



Retail Property For Lease

Altamonte Springs Plaza

1074 Montgomery Rd, Altamonte Springs, FL 32714

For More Information:

813-254-6756 | EXT 2

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Executive Summary



OFFERING SUMMARY

Available SF:	5,072 SF
Lease Rate:	\$24.00 SF/yr (NNN)
Lot Size:	239,979 SF
Year Built:	1979
Building Size:	59,431 SF
Renovated:	1999
Zoning:	CG - Commercial General
Traffic Count:	26,500

PROPERTY OVERVIEW

Lease space immediately available in Altamonte Springs Plaza in the heart of bustling Altamonte Springs. Located directly across from a Publix shopping center, this site is surrounded by retail users, restaurants and dense residential with excellent demographics. Tenants within the center include La Fitness / Esporta, CVS, Kekes Restaurant and Wells Fargo and the site is in the center of a densely populated residential area with excellent demographics. Located minutes to I-4 and has a traffic count of 26,500 VPD.

* Estimated CAM: \$6.39

Suite 1056 - 1,296 SF - Initial estimated monthly rent: \$3,463 (includes base rate + CAM + sales tax)

Suite 1052 - 1,184 SF up to 3,776 SF - Initial estimated monthly rent: Minimum 1,184 SF: \$3,163 up to maximum: 3,776 SF: \$10,089 (includes base rate + CAM + sales tax)

* See Available Spaces Page for details

* See Supplemental Document with list of all existing tenants

LOCATION OVERVIEW

Located in Altamonte Springs at the intersection of Montgomery Rd and SR 434 with close access to I-4.

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Property Webpage: www.properties.baystreetcommercial.com/1241417-lease

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Available Spaces



LEASE RATE:	-	TOTAL SPACE:	1,184 - 3,776 SF
LEASE TYPE:	NNN	LEASE TERM:	-

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 1056	Neighborhood Center	\$24.00 SF/yr	NNN	1,296 SF	60 months	Suite 1056 - 1,296 SF - Former salon space. Waiting/reception area. Previously wired for 10 chair stations w/nail station. Plumbed for 3 hair wash sinks. Breakroom in back, curling/perm chair room, 2 restrooms, laundry area. Cabinetry belongs to vacating tenant, may be available for sale. Initial estimated monthly rent: \$3,463 (includes base rate + CAM + sales tax)

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Available Spaces



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 1052		Negotiable	NNN	1,184 - 3,776 SF	Negotiable	Former clothing store space - 3,776 SF space that can be demised down to 1,184 SF Initial estimated monthly rent: Minimum 1,184 SF: \$3,163 up to maximum: 3,376 SF: \$10,089 (includes base rate + CAM + sales tax)

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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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Suite 1056 - 1,296 SF



