

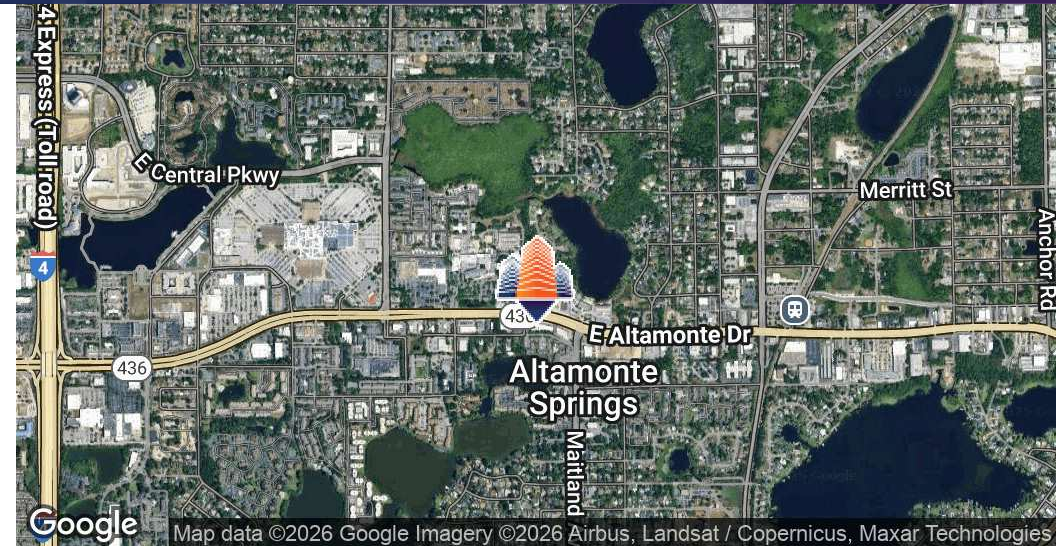
Altamonte Shoppes

620 E. Altamonte Drive, Altamonte Springs, FL 32701



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 7,000 SF available in a Two-Tenant Building
- Left-in access from 436 with approx. 70 ft of frontage
- Less than a half-mile from Altamonte Mall; a 1,000,000 SF property
- Located across the street from Advent Health; a 100,000 SF Regional Hospital
- 40 Exclusive parking spaces
- 49,000 cars per day on E Altamonte Dr
- Minutes from I-4
- Ideal Uses: Showroom, Mattress, Soft goods, and Traditional Retail

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	7,000 SF
Lot Size:	+/- 0.91 Acres
Building Size:	9,696 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,943	38,556	110,900
Total Population	12,018	90,313	265,554
Average HH Income	\$84,684	\$98,602	\$103,008

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EQUITY
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PROPERTY PHOTOS



