



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**

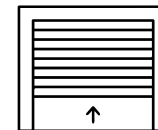
2,000 SF 1st floor office space with 4 private offices, conference room, kitchen / break area, 2 private restrooms and a dedicated entry way

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

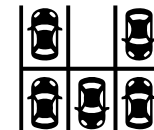
Recently renovated space with modern finishes including new flooring and paint throughout, fully updated kitchen break room and bathroom, recessed lighting and more

Direct frontage on SR 434 (40,500 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**

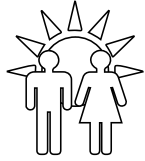


**RECENT MODERN
 RENOVATIONS**

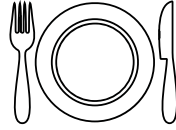
■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

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NEIGHBORHOOD MAP



**2026 DAYTIME POPULATION
WITHIN 10 MINS**
108,96



**EATING & DRINKING
PLACES WITHIN 10 MINS**
284



3 MINUTES
(1.2 miles)



6 MINUTES
(2.9 miles)

2026 DEMOGRAPHICS



Total Population



Total Households



Average HH
Income

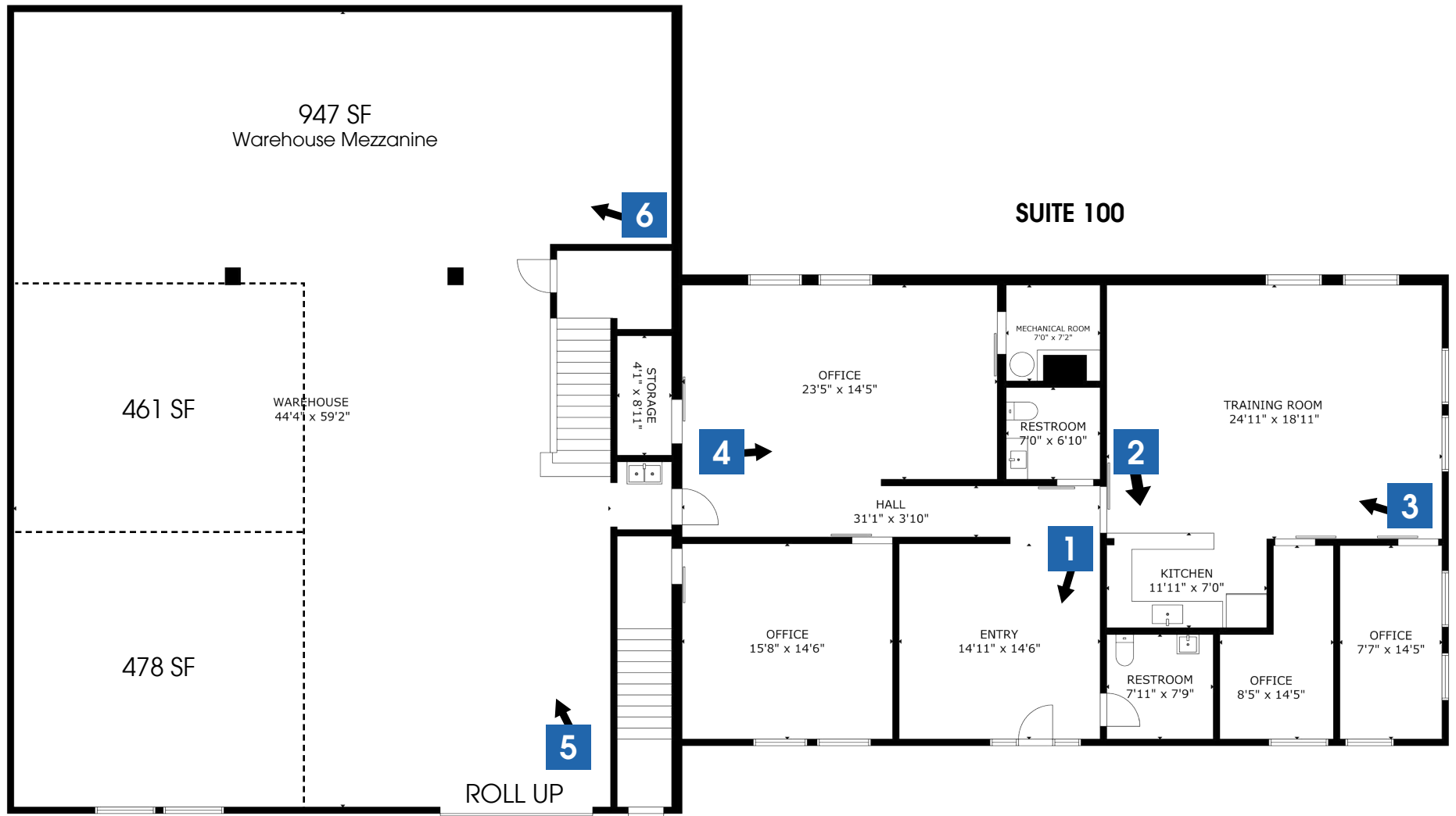
5 Min	13,736	5,998	\$101,989
10 Mins	87,579	37,282	\$102,233
15 Mins	255,586	107,292	\$111,185



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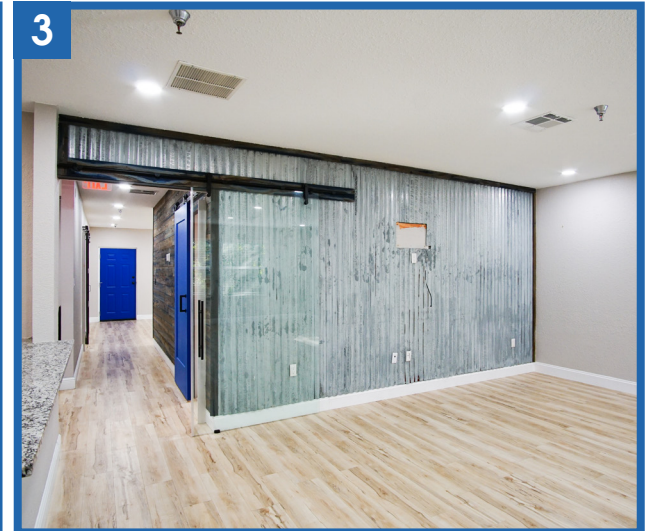
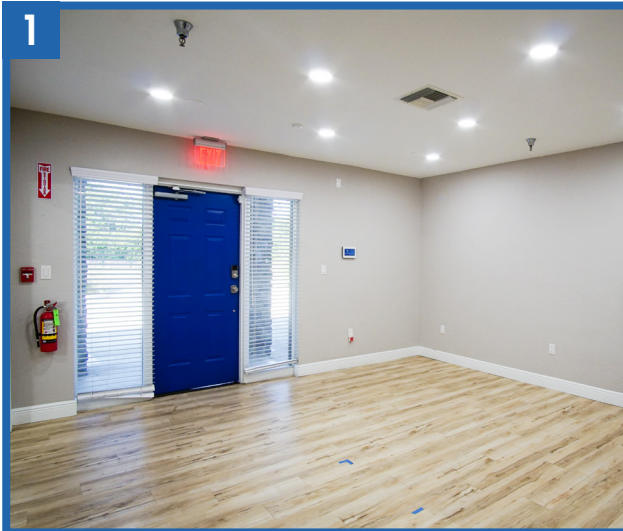
FLOORPLAN



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IMAGES



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