

An aerial photograph of Boulevard Plaza, a commercial building with a red roof and a parking lot. The building houses several businesses, including Panera Bread, a Spa & Massage, a UBreak Fix, a Pharmacy, and a Real Estate office. The parking lot is filled with cars, and there are trees and landscaping around the building. A blue banner is overlaid on the bottom left of the image.

2nd Generation Salon Available

Boulevard Plaza

696 E. Altamonte Dr. | Altamonte Springs, FL

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Suite 1300

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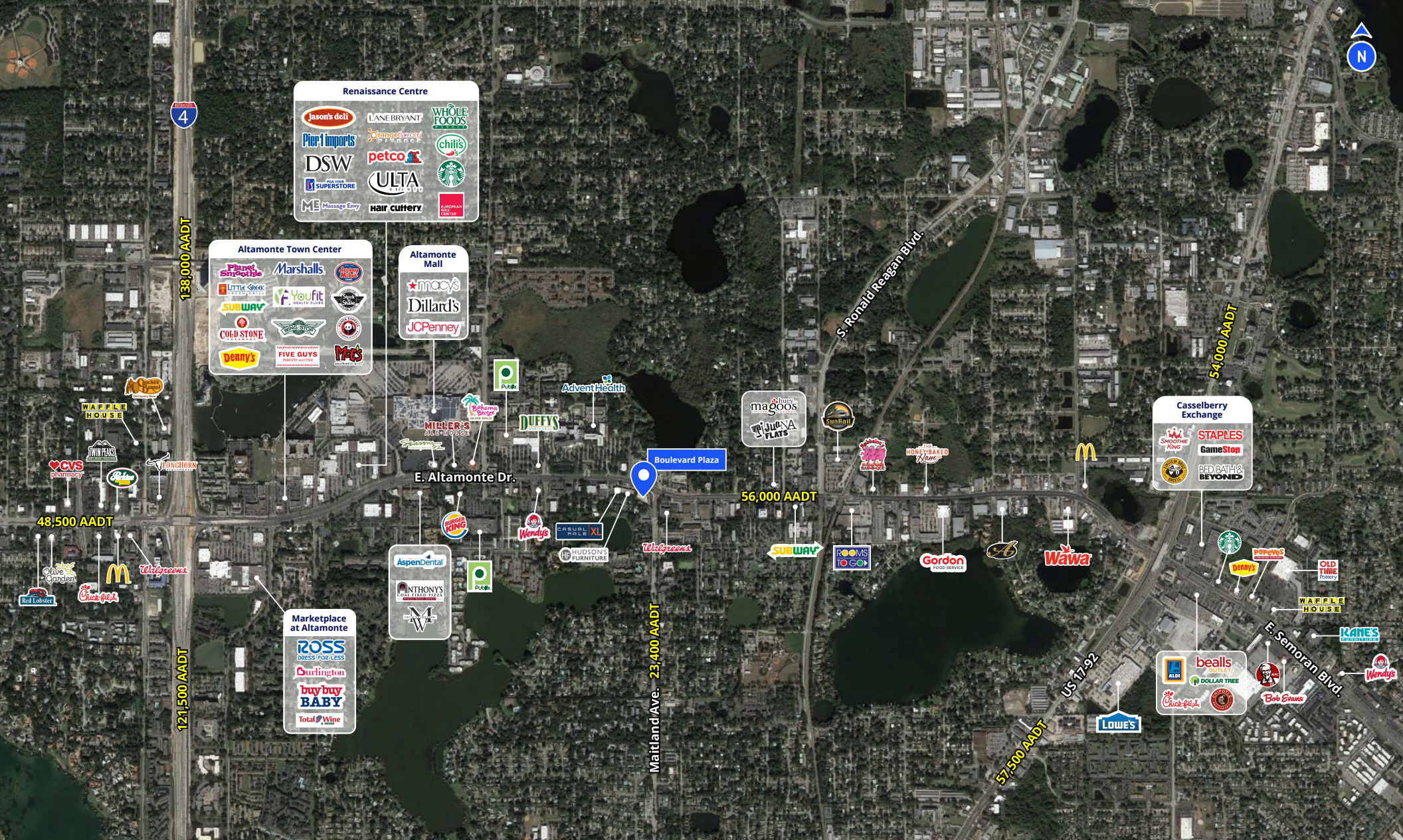
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Property Highlights

- 1,850 SF former hair salon available for lease.
- Located at the hard corner, signalized intersection of Maitland Avenue and E. Altamonte Drive
- Excellent frontage, access and visibility
- Across the street from AdventHealth Hospital
- Blocks away from Altamonte Mall and Crane's Roost Park, a 45-acre park surrounded by mixed-use developments



