

BRAXTYN CROSSINGS

767 S. SR 434, Altamonte Springs, FL 32714

FULLY LEASED

- Located at the northeast quadrant of Maitland Blvd and State Road 434
- Freestanding building with frontage to SR 434, in front of Gateway Shopping Center anchored by Publix
- 3,300 multi-family units in the immediate area with 449 under construction
- New 72,000 SF rehabilitation hospital HealthSouth behind center with 150 employees and 80 beds
- Seminole County College is undergoing a 30-acre expansion in 9 phases, extending its campus directly across State Road 434. Expansion is adding 9 buildings, increasing 1.4 million SF of educational and commercial space to the campus. The campus will be a total of 43 acres.
- Traffic Counts: SR 434 – 51,500 AADT
Maitland Blvd. – 50,000 AADT
Gateway Blvd. – 42,759 AADT

DEMOGRAPHICS	1 mile	3 mile	5 mile
Population	12,518	98,727	233,086
Avg. HH Income	\$64,336	\$65,651	\$69,973
No. of Businesses	312	5,359	13,464
Daytime Population	4,711	69,508	152,730



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TENANT ROSTER

Unit 1000	Pizza Hut	1,500 SF
Unit 1010	Majestic Nails	1,000 SF
Unit 1030	South Beach Tanning	1,945 SF
Unit 1040	Kumo Japanese Restaurant	2,098 SF