FOR SALE



MULTI-TENANT RETAIL

1115 E Altamonte Drive, Altamonte Springs, FL 32701



ST CHARLES PLAZA

(Available for Owner Occupant)

- 3,300 SF on 0.61 acres at a signalized traffic signal
- Seven total units, one vacant
- All leases month-to-month
- Zoned MOC-2 (SP), City of Altamonte Springs
- Recently renovated parking lot with 22 parking spaces plus yard space behind building
- Highly visible location across from Gordon Center Plaza
- 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***

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

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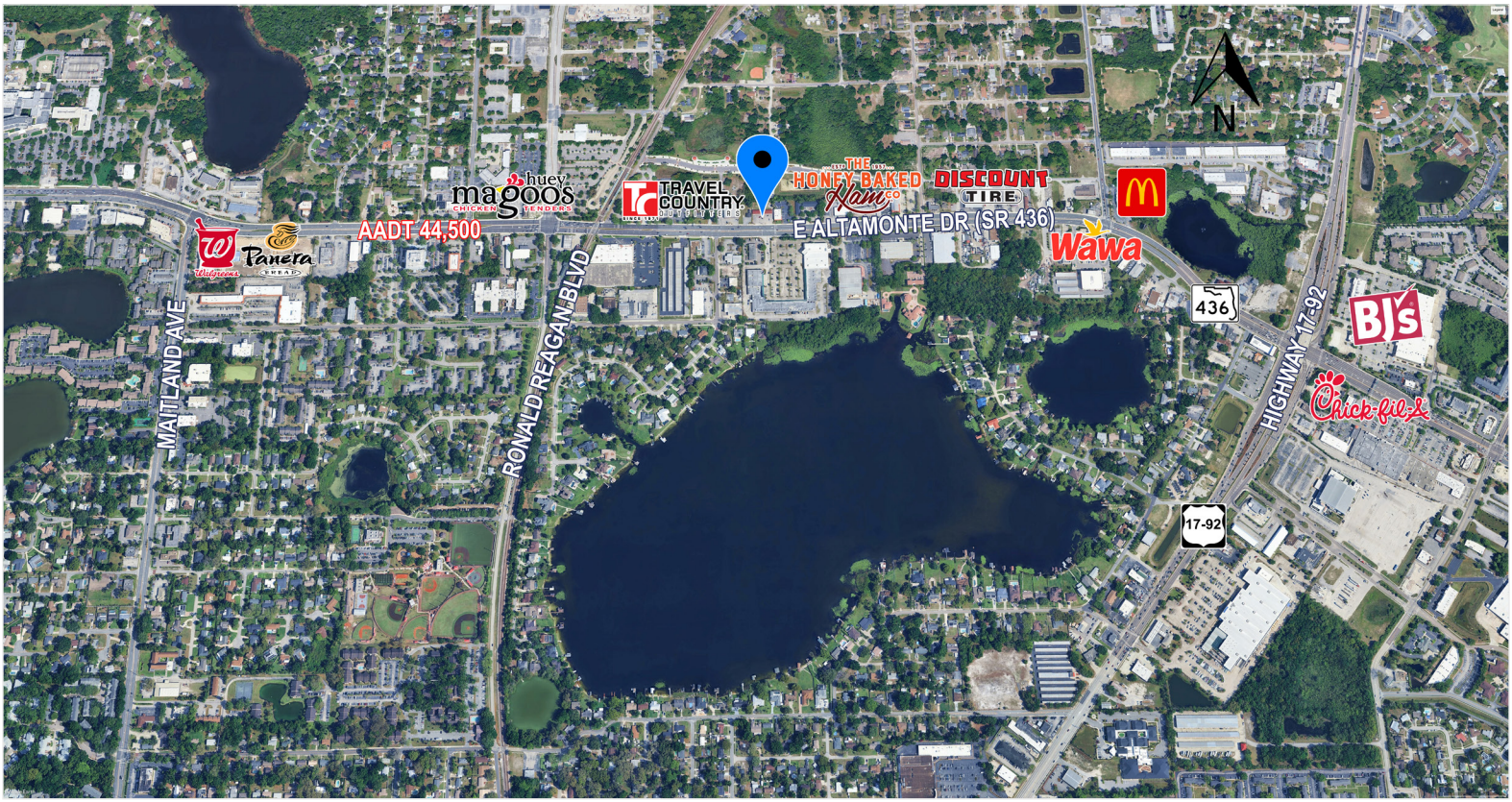
THE BYWATER COMPANY

