

Landing Towne Square

580 Cape Cod Ln, Altamonte Springs, FL 32714

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



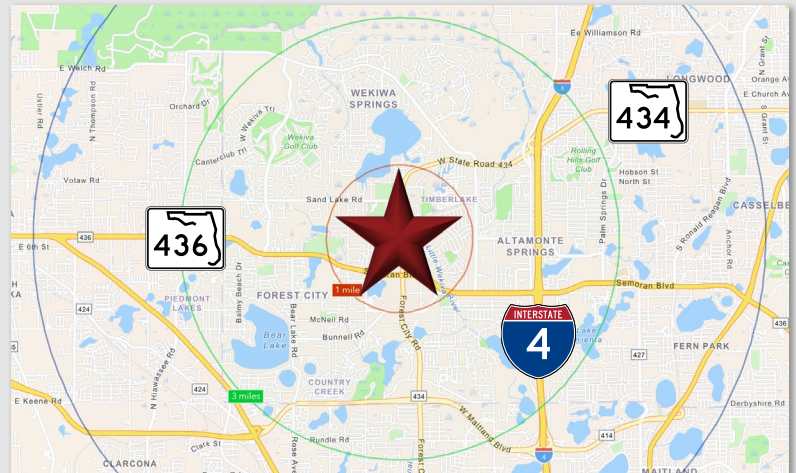
FOR LEASE: \$16 NNN

LOCATION HIGHLIGHTS

Located at the lighted intersection of Cape Cod Ln and SR 434 with traffic counts over 48,500 CPD. Nearby access to I-4 and SR 436 provides a convenient commute to West Town Corners, Uptown Altamonte, and Seminole State College. Surrounded by residential condominiums.

LISTING HIGHLIGHTS

- **Suite 04 | 1,080 SF**
 - Current use: hair and nail salon
 - Layout includes a waiting area, 3 rooms, kitchen, and a private restroom
- **Suite 05 | 1,177 SF**
 - Current use: general office
 - Layout includes 4 rooms, including a large private office, and a private restroom
- 74 shared parking spaces
- Monument and storefront signage available
- Access to a back porch overlooking a beautiful lake



2025 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	14,014	99,189	210,949
Median HH Income	\$78,740	\$79,539	\$77,882
Average HH Income	\$103,610	\$111,834	\$106,936

