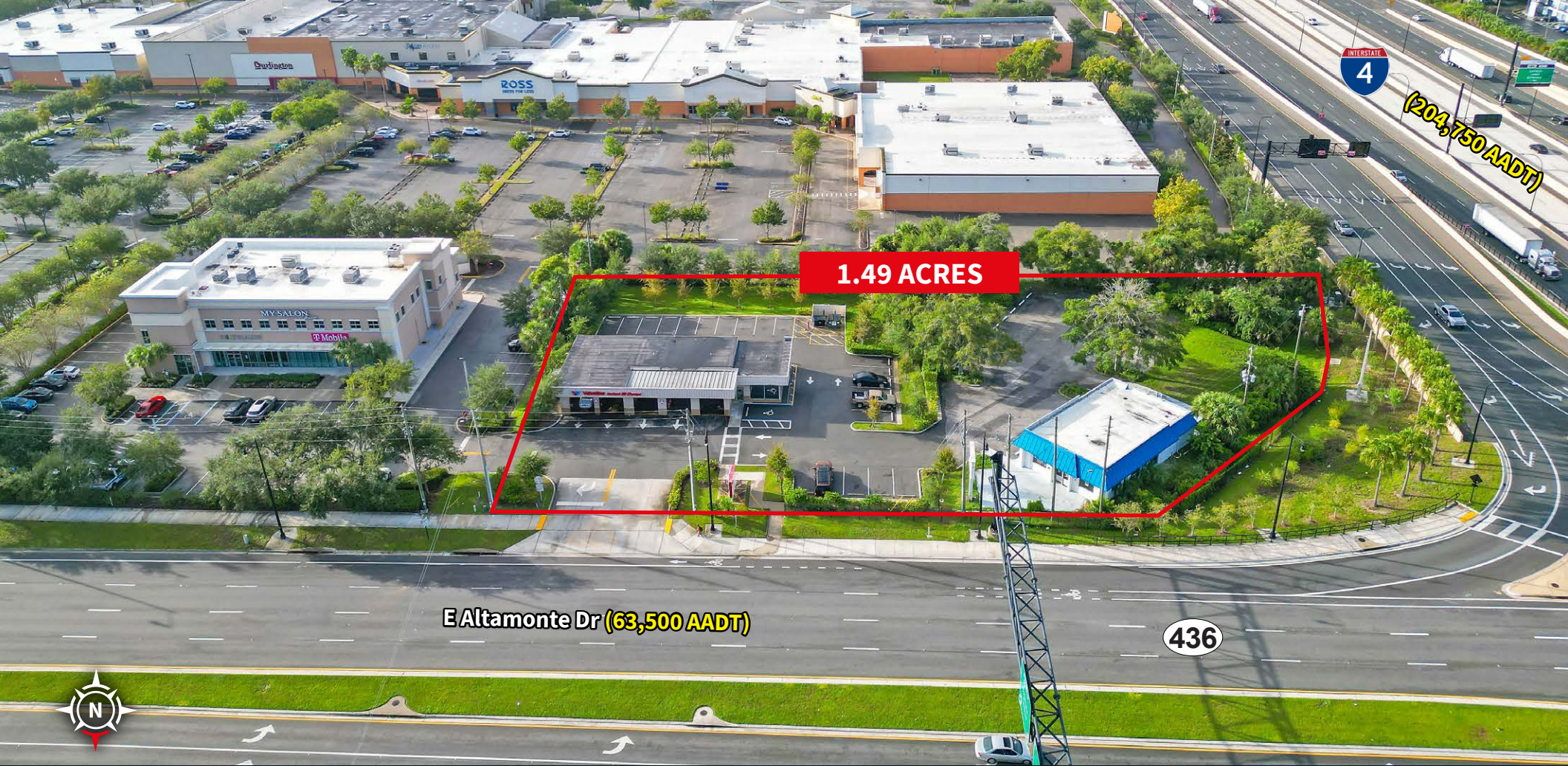


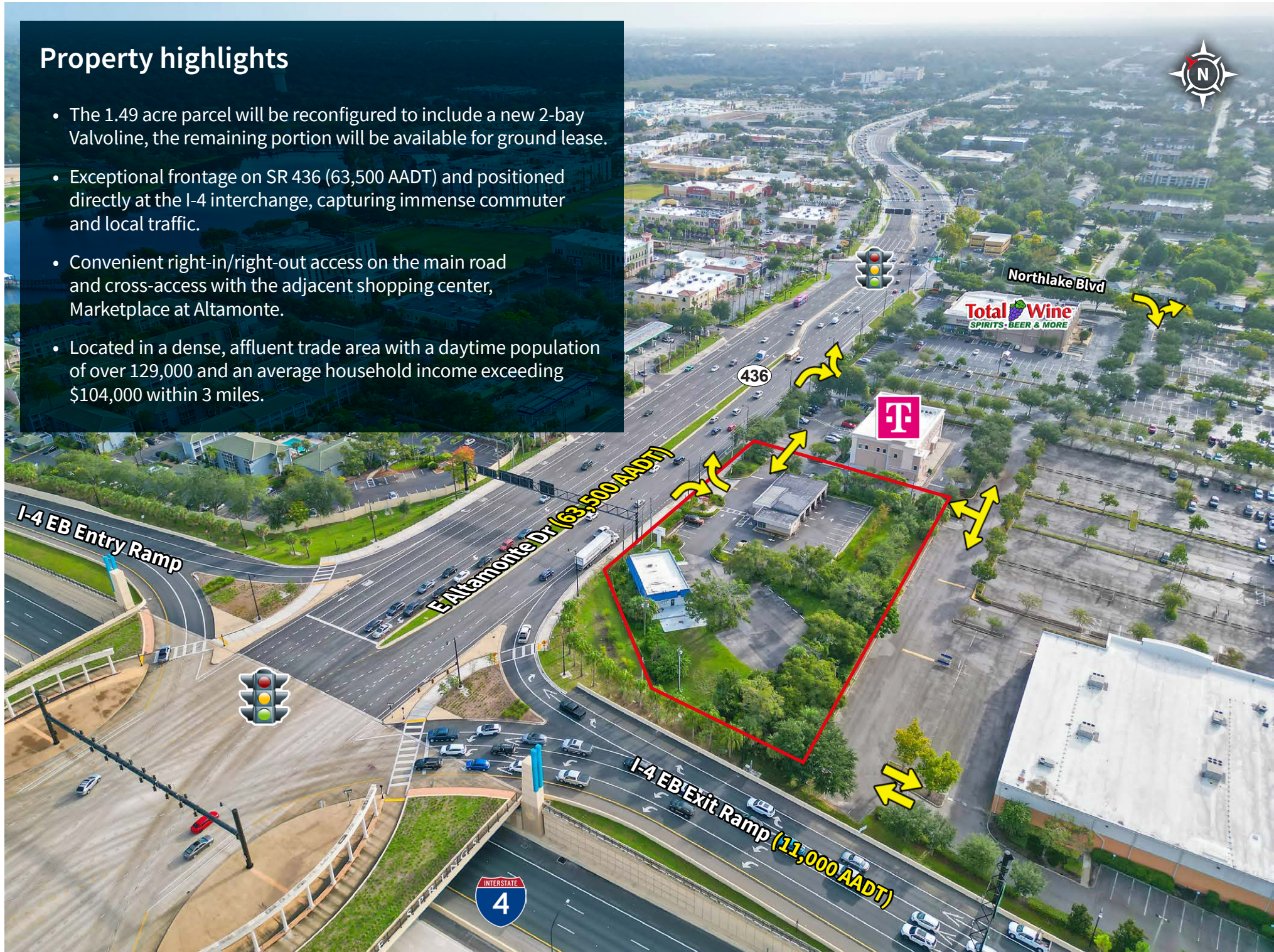


For Lease - Redevelopment

102 E Altamonte Drive (SR-436)
Altamonte Springs, FL 32701

Property highlights

- The 1.49 acre parcel will be reconfigured to include a new 2-bay Valvoline, the remaining portion will be available for ground lease.
- Exceptional frontage on SR 436 (63,500 AADT) and positioned directly at the I-4 interchange, capturing immense commuter and local traffic.
- Convenient right-in/right-out access on the main road and cross-access with the adjacent shopping center, Marketplace at Altamonte.
- Located in a dense, affluent trade area with a daytime population of over 129,000 and an average household income exceeding \$104,000 within 3 miles.



MARKET

Aerial Overview

CLICK TO SEE SITE
ON GOOGLE MAPS



Lake Brantley
High School
2,864 Students

Forest City
Elementary School
740 Students

Altamonte
Elementary School
500 Students

Lake Marion

WEKIVA SQUARE



ALTAMONTE
CROSSINGS



HAVERTYS



Spring Lake
Elementary School
485 Students

E Altamonte Dr (48,000 AADT)



SITE

(63,500 AADT)

UPTOWN ALTAMONTE



ALTAMONTE MALL



Advent Health
Altamonte Springs
Hospital Campus



PALM SPRINGS
CROSSING



RENAISSANCE CENTRE



MARKETPLACE AT ALTAMONTE



WEST TOWN
CENTER



WEST TOWN
CORNERS



SEMINOLE
STATE
COLLEGE
OF FLORIDA

434

(44,500 AADT)