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RETAILER MAP



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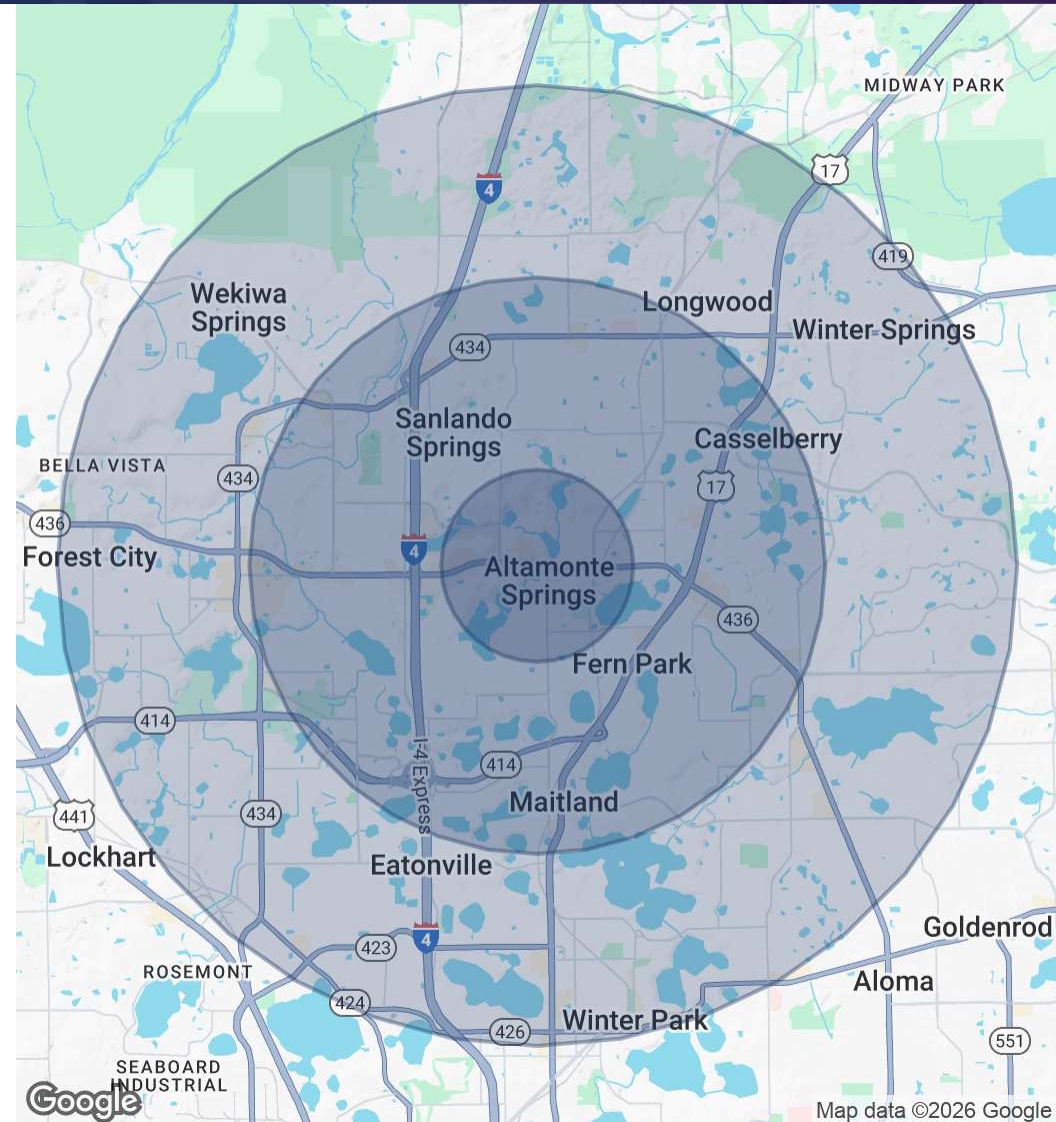
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,018	90,313	265,554
Average age	45	43	42
Average age (Male)	42	41	41
Average age (Female)	47	44	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,943	38,556	110,900
# of persons per HH	2	2.3	2.4
Average HH income	\$84,684	\$98,602	\$103,008
Average house value	\$332,172	\$407,872	\$430,368
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	6,910	52,800	157,849
Total Population - Black	1,678	12,295	34,446
Total Population - Asian	397	3,015	10,462
Total Population - Hawaiian	14	69	190
Total Population - American Indian	52	346	1,041
Total Population - Other	1,091	7,003	19,681