CONTACT FOR MORE INFORMATION

Marie Shorey, CCIM

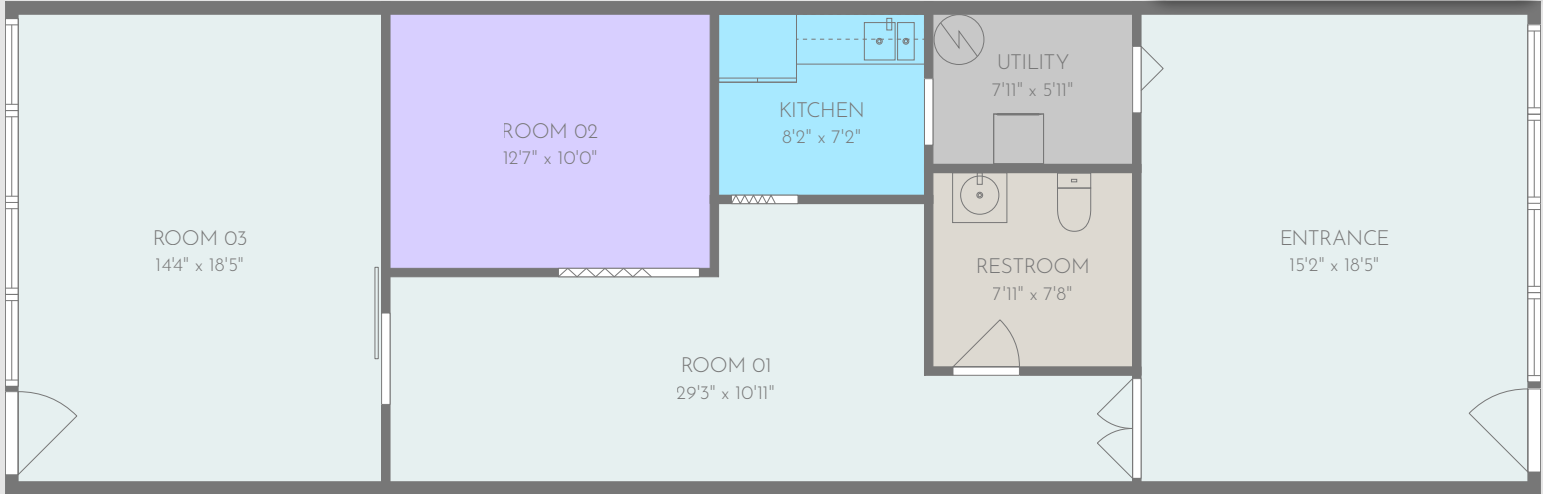
(407) 383-8142

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SUITE 04



NOT TO SCALE. Illustrated for marketing purposes only. Any measurements, sizes, and/or dimensions are approximate. Layout and furnishes shown may vary. Subject to continued revisions.



Entrance



Room 01

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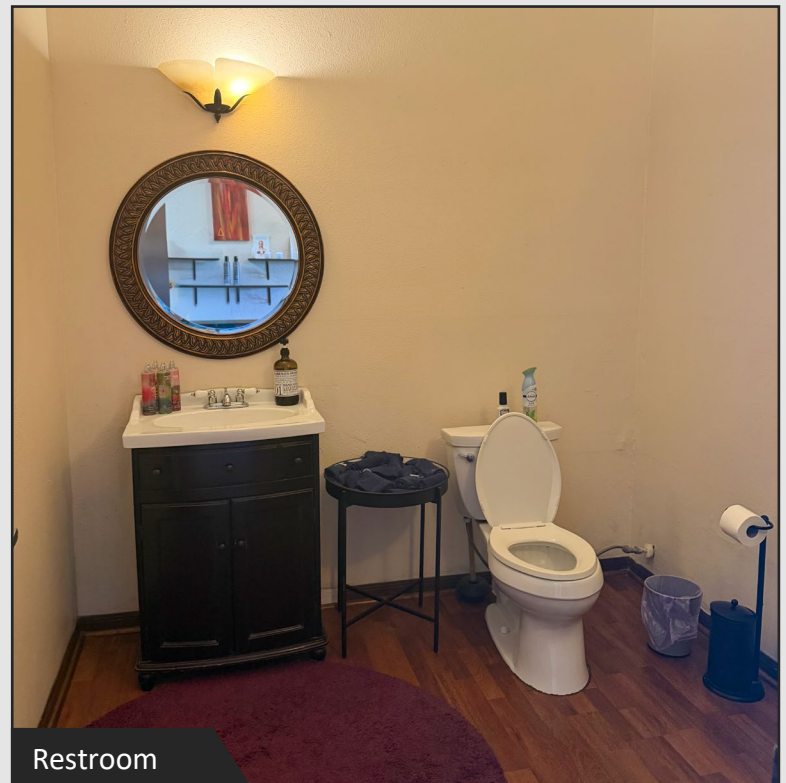
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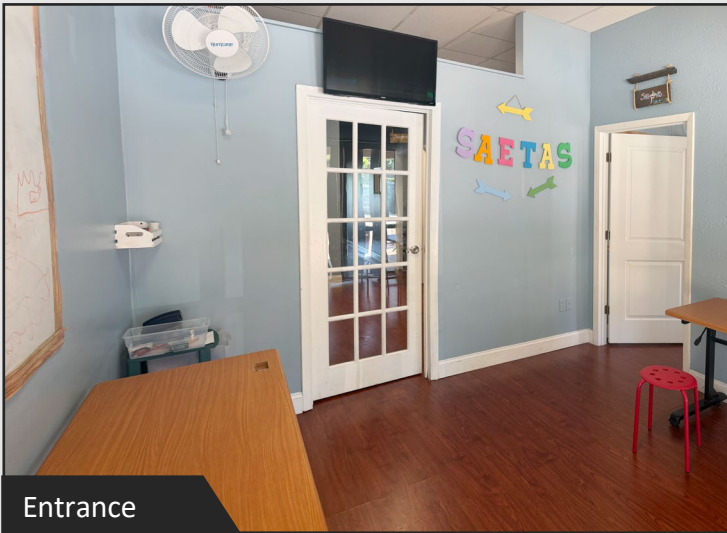
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SUITE 05



