



FLEX SPACE FOR LEASE

531 S SR 434, Altamonte Springs, FL 32714

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For Lease: \$17.52 / SF, Full Service

Suite 200 + Warehouse: ± 3,425 SF



**AVAILABLE
 IMMEDIATELY**

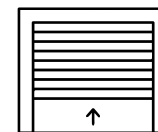
2,000 SF 2nd floor office space with 5 private offices, conference room, restroom and kitchen / break area with a dedicated private entrance

1,425 SF warehouse and mezzanine storage with 20 foot clear height

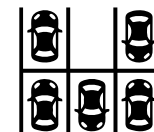
Recently renovated space with modern finishes including new flooring and paint throughout, fully updated kitchen break room and bathroom, recessed lighting and more

Direct frontage on SR 434 (57,500 AADT), 0.9 mi to SR 436, 1.2 mi to 414 Maitland Blvd. and 2.9 mi to I-4

Shared access with primary Tenant to rear patio space overlooking Trout Lake



**12' ROLL-UP
 DOOR**



**12 PARKING
 SPACES**

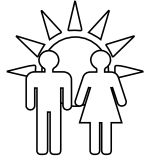


**RECENT MODERN
 RENOVATIONS**

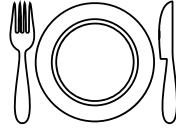
■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

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NEIGHBORHOOD MAP



**2025 DAYTIME POPULATION
WITHIN 10 MINS**
121,220



**EATING & DRINKING
PLACES WITHIN 10 MINS**
78



3 MINUTES
(1.2 miles)



6 MINUTES
(2.9 miles)

2025 DEMOGRAPHICS



Total Population



Total Households



Average HH
Income

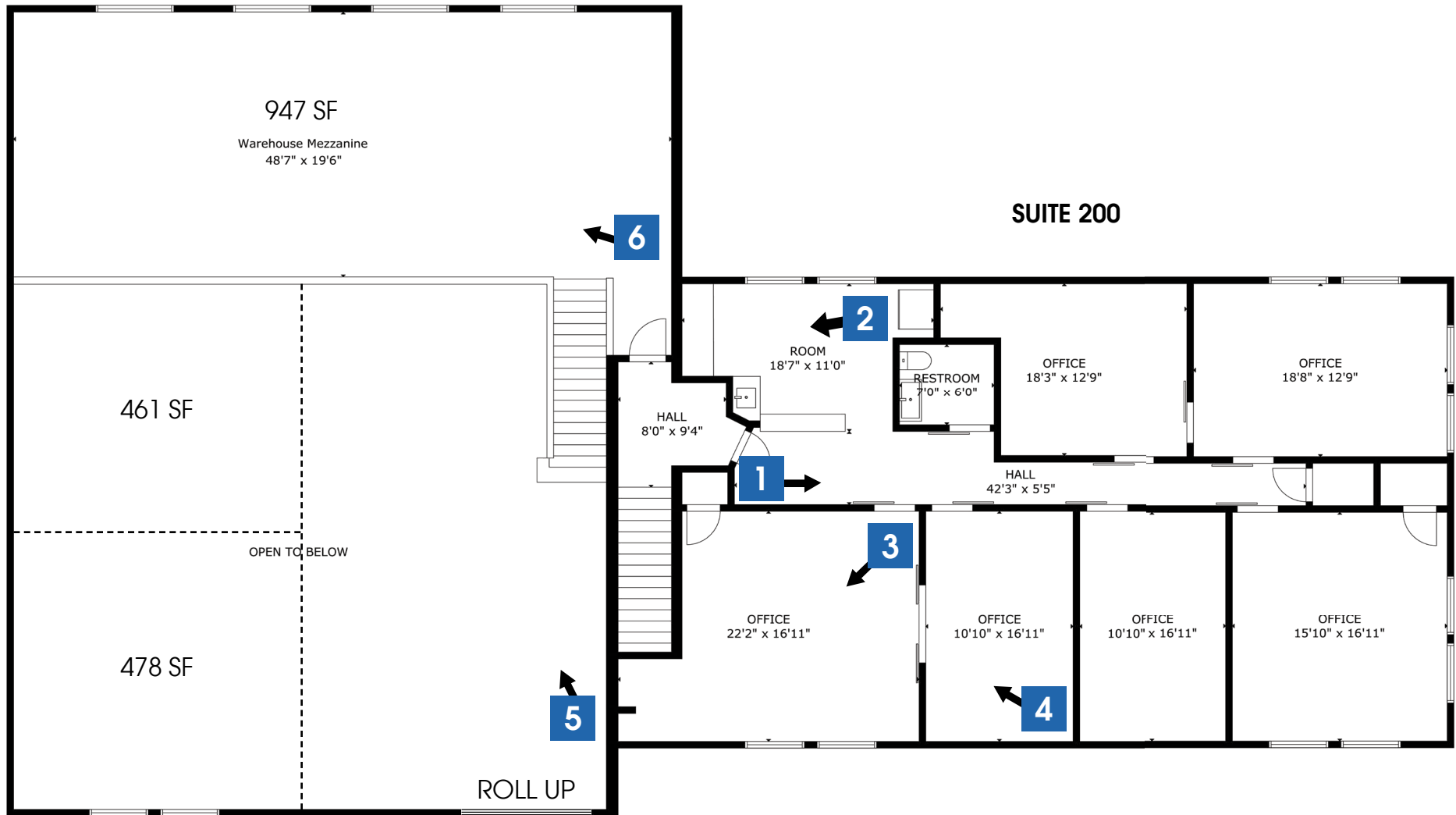
| | Total Population | Total Households | Average HH Income |
|---------|------------------|------------------|-------------------|
| 5 Min | 24,112 | 10,167 | \$102,263 |
| 10 Mins | 112,419 | 47,298 | \$107,981 |
| 15 Mins | 256,654 | 103,341 | \$106,949 |



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FLOORPLAN



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IMAGES



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