



Now Under New Ownership

Boulevard Plaza

696 E. Altamonte Dr. | Altamonte Springs, FL

Nate Cutchin

Vice President
+1 407 843-9673
nathan.cutchin@colliers.com

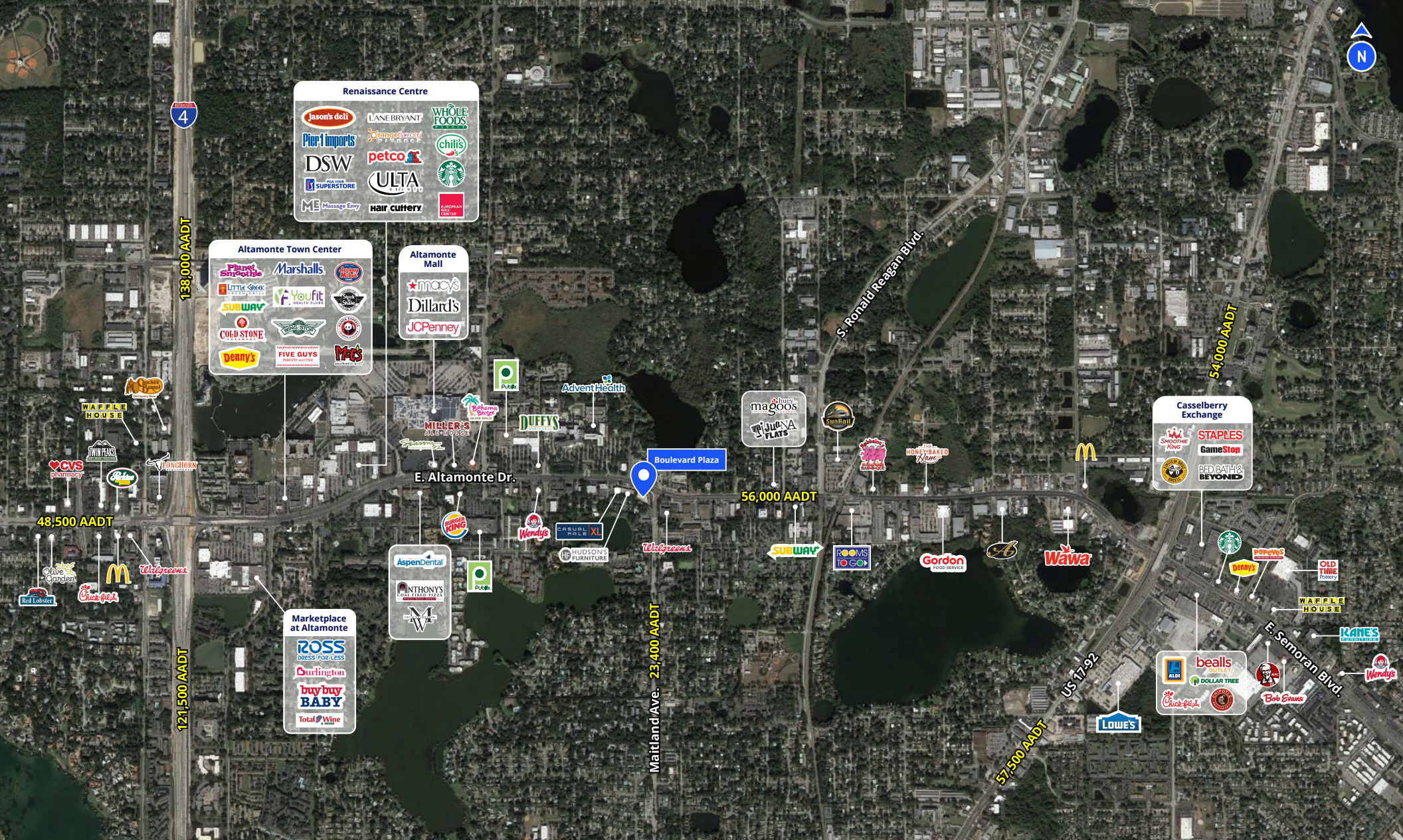
255 S. Orange Ave.
Suite 1300
Orlando, FL 32801
www.colliers.com



Property Highlights

- Suite 1010 – 1,850 SF 2nd generation salon space
- 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