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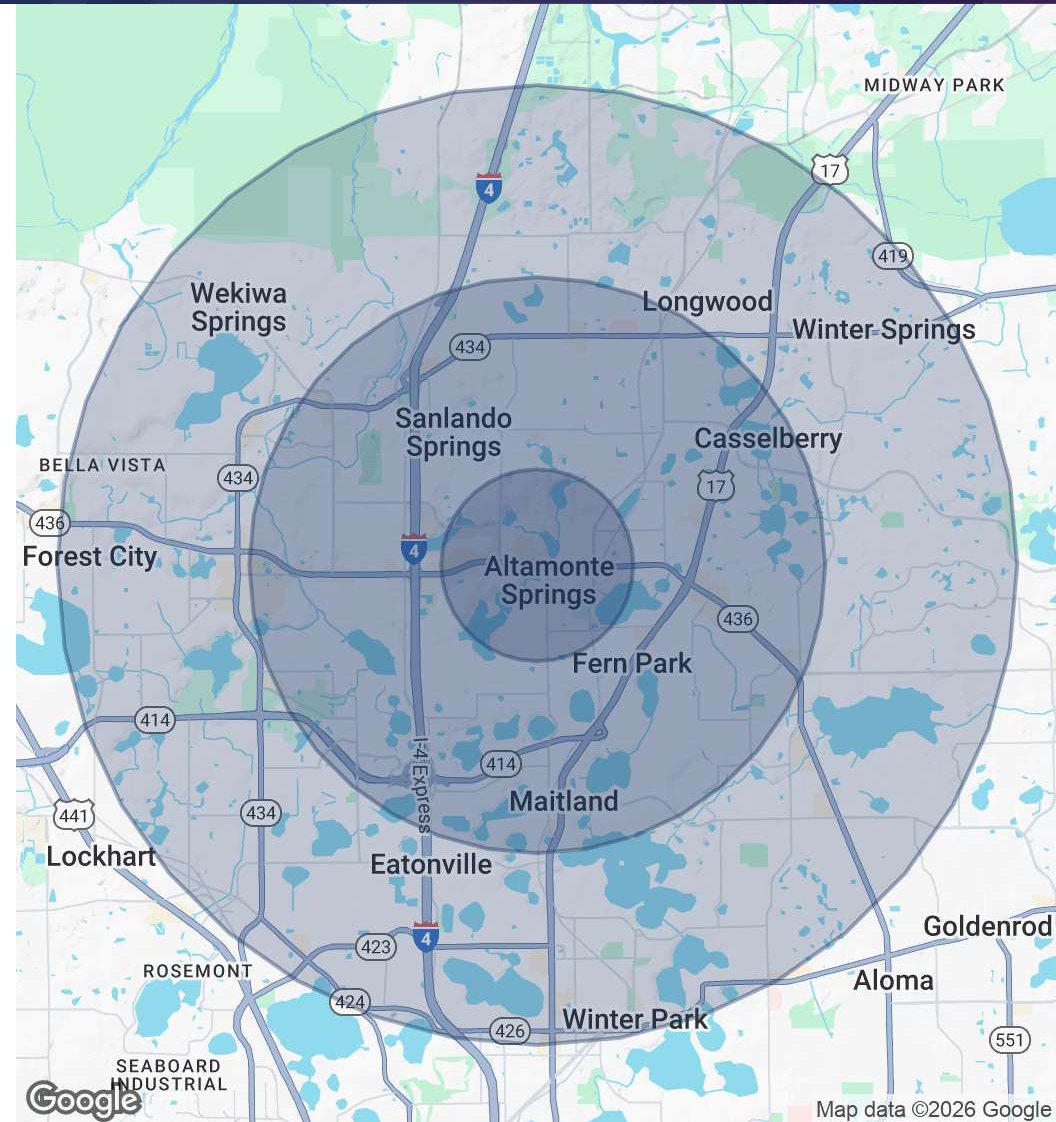
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DEMOGRAPHICS MAP & REPORT

AGE	1 MILE	3 MILES	5 MILES
0 - 4	503	4,237	12,513
5 - 9	498	4,415	13,012
10 - 14	468	4,511	14,072
15 - 17	296	2,827	8,816
18 - 20	306	2,882	9,617
21 - 24	441	3,913	12,126
25 - 34	2,120	14,067	40,207
35 - 44	1,694	12,625	36,743
45 - 54	1,375	10,727	31,992
55 - 64	1,442	11,569	34,115
65 - 74	1,363	9,784	29,197
75 - 84	1,027	6,122	16,572
85+	484	2,634	6,570



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