



# FLEX SPACE FOR LEASE

531 S SR 434, Altamonte Springs, FL 32714

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**For Lease: \$17.52 / SF, Full Service**

Suite 100 + Warehouse: ± 3,425 SF



**AVAILABLE  
IMMEDIATELY**

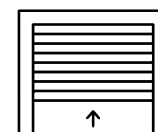
2,000 SF 1st floor office space with 4 private offices, conference room, kitchen / break area, 2 private restrooms and a dedicated entry way

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

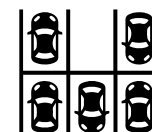
Recently renovated space with modern finishes including new flooring and paint throughout, fully updated kitchen break room and bathroom, recessed lighting and more

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**

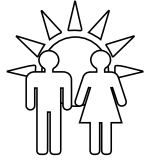


**RECENT MODERN  
RENOVATIONS**

■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ [www.FCPG.com](http://www.FCPG.com) ■

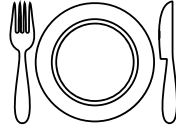
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# NEIGHBORHOOD MAP



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

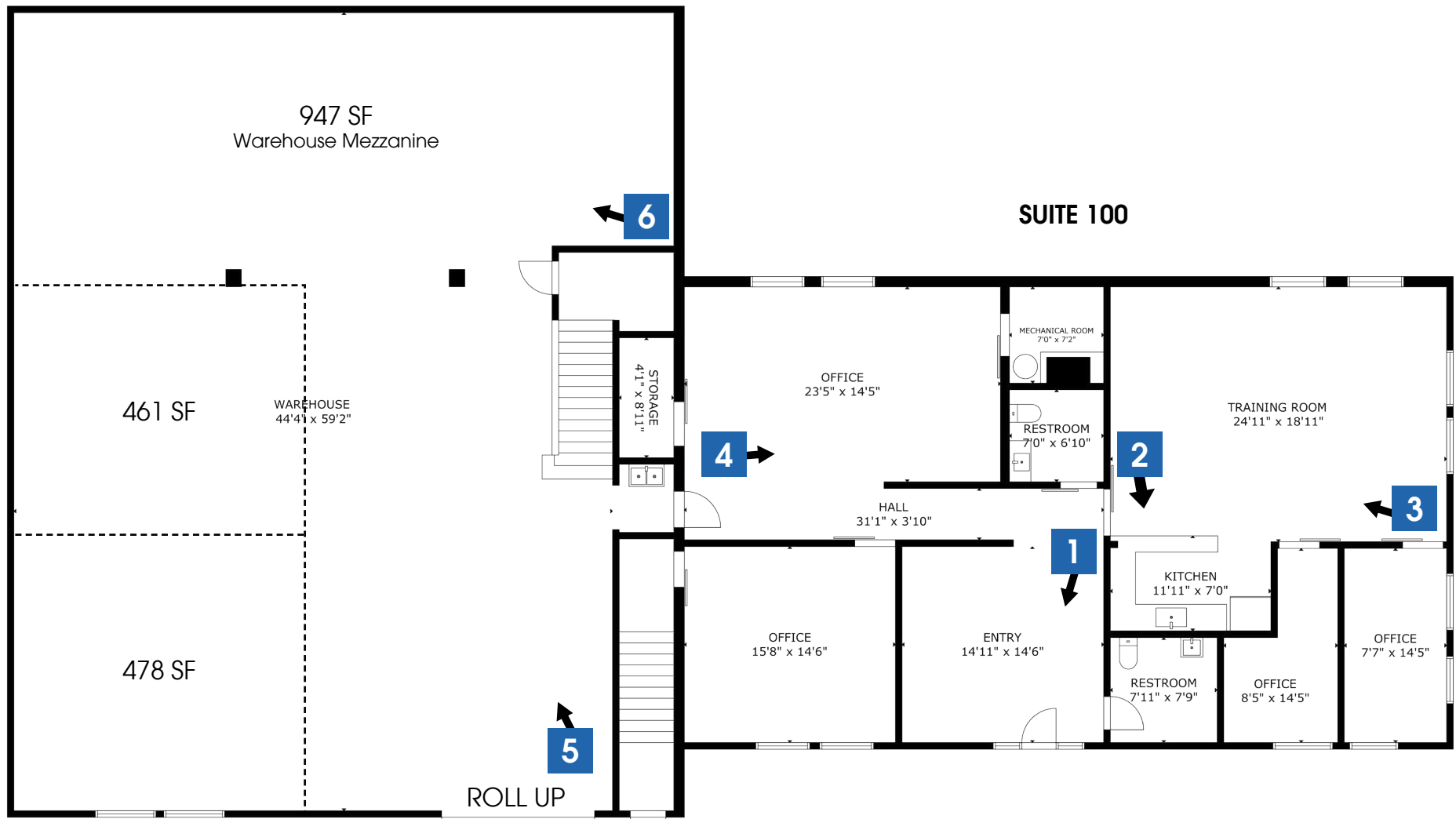
5 Min	24,112	10,167	\$102,263
10 Mins	112,419	47,298	\$107,981
15 Mins	256,654	103,341	\$106,949



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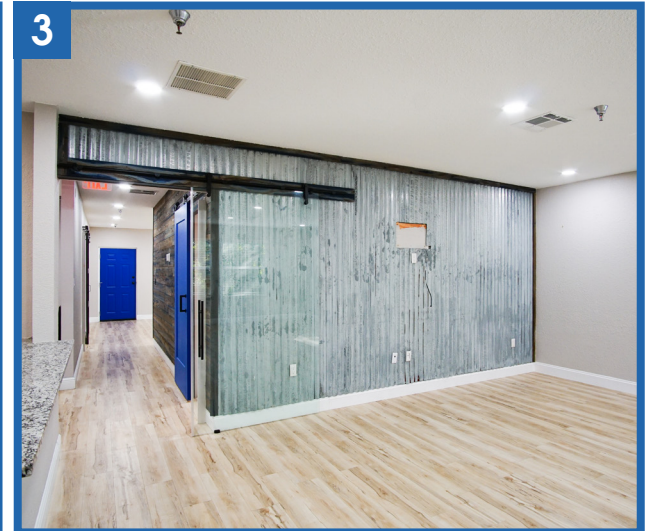
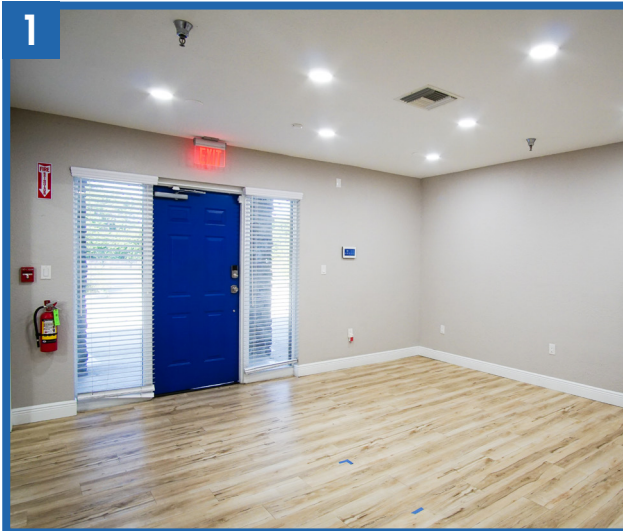
# FLOORPLAN



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# IMAGES



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