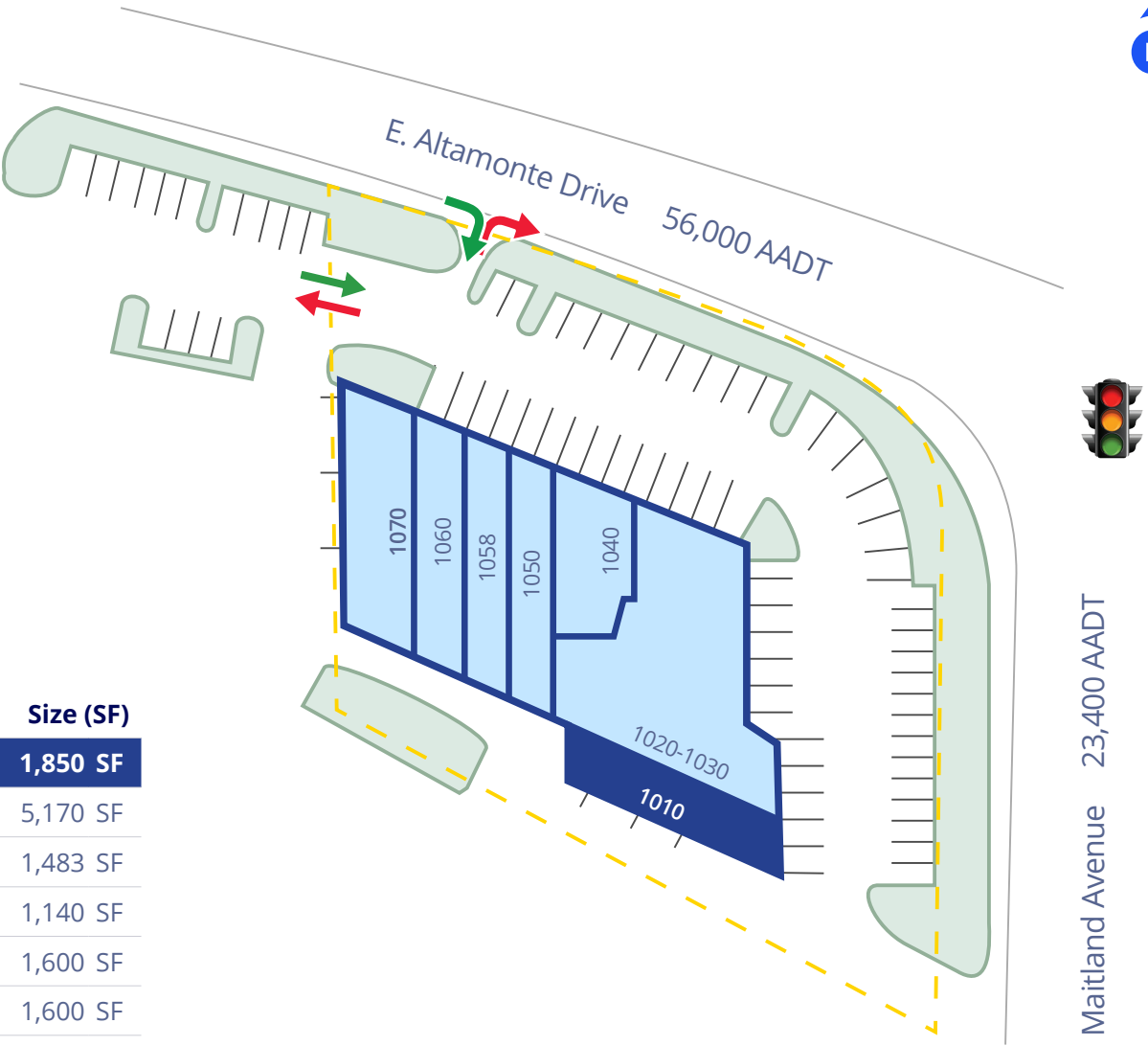


Area Demographics

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

Site Plan

#	Tenant	Size (SF)
1010	Salon Space Available	1,850 SF
1020-1030	Panera Bread	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





Altamonte Mall

★macy's
Dillard's
JCPenney

Advent Health

Boulevard Plaza

E. Altamonte Drive

56,000 AADT

Maitland Avenue 23,400 AADT

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