

FOR SALE

684

ALTAMONTE DRIVE

ALTAMONTE SPRINGS, FL 32701

FLEX / RETAIL / OFFICE PROPERTY
OWNER-USER OR
INVESTMENT OPPORTUNITY

ASKING PRICE
\$3,500,000



STABLE INCOME

Owner to lease back approximately 1/2 of the building (Prom Pageant Couture), providing immediate income.



FLEXIBLE USE

The remaining 1/2 can be leased to a third-party tenant or owner-occupied for your business.



STRATEGIC LOCATION

In the heart of Altamonte Springs retail corridor with excellent access and visibility.



1/2 OF THE PROPERTY WILL BE LEASED BACK BY OWNER PROM PAGEANT COUTURE

Prom Pageant Couture, a well-established and growing business, will lease back approximately one-half (%) of the building, providing an immediate income stream for the new owner.

THE OTHER 1/2 CAN EITHER BE LEASED OR OCCUPIED

The remaining one-half (%) of the property is available for lease to a third party or can be owner-occupied for your business needs.



LEASED
Generate Income

OR



OCCUPIED
Use for Your Business

FLEXIBLE. INCOME PRODUCING. STRATEGIC.



FRONT ENTRANCE



MONUMENT SIGNAGE



SIDE VIEW & PARKING



SIDE VIEW



PROPERTY HIGHLIGHTS

- ✓ Total Building Size: 14,875 SF
- ✓ Zoning: Specialty Retail
- ✓ Flexible layout ideal for retail, office, showroom or flex use
- ✓ Prominent monument signage with excellent visibility
- ✓ Ample parking for employees and customers
- ✓ Excellent access to I-4, SR 436, SR 434 and surrounding businesses
- ✓ High-traffic location in a strong retail and professional corridor

PROPERTY DETAILS

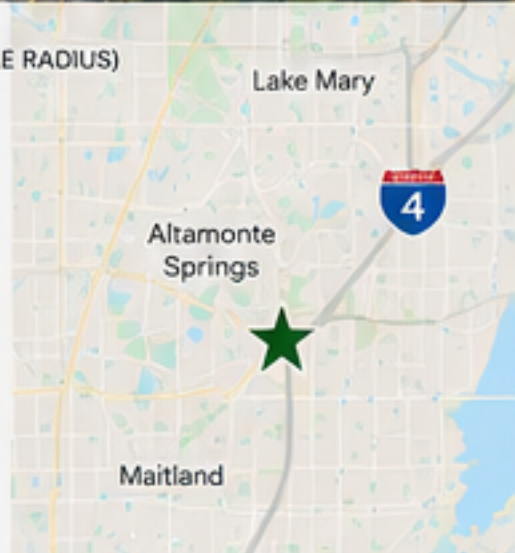
- Total Building Size: 14,875 SF
- Zoning: Specialty Retail
- Year Built: 1986
- Construction: Block / Masonry
- Parking: Ample On-Site Parking

IDEAL FOR

- Retail
- Office
- Medical / Professional
- Showroom
- Flex / Mixed Use

DEMOGRAPHICS (3 MILE RADIUS)

- Population: 102,691
- Average HH Income: \$88,176
- Daytime Population: 86,710



LISTING AGENT
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