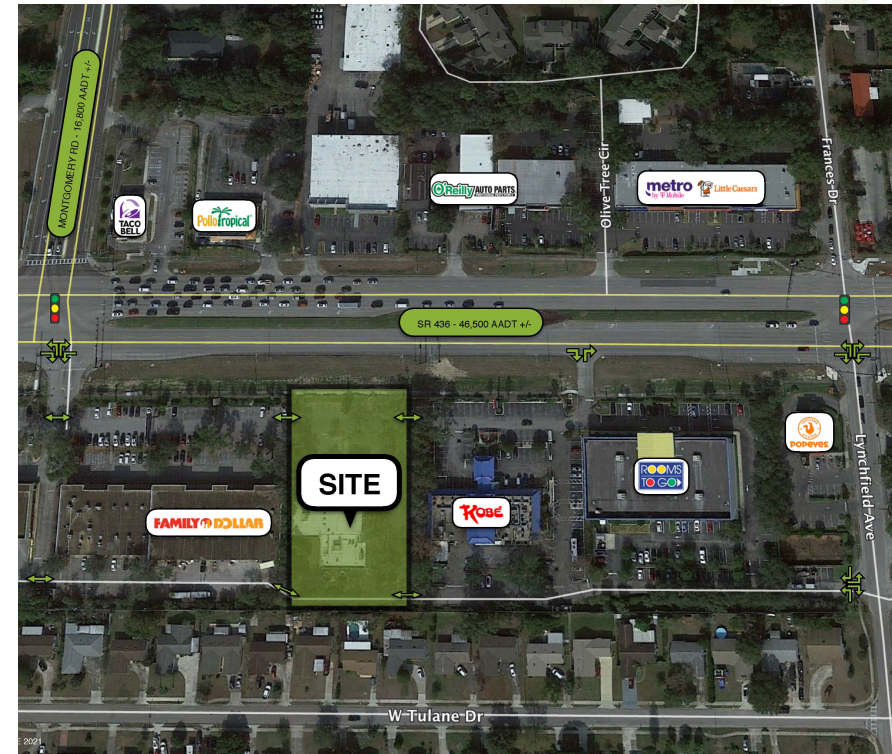


For Lease/
Ground Lease
1.52 AC

SINGLE TENANT & DRIVE-THRU OPPORTUNITIES

474 W SR 436, Altamonte Springs, FL 32714



PROPERTY HIGHLIGHTS:

- 🌿 **Located:** Just west of the I-4 / 436 interchange.
- 🌿 Large Monument signage available on main road.
- 🌿 Surrounded by many national retailers.
- 🌿 **1.52 AC (Total)** Adjacent Pad Ready Site **0.82 AC**
- 🌿 Property has access from 2 Traffic Signals & a Right in / Right out.
- 🌿 **Traffic Count:** 46,500 CPD $\pm$ (SR 436)

Archon Commercial Advisors is an affiliate of SITE SOURCE



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O 407 278 5535 x 404
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janet@archonca.com

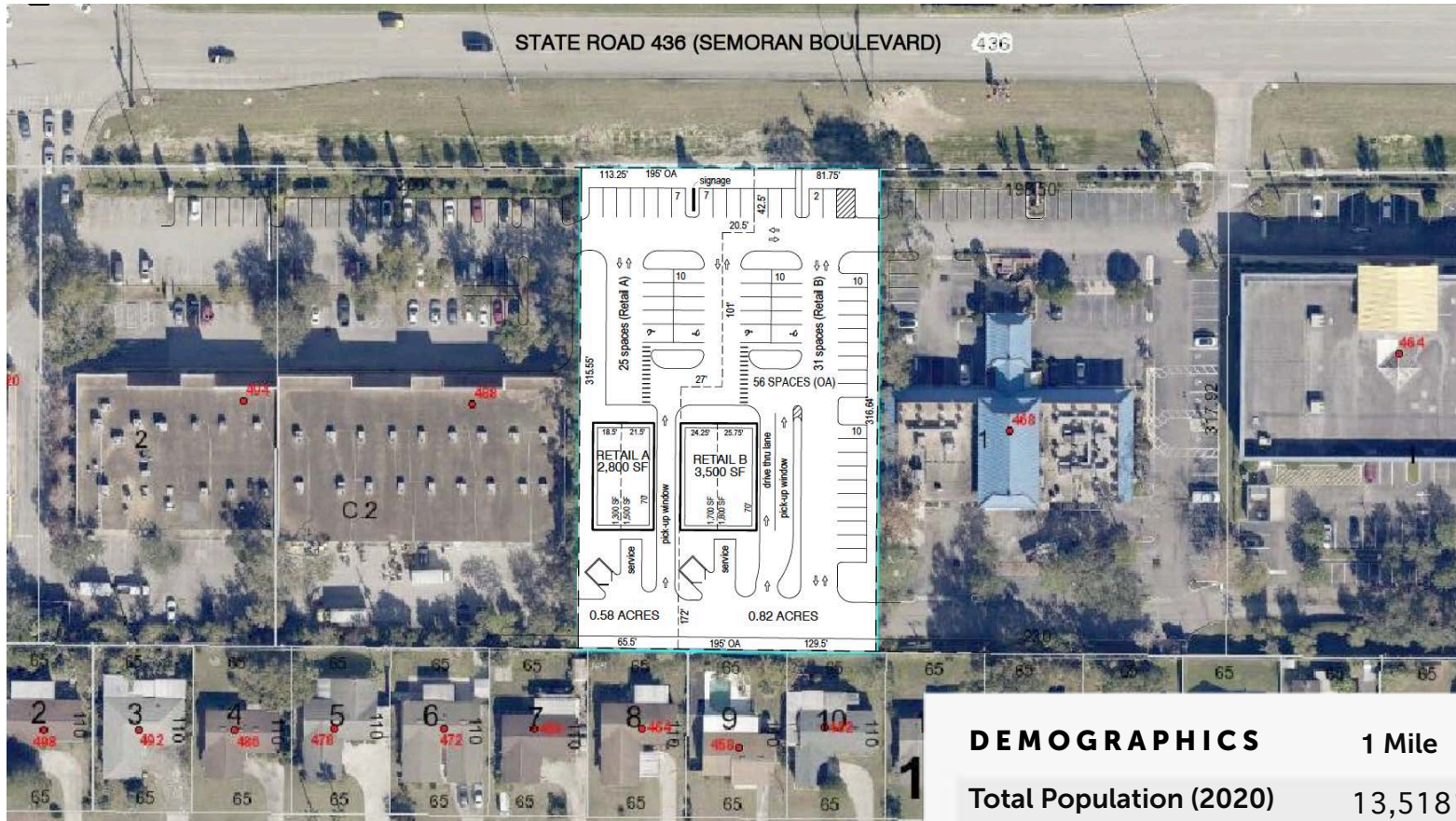
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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population (2020)	13,5181	91,454	210,379
Population (2025)	14,210	108,891	249,362
Average HH Income	\$72,455	\$81,349	\$82,118

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Additional Site Plan

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