Maitland Blvd (53,200 AADT)

GATEWAY CROSSING



Spring Lake

4

(204,750 AADT)

(226,500 AADT)

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Orangewood
Christian School
649 Students

Lake Orienta
Elementary School
546 Students

Lake Orienta

Crane's Roost

RASMUSSEN
UNIVERSITY
Hospital Campus

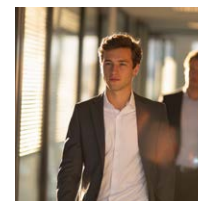
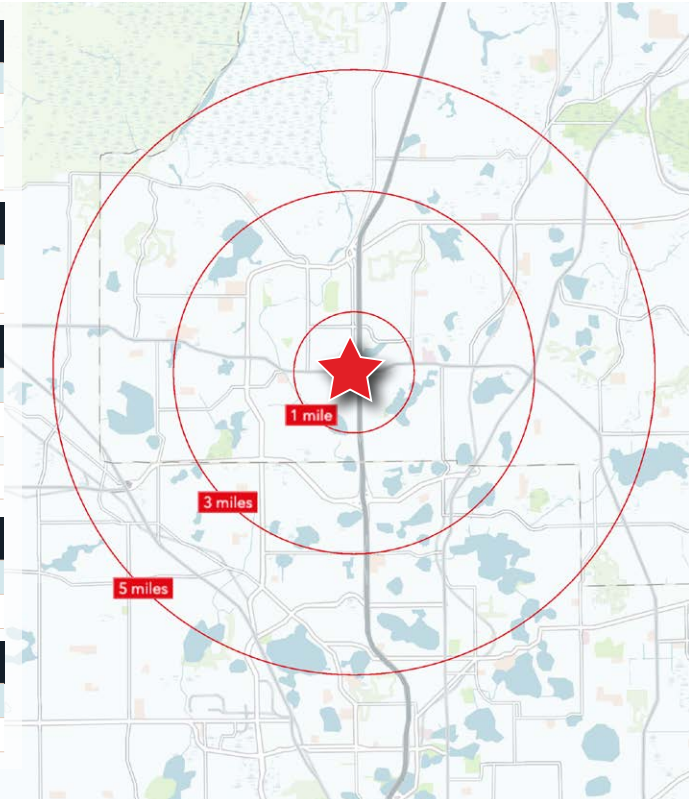


CLICK TO SEE SITE
ON GOOGLE MAPS



Demographics:

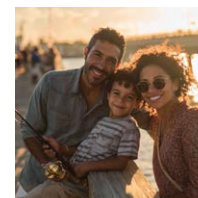
Population Summary			
1 Mile	3 Miles	5 Miles	
16,118	96,753	240,558	
<i>Estimated growth in 5 years</i>			
16,889	98,958	246,522	
Total Households			
1 Mile	3 Miles	5 Miles	
7,802	43,798	102,886	
Average Household Income			
1 Mile	3 Miles	5 Miles	
\$82,690	\$104,342	\$114,461	
<i>Estimated growth in 5 years</i>			
\$93,603	\$119,478	\$130,181	
Daytime Population			
1 Mile	3 Miles	5 Miles	
21,081	129,194	290,052	
Median Age			
1 Mile	3 Miles	5 Miles	
38.9	39.8	40.7	



EMERGING HUB: Professionals in growing urban centers willing to relocate for job opportunities
Median Age: 36.2
Median HH Income: \$73,978
LifeMode Group: Tech Trailblazers
Socioeconomic Traits: Emerging Hub represents educated, mobile young professionals working in management, tech, and healthcare with above-average remote work rates. They are digitally native online shoppers who enjoy domestic travel, fitness activities and video games while frequently relocating for career advancement.



METRO FUSION: Highly mobile, young renters, well-connected to social media
Median Age: 33.0
Median HH Income: \$57,855
LifeMode Group: Metro Vibes
Socioeconomic Traits: Metro Fusion lives primarily multifamily housing and prioritize social media for leisure and networking. Their shopping is predominantly at neighborhood centers with the exception of food - delivery apps are key. They are tech-savvy bargain hunters using apps for delivery and digital coupons



DIVERSE HORIZONS: Commonly located along coastal areas, family-oriented
Median Age: 35.4
Median HH Income: \$69,705
LifeMode Group: Metro Vibes
Socioeconomic Traits: Diverse Horizons has many foreign-born individuals who are thriving within metro areas on the coast. They often shop online for electronics, while in-person purchases are centered around clothing, food and children's supplies.

Who Lives Here:
1-3-5 Miles Radius



Leasing Contact:



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Vice President



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