

2.3± AC (25,080 SF) | Former Rooms To Go

464 W State Rd 436, Altamonte Springs, FL 32714

Colliers

RETAIL FOR SALE | LEASE



[Click to See Site
on Google Maps](#)



Property Highlights

- Approximately 1.5 miles from I-4 exit
- 2.3 ± AC lot
- Over 115,000 daytime population in 3-mile radius
- Large Monument Signage
- Single Tenant or redevelopment opportunity

[illegible]

434

45.500 AADT

49,000 AADT

434

**Seminole
State College
Altamonte**

SITE

W. State Road 436

47,000 AADT

63,000 AADT

E. Altamonte Dr.

179 000 AADT

Demographics



Population

1-Mile: 13,792
3-Mile: 99,796
5-Mile: 232,845



Daytime Population

1-Mile: 15,343
3-Mile: 119,793
5-Mile: 269,351



Households

1-Mile: 6,069
3-Mile: 43,948
5-Mile: 97,437



Average HH Income

1-Mile: \$94,011
3-Mile: \$103,717
5-Mile: \$109,293





FOR MORE INFORMATION CONTACT US:

David Gabbai

Executive Vice President
+1 407 362 6123
david.gabbai@colliers.com

Jeff Johnson

Associate Vice President
+1 407 362 6156
jeff.johnson@colliers.com

Alexie Fonseca

Senior Vice President
+1 407 367 0777
alexie.fonseca@colliers.com

Vanessa Rodriguez

Associate Vice President
+1 407 362 6152
vanesa.rodriquez@colliers.com

