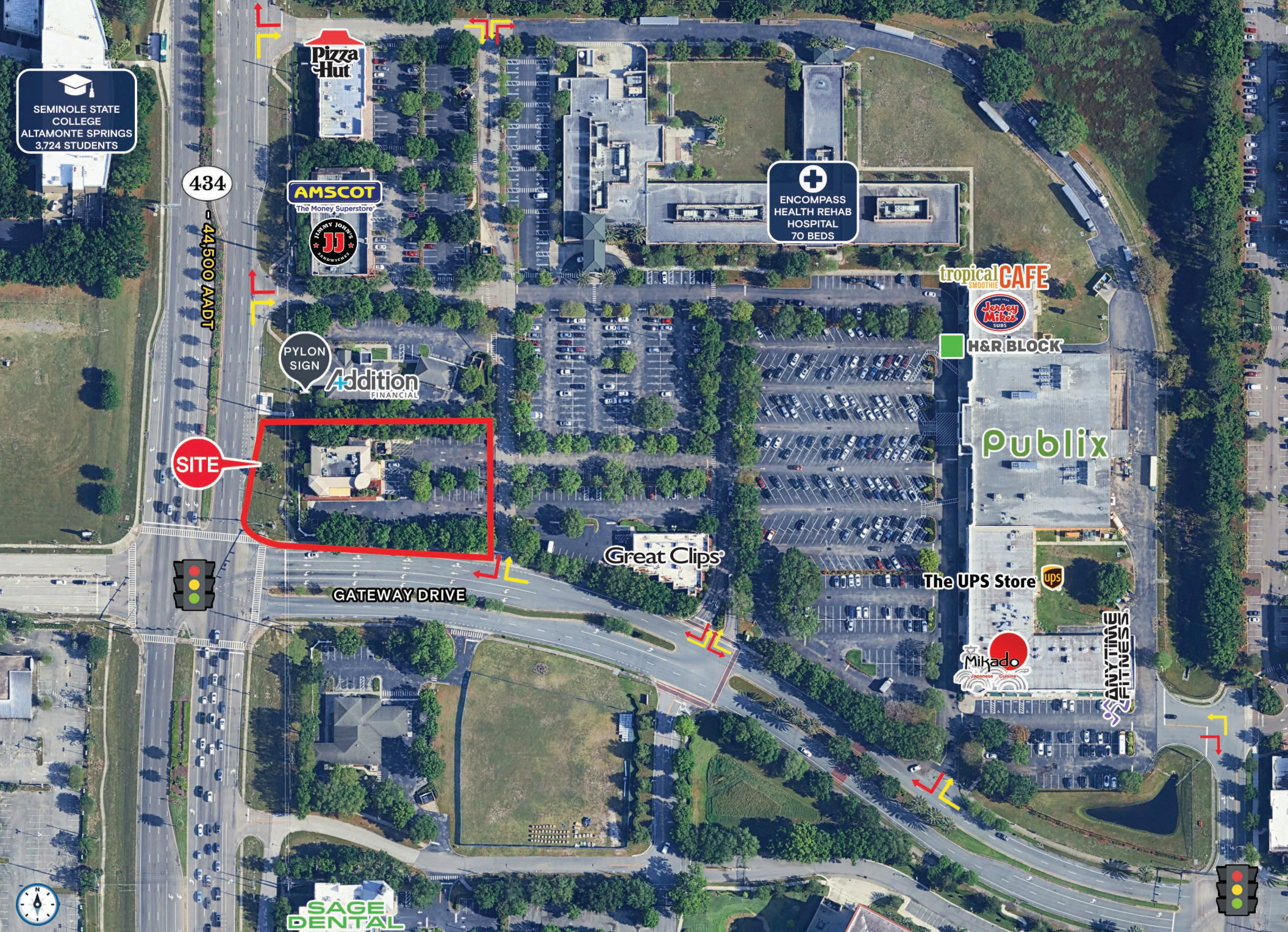
HIGHLIGHTS

- Freestanding ±5,703 SF restaurant for lease or ground lease
- Hard corner outparcel to Publix
- Great visibility and signage
- Can be ground leased for medical, bank, QSR, and more
- Across from Seminole State College Altamonte Campus and Advent Health headquarters
- Large population growth and numerous new multi-family projects

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	13,835	102,431	252,651
HOUSEHOLDS	6,266	42,762	101,428
EMPLOYEES	12,227	79,129	163,821
AVERAGE HH INCOME	\$99,668	\$99,062	\$112,688

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	36,050	140,566	308,899
HOUSEHOLDS	14,983	58,589	123,360
EMPLOYEES	27,667	103,974	195,399
AVERAGE HH INCOME	\$105,408	\$105,094	\$116,930





SEMINOLE STATE
COLLEGE
ALTAMONTE SPRINGS
3,724 STUDENTS

434

44,500 AADT

Pizza
Hut

AMSCOT

The Money Superstore

JOEY JONES
HARDWARE

ENCOMPASS
HEALTH REHAB
HOSPITAL
70 BEDS

tropical CAFE

Jersey
Mike's

H&R BLOCK

PYLON
SIGN

Addition
FINANCIAL

SITE

Publix

Great Clips

GATEWAY DRIVE

The UPS Store

ups

Mikado
Japanese Cuisine

ANYTIME
FITNESS

SAGE
DENTAL







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