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Suite 1052 - 3,776 SF



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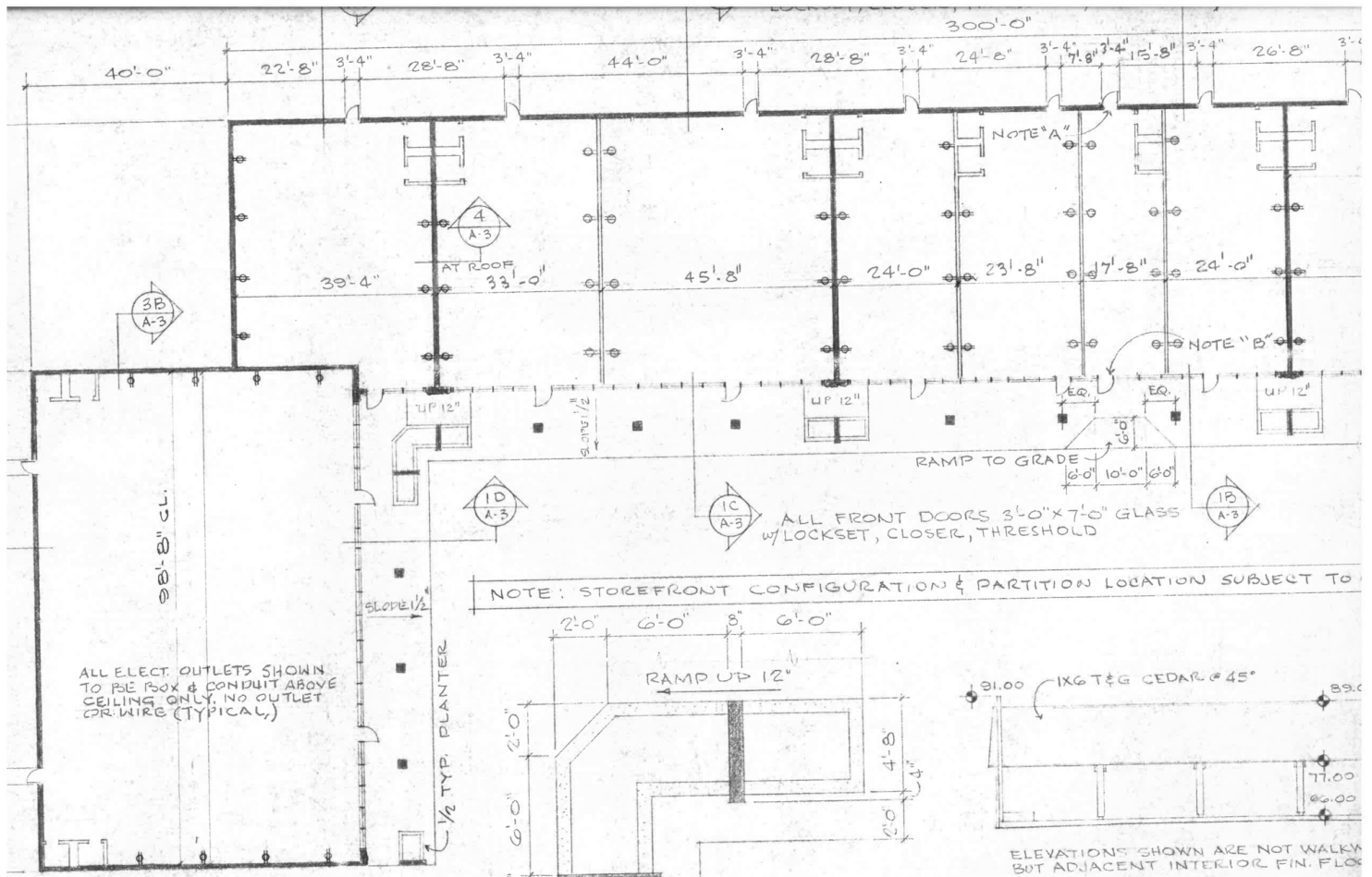




