

SUITE IN FREE-STANDING BUILDING FOR LEASE

HIGH VISIBILITY



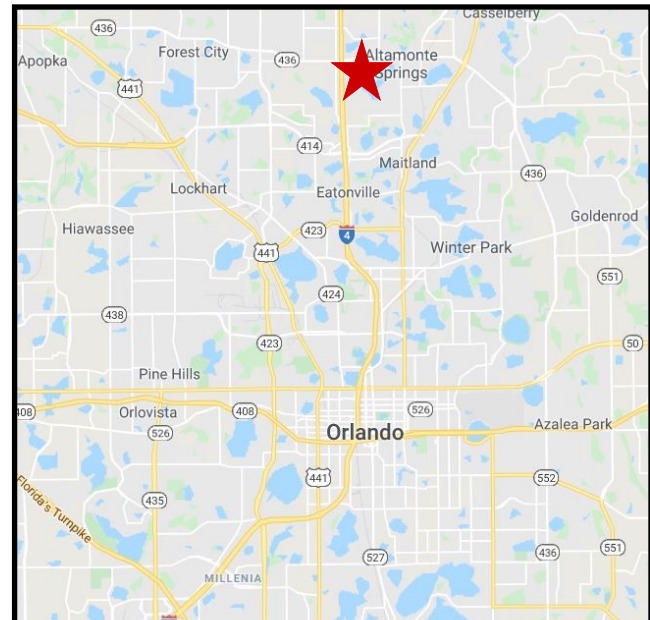
264 E ALTAMONTE DR, ALTAMONTE SPRINGS FL

LOCATION OVERVIEW:

- Prime retail location within blocks of Interstate 4. Maximum visibility to the high daily traffic volumes of State Road 436. The immediate neighborhood represents the “ultimate” crossroad of Seminole County near the intersection of INTERSTATE-4 and Altamonte Drive (aka SR-436, Semoran Blvd).
- Easy access via Hattaway Drive which allows left-in/left-out access via traffic controlled intersection to Altamonte Drive
- Major landmarks in the immediate area include Altamonte Mall, AdventHealth Altamonte, Renaissance Centre, Uptown Altamonte, Cranes Roost Park and Altamonte’s Sunrail Station.

BUILDING FEATURES

BUILDING SIZE	2,159 SQ FEET
ZONING	CL
FUTURE LAND USE	RBC ACTIVITY CENTER
VDP	66,000+
ON-SITE PARKING	TOTAL 12 SPACES



For more information, please contact:

BILL MILLER

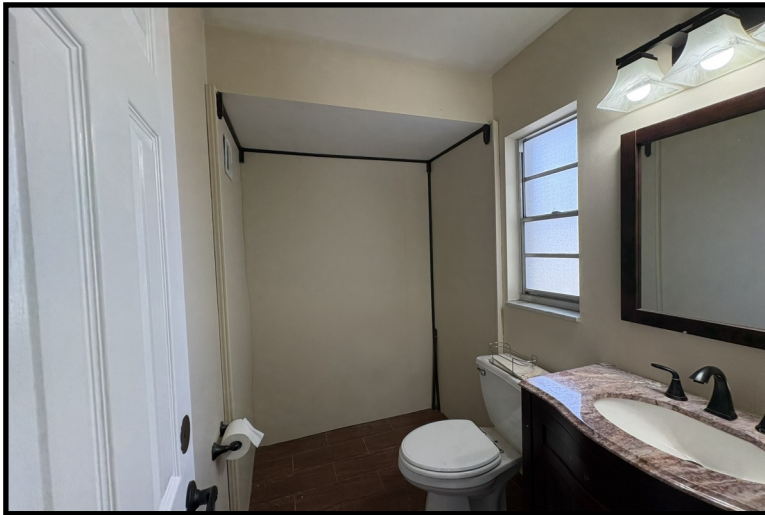
RE/MAX Central Realty
(407) 415-2263
bmiller@mycflre.com



300 Primera Blvd Suite 100
Lake Mary, FL 32746

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INTERIOR PHOTOS:



For more information, please contact:

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EXTERIOR PHOTOS:



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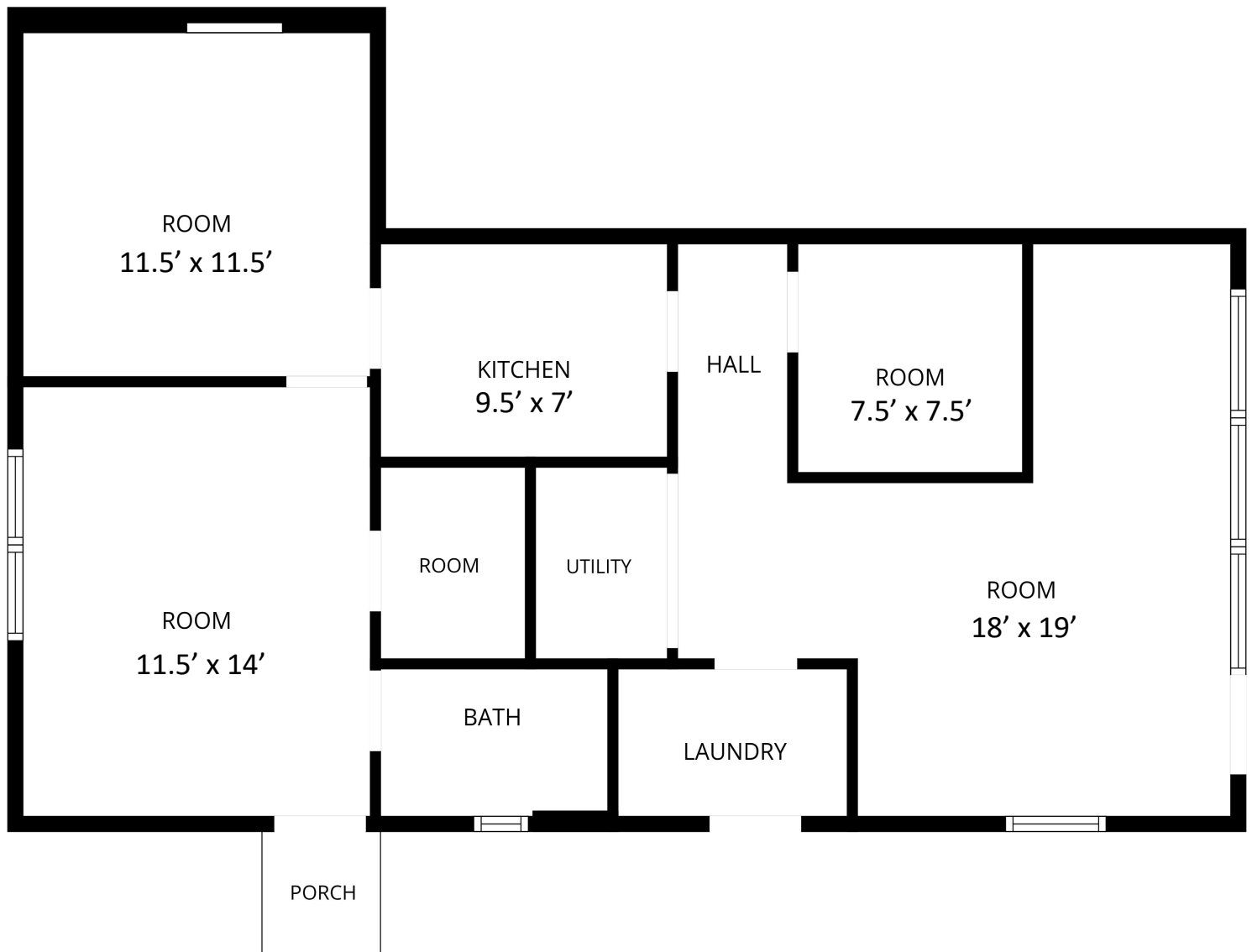
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FLOOR PLAN:

- 850 square feet
- 2 Separate Entrances
- 1 Restrooms
- 1 Kitchen



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AREA BUSINESSES:



AREA POPULATION:



AREA POPULATION

<u>1 MILE:</u>	<u>16,112</u>
<u>3 MILES:</u>	<u>89,561</u>
<u>5 MILES:</u>	<u>220,923</u>

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ZONING USES:

Property is zoned CL—Commercial Light District per the City of Altamonte Springs

The commercial light district should provide for area of light commercial, neighborhood convenience commercial, office, recreational and cultural intensities compatible with the surrounding neighborhood and located at an intersection with frontage and access onto a roadway classified as a collector or arterial road. Residential uses may be permitted as a conditional use.

Permitted Uses:

- Fire and police station
- Public Library
- Public parks, parkways, playgrounds, playfields and similar recreation facilities
- Bake Shops
- Confectionery and Ice Cream Stores
- Convenience Markets (with maximum two gas pumps)
- Restaurant/Deli (No Drive-Through)
- Barber and Beauty Shops
- Child Day Care and Adult Day Care
- Laundry and Dry Cleaning
- Shoe Repair
- Tailor Shops
- Jewelry Store / Watch or Clock Repair
- Book Stationary and Newsstands
- Florist and Gift Shops
- Hobby and Craft Shops
- Quick Copy Print Shops
- Tobacco Shops
- General, Professional and Physician Offices
- Retail Stores
- Veterinary Clinics (No Outdoor Kennels)
- Alcohol Beverage
- Food Markets
- Private Clubs, Lodges and Fraternal Organizations
- Health and Fitness Centers (Without Swimming Pool or Courts)
- Public Local School (K-12)
- Public Arboretums, Museums, Regional and Community Libraries
- Financial Institutions

Conditional Uses:

- Living Quarters in conjunction with commercial use (attached)
- Public Utility buildings and facilities
- Video Rental
- Bed & Breakfast Establishments
- Medical Clinics



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