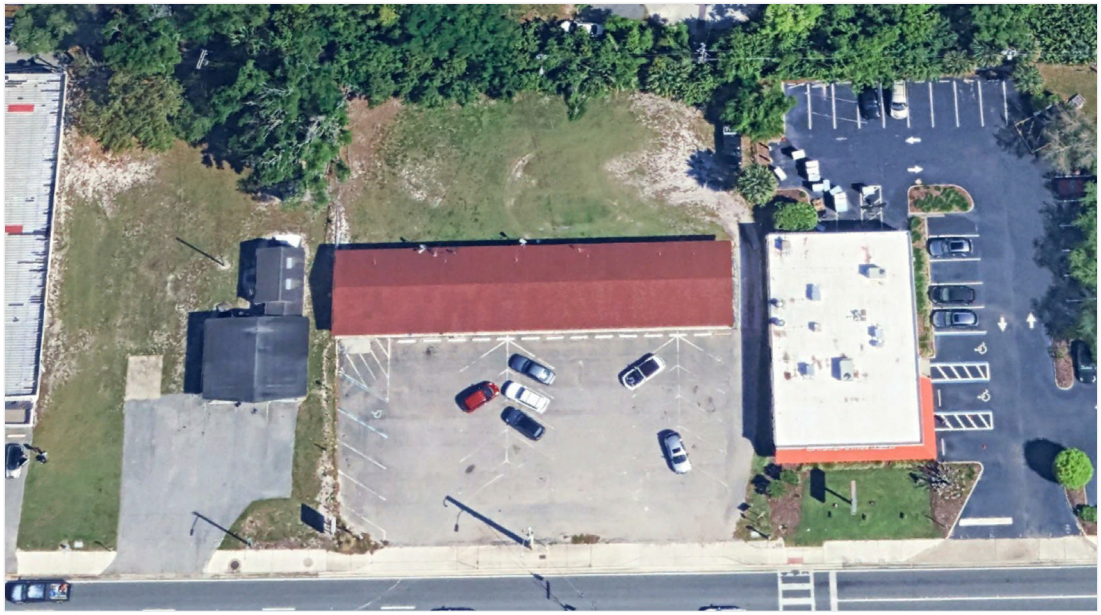
1209 Edgewater Drive
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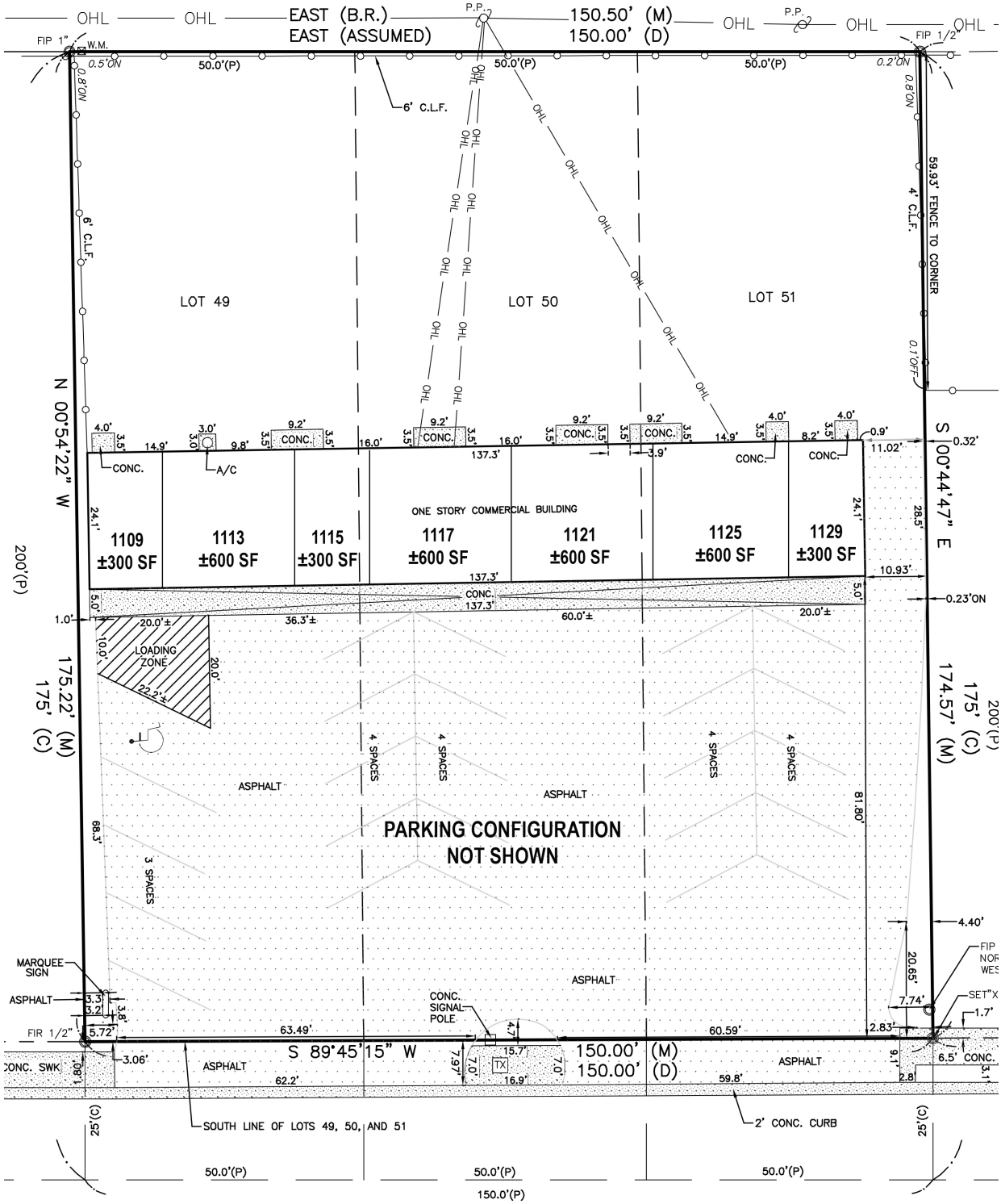
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SURVEY



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