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Floor Plan



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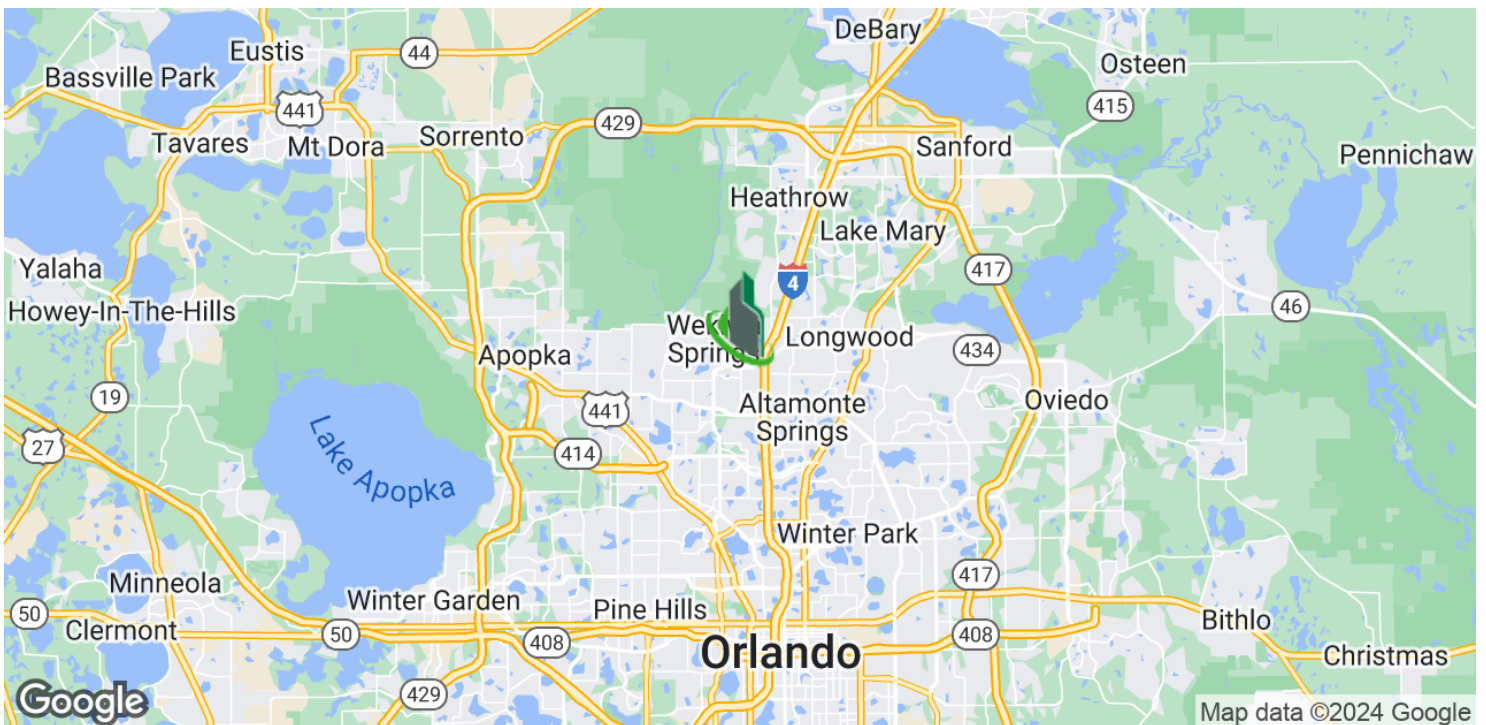
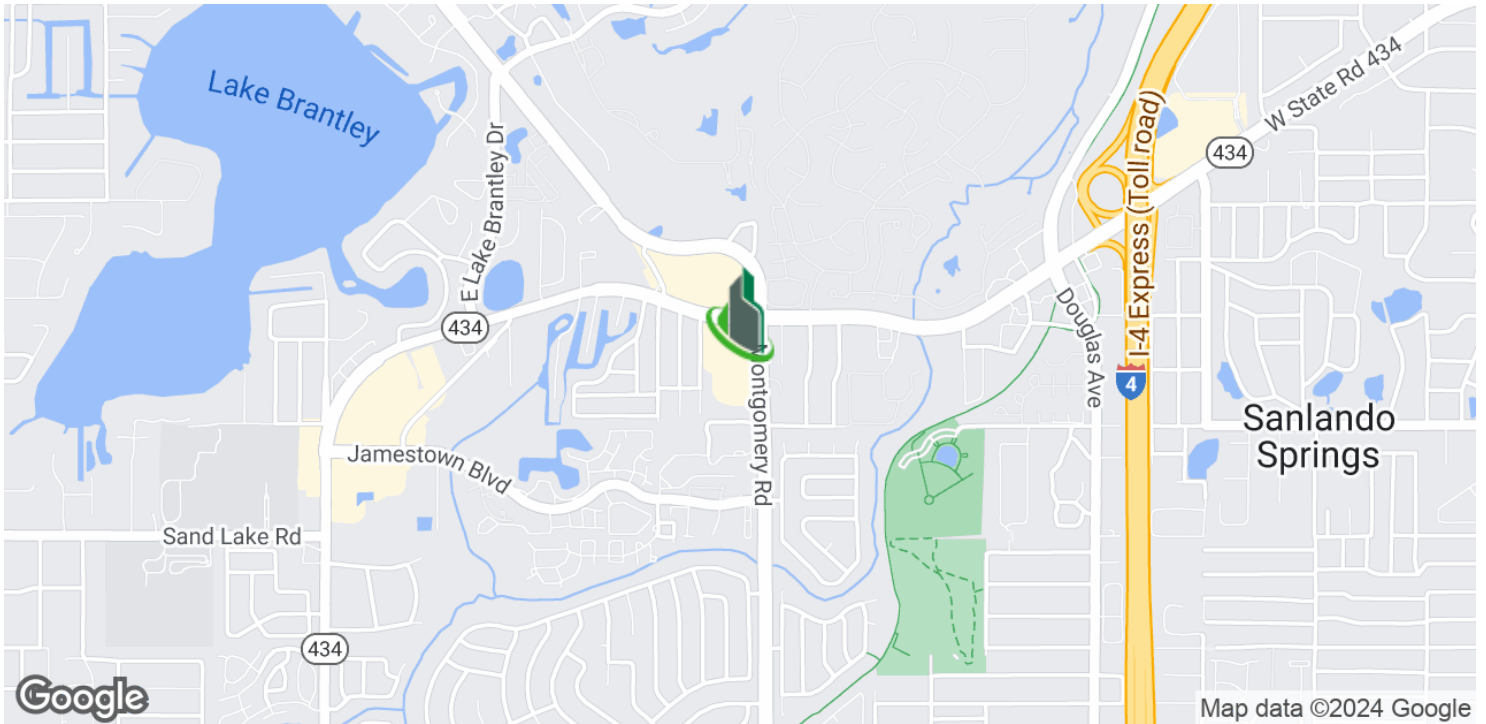
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Location Map



