

FOR SALE



MULTI-TENANT RETAIL

1115 E Altamonte Drive, Altamonte Springs, FL 32701

ST CHARLES PLAZA

- > 3,300 SF on 0.61 acres
- > 100% occupied with five tenants
- > All leases expire on October 31, 2026
- > Zoned MOC-2 (SP), City of Altamonte Springs
- > Recently renovated parking lot with 22 parking spaces plus yard space behind building
- > Highly visible location
- > Average daily traffic count of 44,500 cars
- > Concrete block with asphalt shingle roof (per tax rolls)
- > Buyer will have flexibility with tenants, repositioning, or owner occupant
- > **\$800,000.00**



Bill Bywater, CCIM
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 O 407.206.7300
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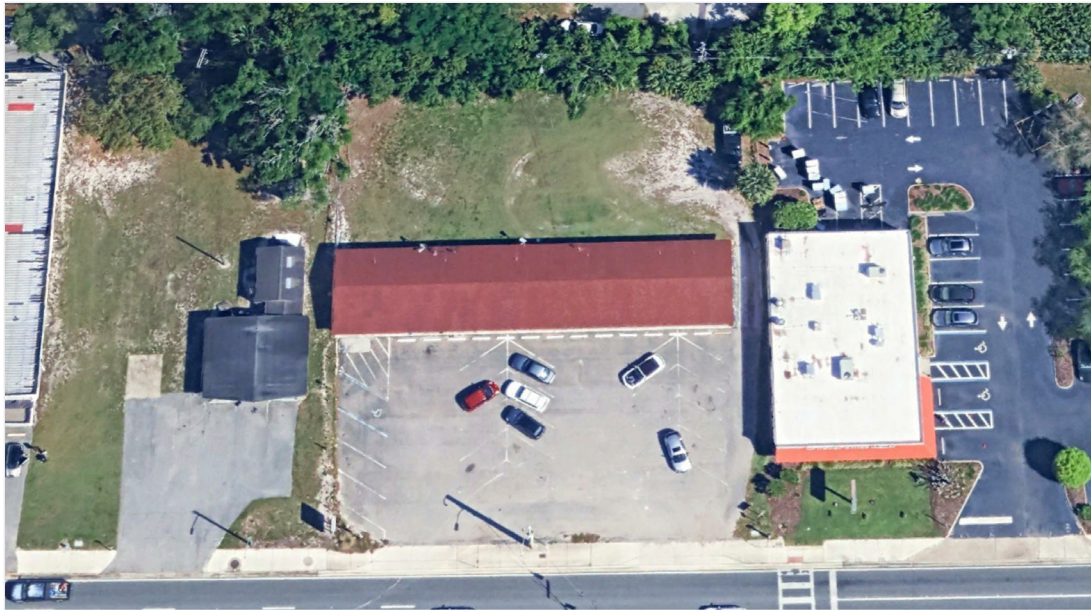
DEMOGRAPHICS	3-MILES	5-MILES	10-MILES
Population	97,115	263,850	873,191
Households	41,601	110,888	347,692
Average HH Income	\$93,612	\$99,338	\$102,647
Median Age	41.8	41.2	39.6



1209 Edgewater Drive
 Suite 100
 Orlando, FL 32804
 407.206.7300 Main
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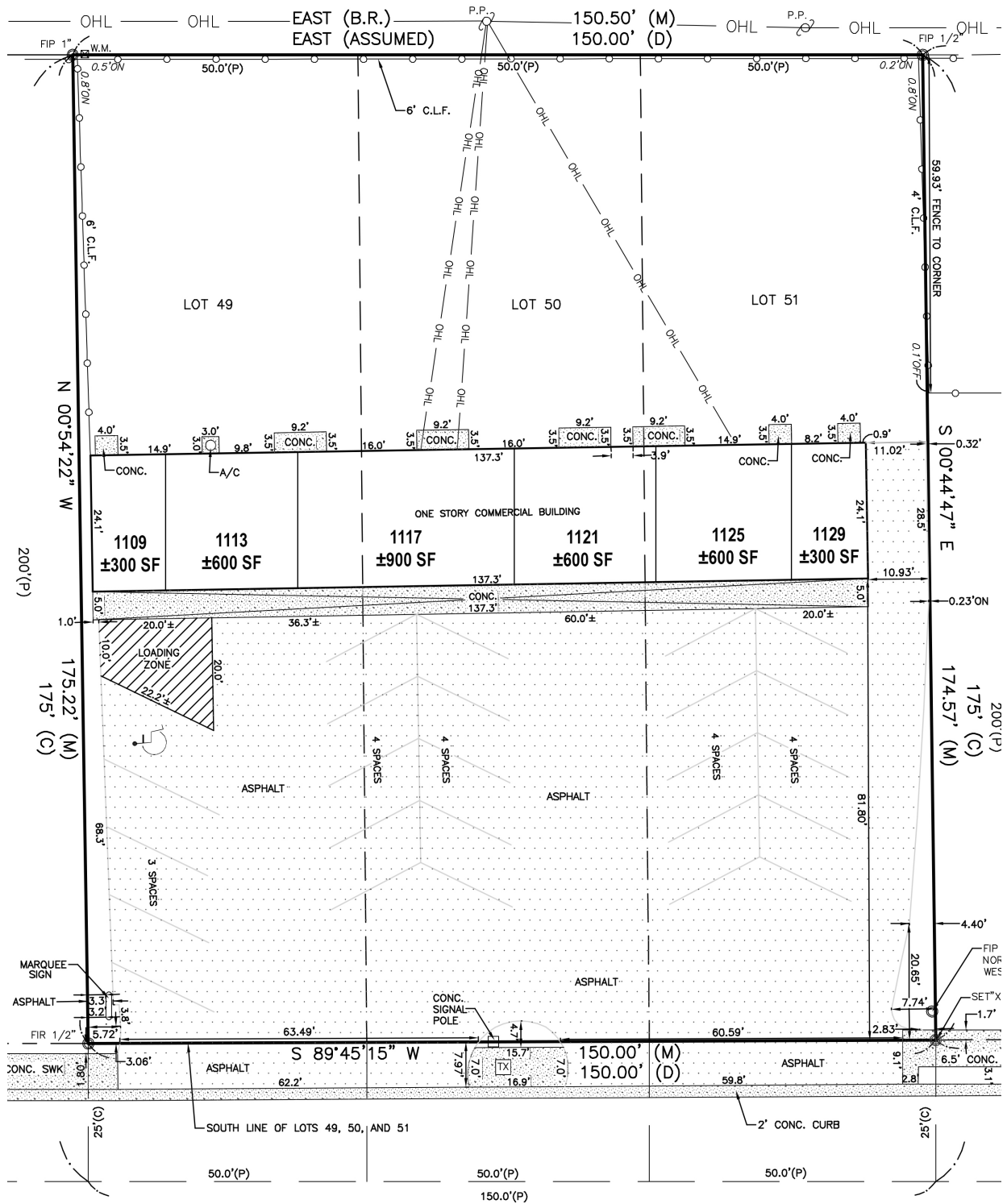
1209 Edgewater Drive, Suite 100 | Orlando, FL 32804 | 407.206.7300 | www.bywater.com

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SURVEY



EAST STATE ROAD 436
(EAST ALTAMONTE DRIVE)



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