

COMING SOON

OAK GROVE SHOPPES

REDEVELOPMENT: 1Q2022 DELIVERY



995 N SR 434, ALTAMONTE SPRINGS, FL 32714

FOUNDRY
COMMERCIAL



OAK GROVE SHOPPES

995 SR 434 NORTH



Currently under redevelopment, this Publix-anchored center is located in the heart of upscale residential in Altamonte Springs, FL, making it the community's destination for living, shopping and dining.



property **OVERVIEW**



Just off State Road 434, Oak Grove Shoppes is undergoing a major redevelopment featuring Publix, O2B Kids, and a 25,859 SF anchor with letter of intent pending. Join other tenants like Broadway Pizza, Metro Diner, and Subway. Delivery is first quarter 2022.

PROPERTY FEATURES

- 1,200 - 7,340 SF Available
- Junior Anchor Available | 7,340 SF
- Located on SR 434, just north of the 436 & 434 intersection, plus only 1-mile from I-4
- Multiple outparcel and in-line, end-cap restaurant spaces available with patio | 1,200 - 2,400 SF
- Proposed retail or medical pad available | 5,200 SF
- Pylon signage available
- Located at signalized traffic intersection with full access on State Road 434 and Jamestown Blvd.



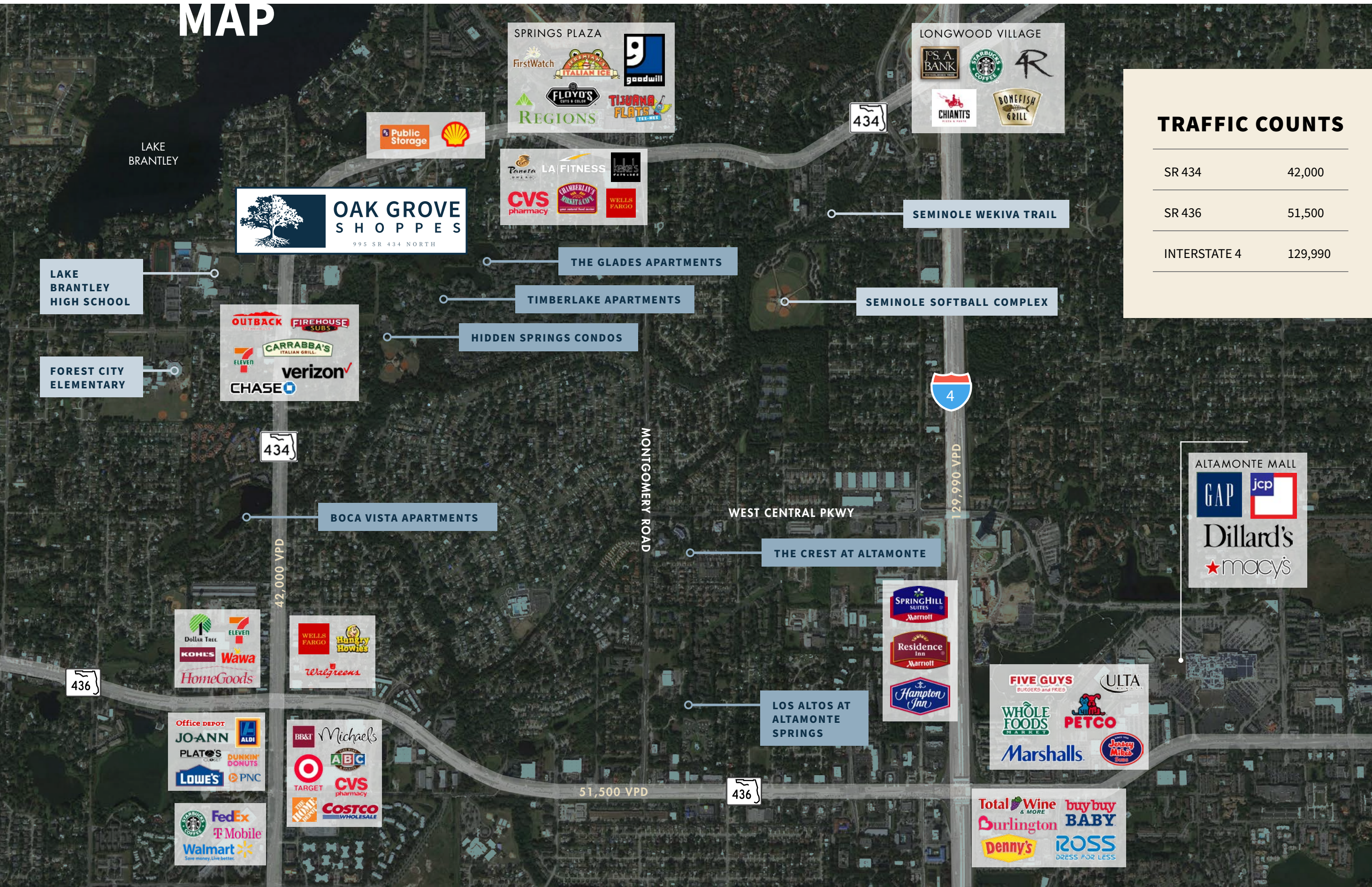
site PLAN



Due to its prime location on SR 434, Oak Grove Shoppes is filling up quickly. Join this redeveloping center now to enjoy the brand new facilities and beautiful outdoor areas that will attract consumers from across Altamonte Springs.

SUITE	TENANT/AVAILABILITY	SF
1	Anchor LOI Pending	25,859
1B	Available	7,340
2	O2B Kids	22,663
3	O2B Kids	3,210
4	Available	2,400
5	Publix	48,387
6	Tippy's Nail & Salon Bar	2,800
7	Available Restaurant with patio	2,342
10	Subway	1,400
11	Available Can be demised	3,215
13	Broadway Pizza	5,208
15	Available	3,600
16	Lease Pending Restaurant w/patio	2,400
18	Available	1,700
19	Lease Pending Restaurant with patio	4,000
21	Available Retail/Medical Office	5,200
22	Metro Diner	4,096