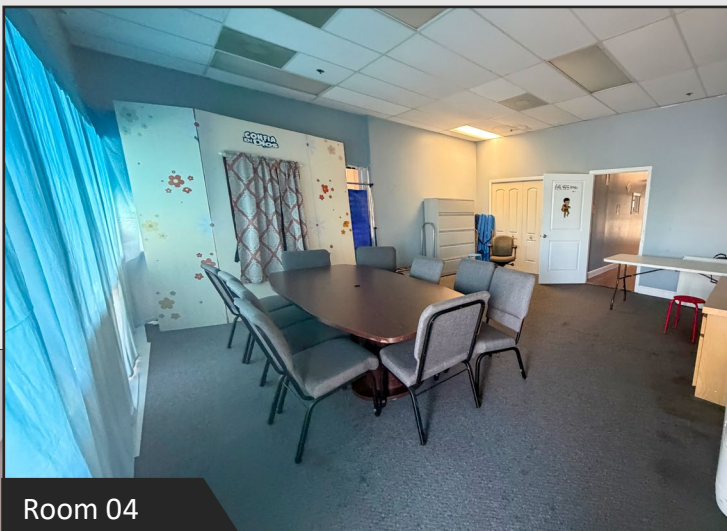
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Entrance



Open Space



Room 04

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SUITE 05



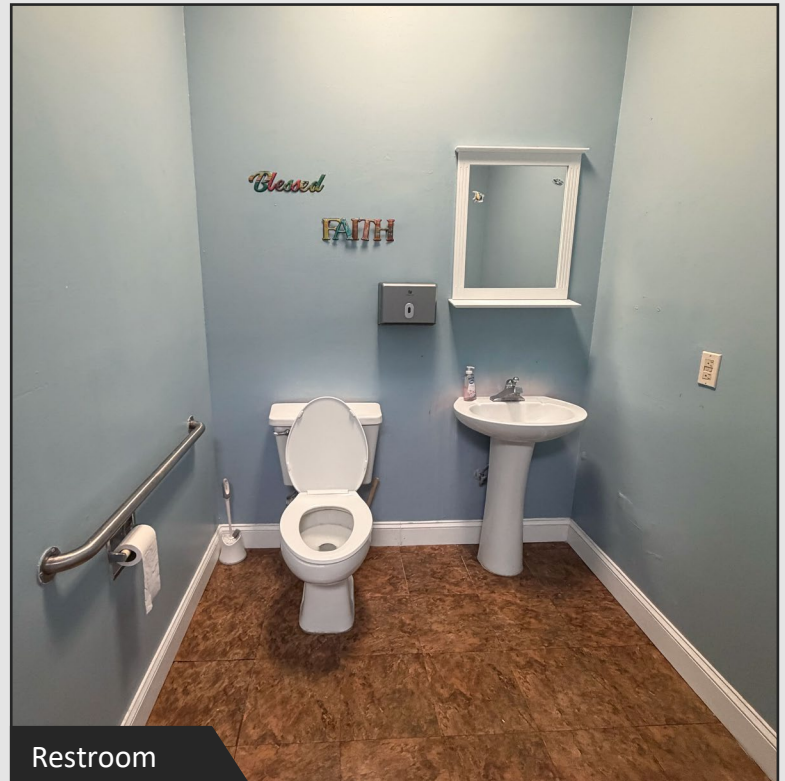
Room 03



Storage



Room 02



Restroom

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