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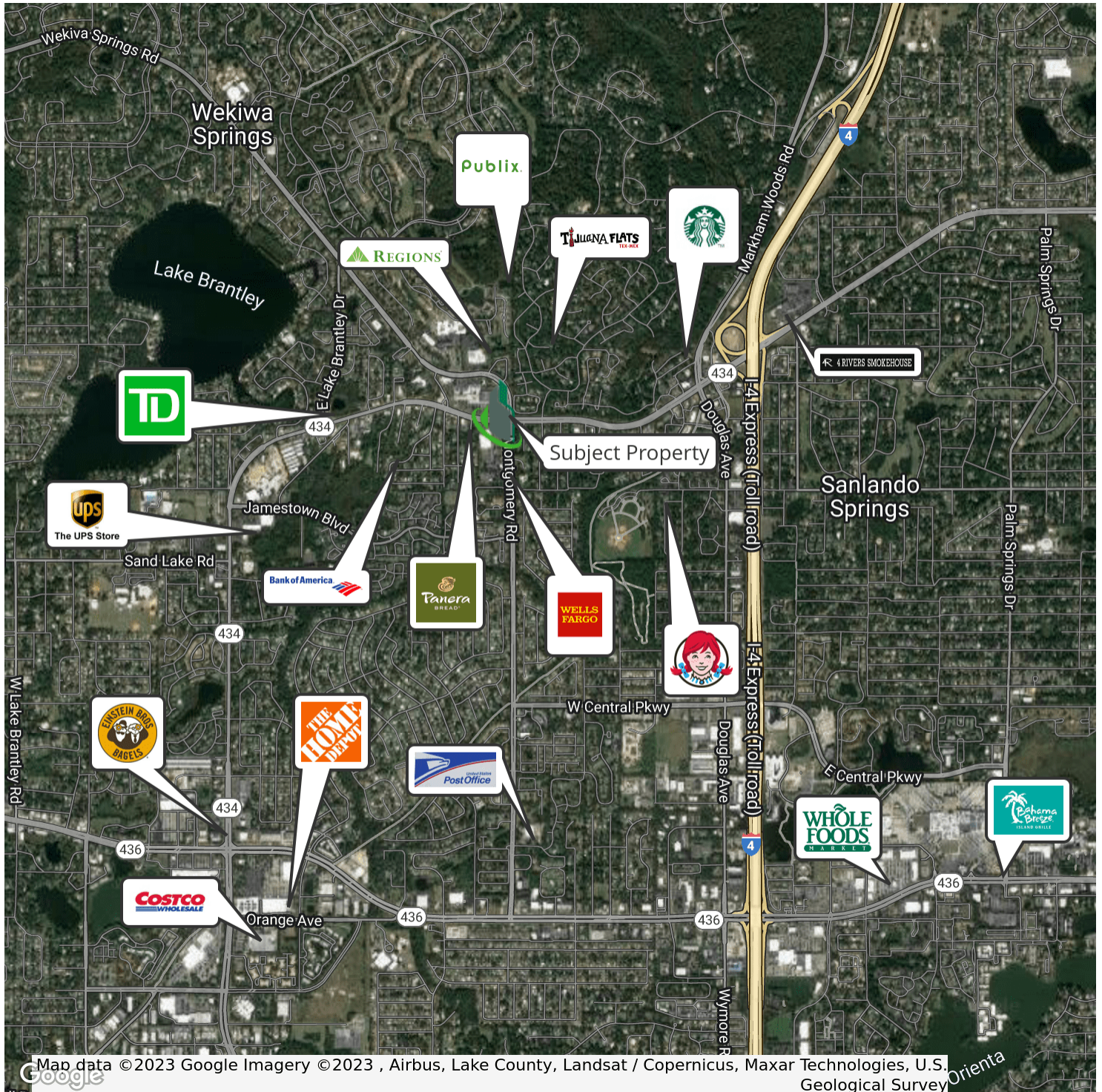




