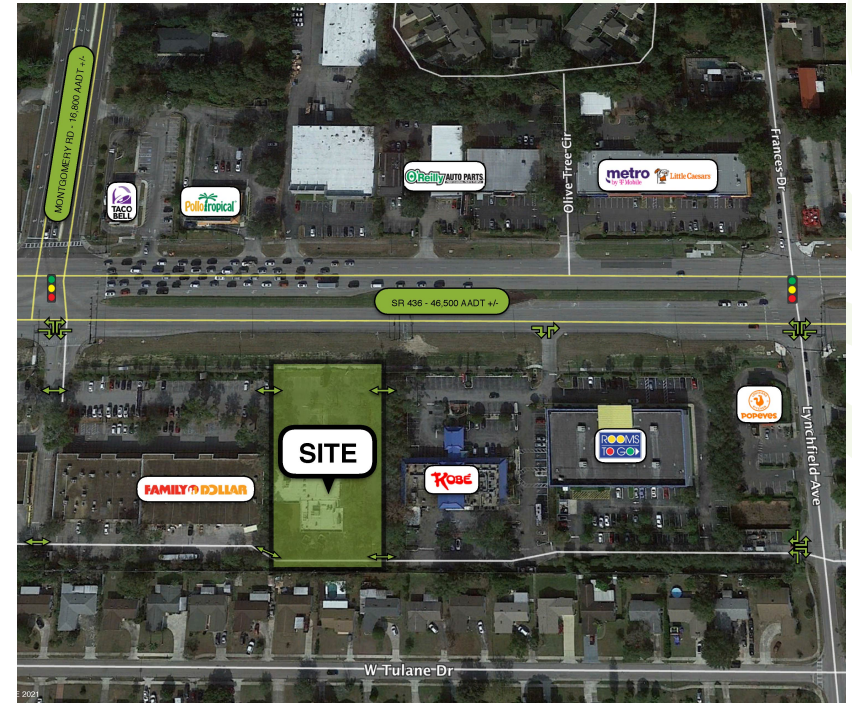


For Lease

HIGH PROFILE SPACE AVAILABLE (ONLY 1,600 SF REMAINING)

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.
- 🌿 **Only 1,600 sf remaining.** Join National Pizza Concept & National Breakfast Concept.
- 🌿 Adjacent Pad Ready Site **0.82 AC**
- 🌿 Property has access from 2 Traffic Signals & a Right in / Right out.
- 🌿 Total ADT: 63,300 ADT (SR 436 & Montgomery Rd.)

Archon Commercial Advisors is an affiliate of [SITE SOURCE](#)



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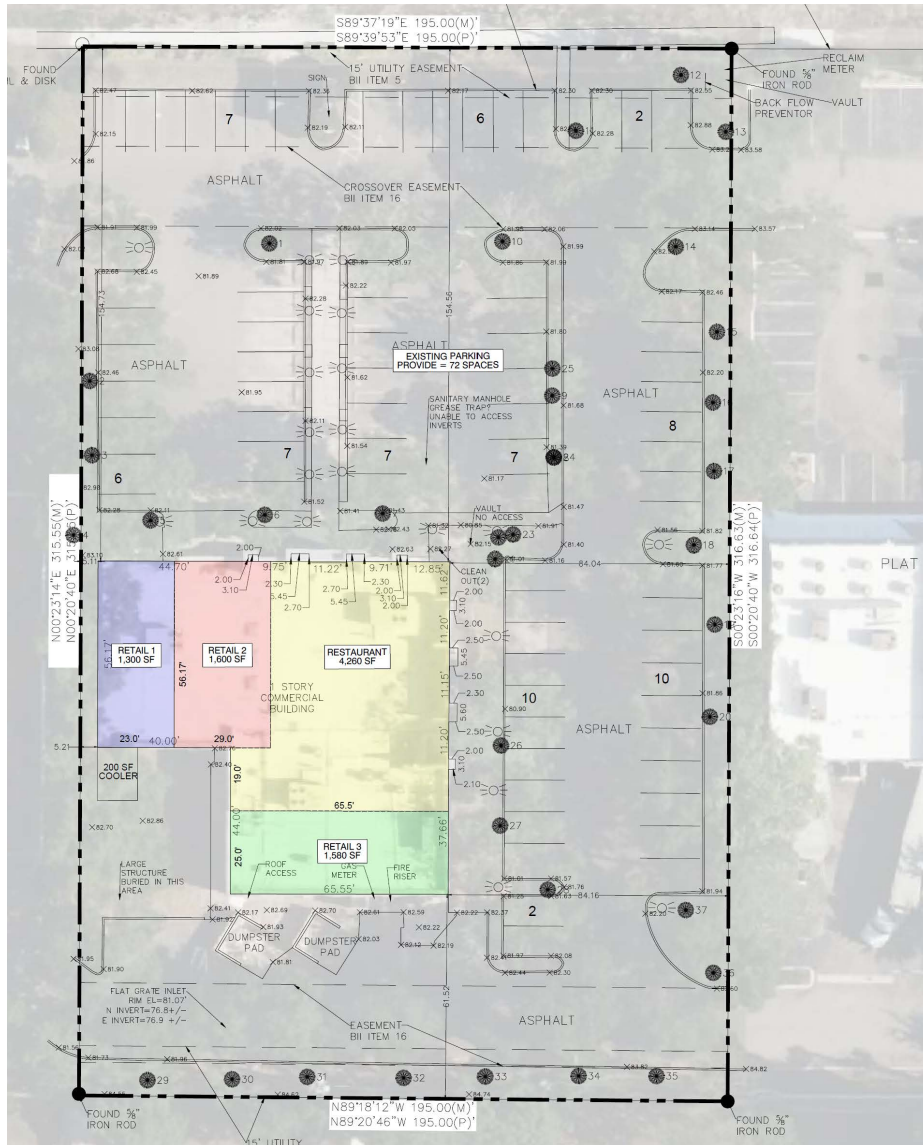
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Site Plan

HIGH PROFILE SPACE AVAILABLE (ONLY 1,600 SF REMAINING)

474 W SR 436, Altamonte Springs, FL 32714



- Retail 1 - National Tenant Pizza
- Retail 2 - Available 1,600 SF (Retail Restaurant)
- Retail 3 - National Tenant Breakfast/Lunch
- Retail 4 - Storage

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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