

SAXON CLARK CENTER

445 Altamonte Dr (W SR 436) | Altamonte Springs, FL



HIGHLIGHTS

- **Excellent Visibility:** Positioned directly on W. Altamonte Drive (SR 436) with exposure to over 48,000 vehicles per day.
- **Prime Endcap Space:** 2,280 SF retail opportunity featuring prominent pylon signage.
- **Affluent Demographics:** Serve an exceptional local market with average household incomes exceeding \$100,000.
- **Thriving Daytime Market:** Access a built-in customer base of over 108,000 daytime employees within a 3-mile radius.
- **Seamless Accessibility:** Features excellent access at a signalized intersection, convenient parking with multiple easy ingress and egress access points.
- **Rapid Interstate Access:** Located less than one mile west of Interstate 4 (I-4) for seamless connectivity across Central Florida.



Demographics	1 Mile	3 Miles	5 Miles
Population	14,467	100,132	234,919
Average HH Income	\$92,551	\$106,517	\$113,332
Daytime Population	17,775	122,723	276,958

Traffic Counts

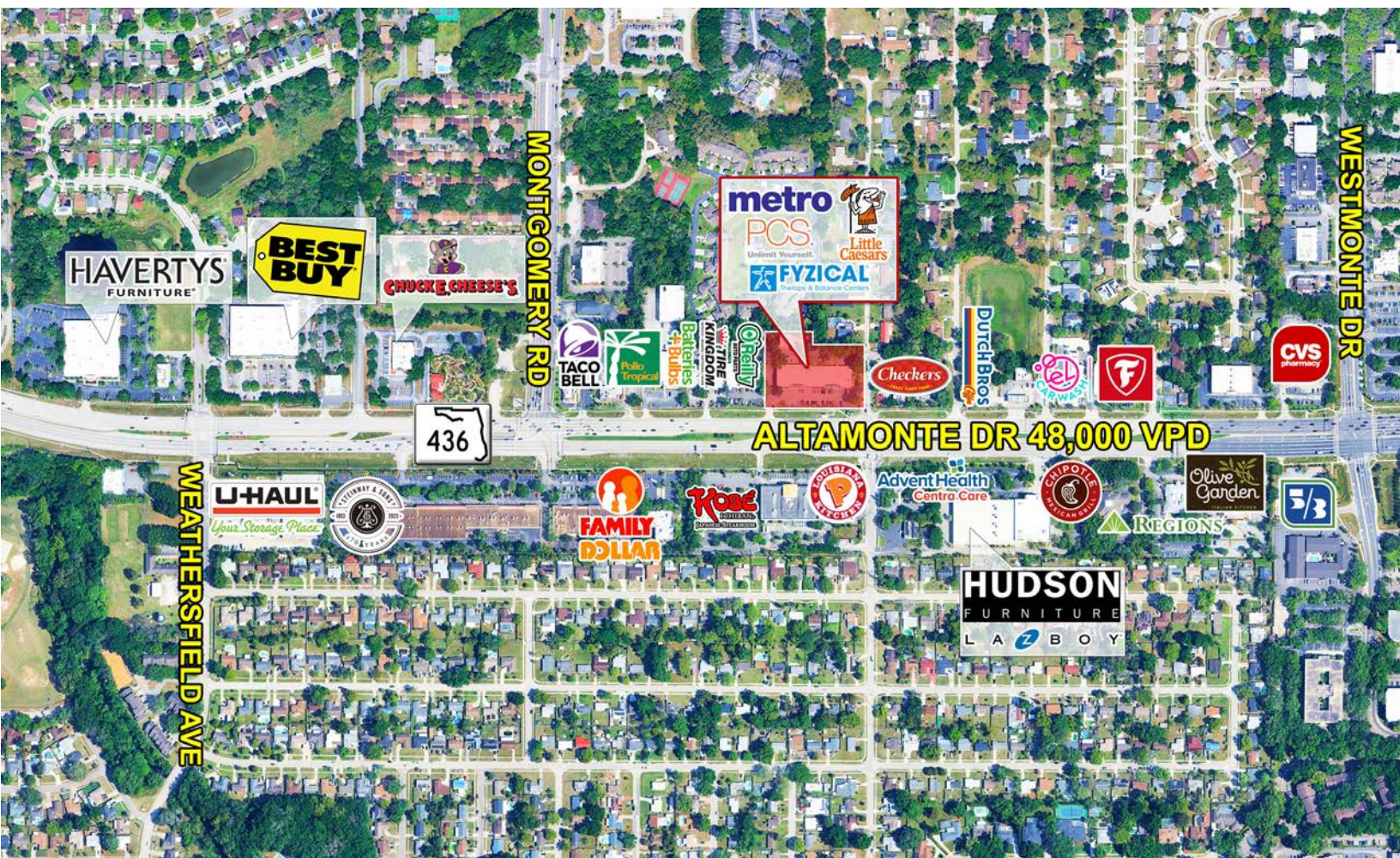
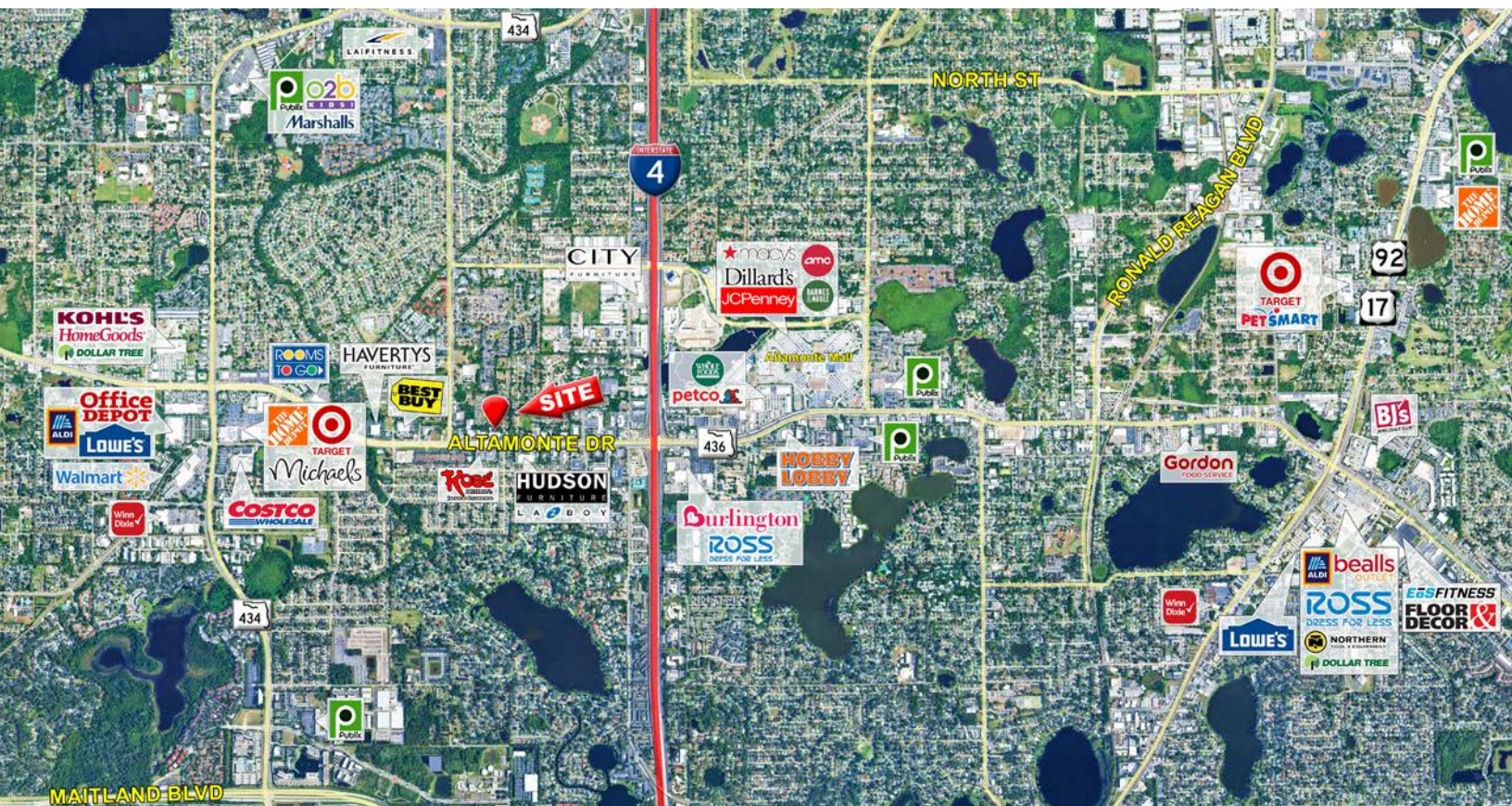
Altamonte Dr (SR 436): 48,000 vpd

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www.FornessProperties.com | Licensed Real Estate Broker



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Ste Tenants		SF
1001	Little Caesars	2,130
1005	Metro PCS	1,278
1013	Fyzical	2,556
1017	Outer Limit Sales	1,420
1021	Japanese Day Spa	1,065
1025	Fables & Fur Cafe	1,420
1029	Rebath	1,455
1033	Lawless Subs	1,292
1041	Furniture & Design	5,548
1053	Available	2,280
447	Outer Limit Sales (Storage)	1,646