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Retailer Map



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Aerial Map



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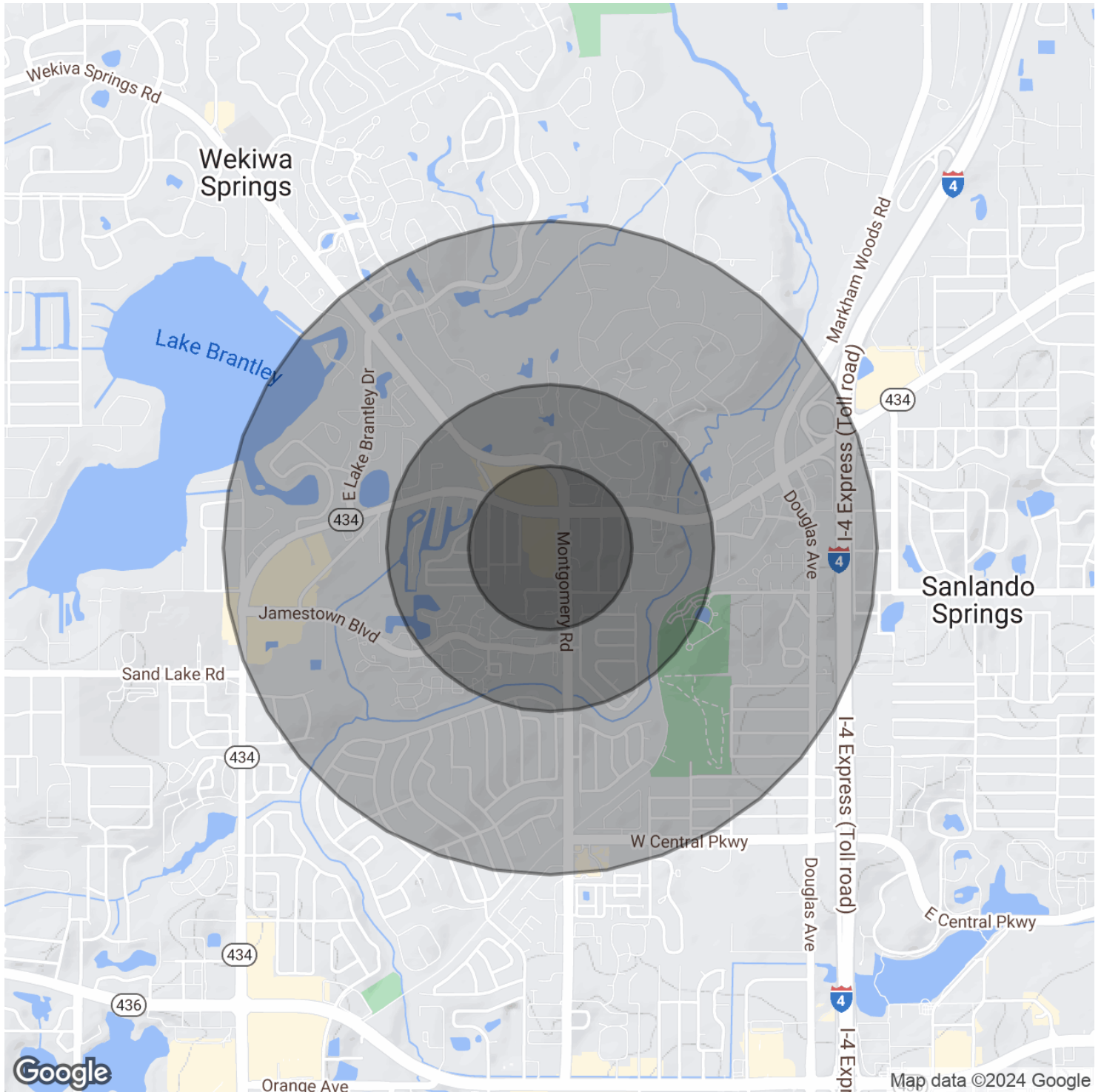




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Demographics Map & Report



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Demographics Map & Report

POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	664	2,727	11,510
Average Age	38.1	39.5	41.3
Average Age (Male)	39.1	39.7	40.3
Average Age (Female)	36.4	40.0	44.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	323	1,276	5,193
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$57,262	\$64,336	\$69,974
Average House Value	\$132,092	\$174,575	\$210,665

ETHNICITY (%)

	0.25 MILES	0.5 MILES	1 MILE
Hispanic	28.8%	25.7%	23.8%

RACE

	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	417	1,821	8,278
% White	62.8%	66.8%	71.9%
Total Population - Black	137	489	1,622
% Black	20.6%	17.9%	14.1%
Total Population - Asian	14	58	337
% Asian	2.1%	2.1%	2.9%
Total Population - Hawaiian	0	9	43
% Hawaiian	0.0%	0.3%	0.4%
Total Population - American Indian	0	1	26
% American Indian	0.0%	0.0%	0.2%
Total Population - Other	55	171	499
% Other	8.3%	6.3%	4.3%

TRAFFIC COUNTS

Montgomery Rd & I-4	26,500/day
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** Demographic data derived from 2020 ACS - US Census*