retail
MAP

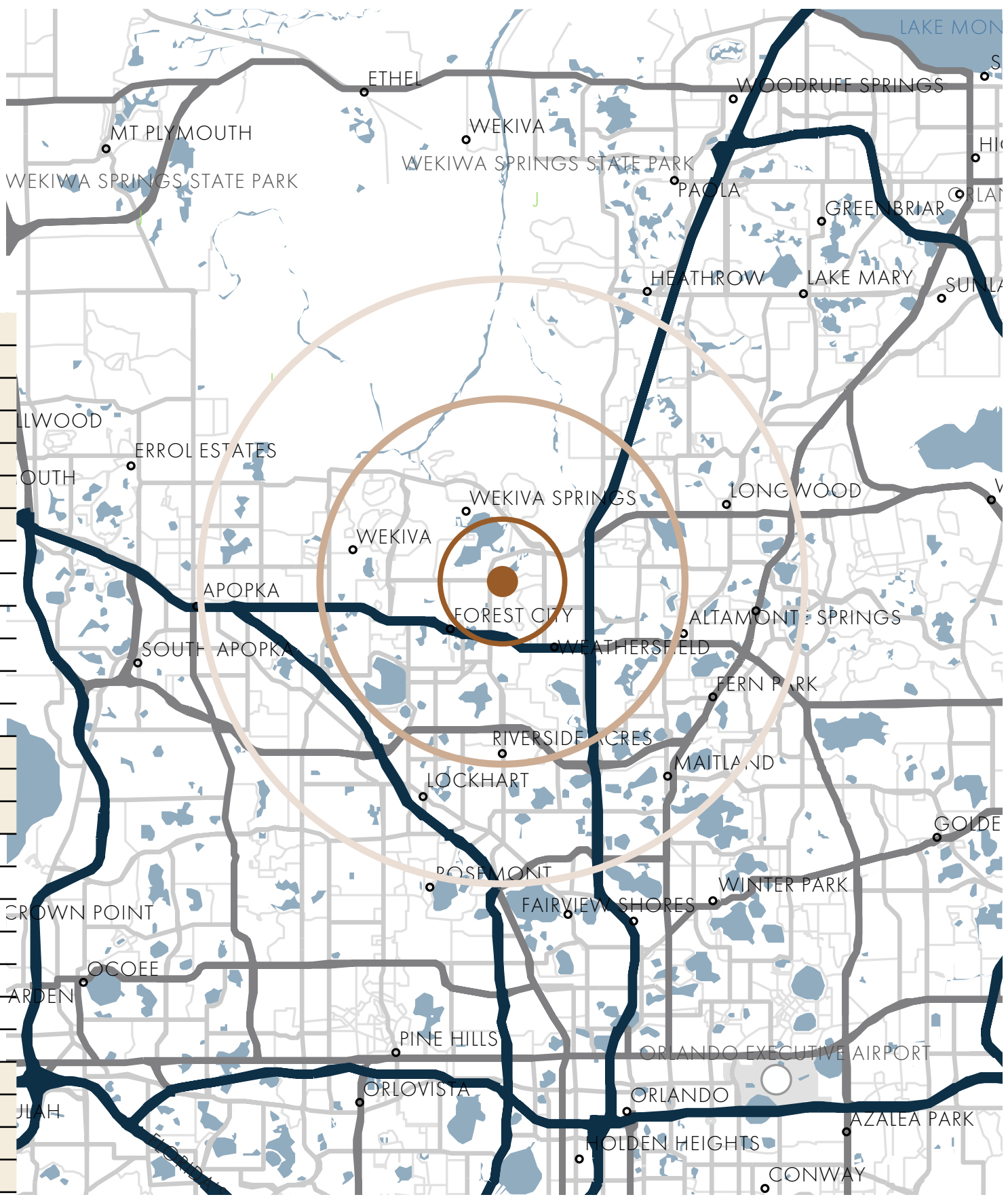


TRAFFIC COUNTS

SR 434	42,000
SR 436	51,500
INTERSTATE 4	129,990



area DEMOGRAPHICS



	1 MI. RADIUS	3 MI. RADIUS	5 MI. RADIUS
POPULATION			
2020 Estimated Population	11,447	85,436	188,809
2025 Projected Population	12,181	90,646	202,296
2010 Census Population	10,661	80,498	172,591
2000 Census Population	11,517	80,217	168,714
Projected Annual Growth 2020 to 2025	1.3%	1.2%	1.4%
Historical Annual Growth 2000 to 2020	--	0.3%	0.6%
2020 Median Age	40.2	41.1	39.9
HOUSEHOLDS			
2020 Estimated Households	4,931	36,185	76,378
2025 Projected Households	5,153	37,663	79,979
2010 Census Households	4,504	33,541	68,981
2000 Census Households	4,966	32,878	65,894
Projected Annual Growth 2020 to 2025	0.9%	0.8%	0.9%
Historical Annual Growth 2000 to 2020	--	0.5%	0.8%
INCOME			
2020 Estimated Average Household Income	\$82,334	\$90,390	\$87,634
2020 Estimated Median Household Income	\$66,143	\$72,998	\$70,538
2020 Estimated Per Capita Income	\$35,483	\$38,317	\$35,495
EDUCATION			
2020 Estimated Elementary	1.8%	1.8%	2.7%
2020 Estimated Some High School	2.4%	3.5%	4.6%
2020 Estimated High School Graduate	18.6%	19.2%	22.6%
2020 Estimated Some College	18.3%	19.7%	19.8%
2020 Estimated Associates Degree Only	15.4%	13.9%	13.0%
2020 Estimated Bachelors Degree Only	31.9%	28.4%	25.1%
2020 Estimated Graduate Degree	11.6%	13.5%	12.3%
BUSINESS			
2020 Estimated Total Businesses	899	4,816	12,029
2020 Estimated Total Employees	6,172	38,818	105,939
2020 Est. Employee Population per Business	6.9	8.1	8.8
2020 Est. Residential Population per Business	12.7	17.7	15.7



FOUNDRY COMMERCIAL

JILL GULL

407-650-1113

jill.gull@foundrycommercial.com

420 S Orange Avenue, Orlando FL 32801 | www.foundrycommercial.com

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