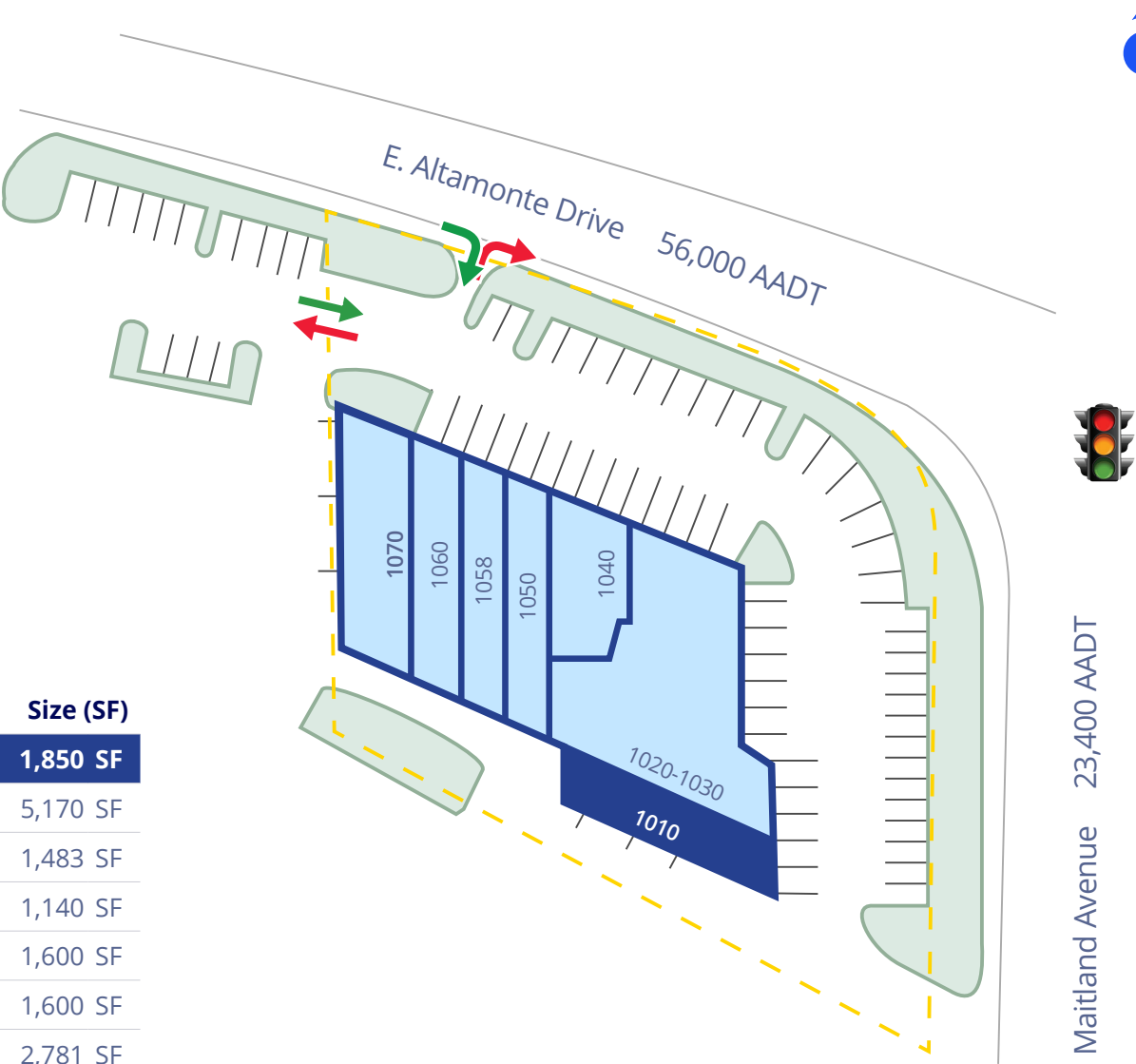


Area Demographics

 Population 1-Mile: 11,460 3-Mile: 93,981 5-Mile: 248,678	 Daytime Population 1-Mile: 14,155 3-Mile: 113,284 5-Mile: 269,020	 Average HH Income 1-Mile: \$68,507 3-Mile: \$86,549 5-Mile: \$88,713	 Households 1-Mile: 5,686 3-Mile: 40,423 5-Mile: 103,980
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Site Plan

#	Tenant	Size (SF)
1010	Salon Space Available	1,850 SF
1020-1030	Masa & Mimosa	5,170 SF
1040	Aroma Massage	1,483 SF
1050	UbreakiFix	1,140 SF
1058	Bald Guy Smoke Shop	1,600 SF
1060	Care and Save Pharmacy	1,600 SF
1070	Royal Liquors	2,781 SF





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