

FOR LEASE

ALTAMONTE SPRINGS PLAZA

1032-1098 Montgomery Road, Altamonte Springs, FL 32744

1,227 SF SPACE AVAILABLE

- Anchored by Esporta Fitness & CVS Pharmacy with co-tenants such as Chamberlin's & Keke's Café
- Located on the signalized intersection of Montgomery Road with high traffic of 20,500 AADT and State Route 434 with 59,000 AADT
- Excellent Ingress & Egress
- Traffic Counts:
Montgomery Road - 24,000 AADT
State Route 434 - 59,000 AADT



DEMOGRAPHICS	1 mile	3 mile	5 mile
Population	10,886	84,280	198,098
Avg. HH Income	\$72,880	\$76,916	\$79,647
No. of Businesses	762	4,062	9,809
Daytime Population	7,450	42,519	112,957



Casey Dörner
office (407) 426-2300 Ext. 110
cell (407) 404-4017
caseydorner@libertyum.com

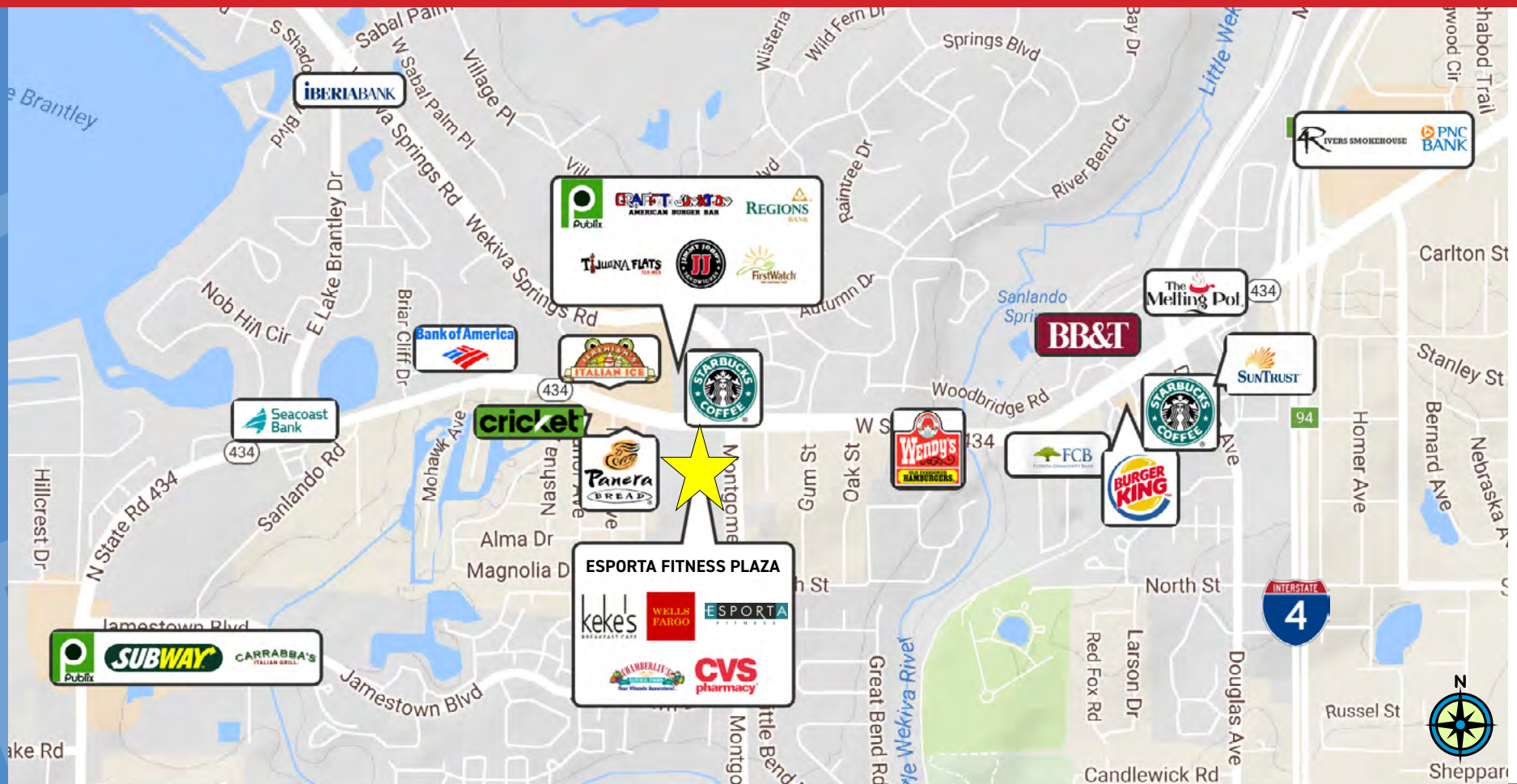
314 East Anderson St.
Orlando, FL 32801
www.libertyum.com

Offer subject to withdrawal from the market, due to prior sale or cancellation without notice. All information contained here in is believed to be accurate but is not warranted.

SURROUNDING RETAIL

ALTAMONTE SPRINGS PLAZA

1032-1098 Montgomery Road, Altamonte Springs, FL 32744



Casey Dornier
office (407) 426-2300 Ext. 110
cell (407) 404-4017
caseydornier@libertyum.com

314 East Anderson St.
Orlando, FL 32801
www.libertyum.com

Offer subject to withdrawal from the market, due to prior sale or cancellation without notice. All information contained here in is believed to be accurate but is not warranted.

ALTAMONTE SPRINGS PLAZA

1032-1098 Montgomery Road, Altamonte Springs, FL 32744



Tenant Roster

1032—Keke's Café	6,400 SF
1042—AVAILABLE	1,227 SF
1044—Genuine Savage Tan	2,075 SF
1046—Walk In Wellness	3,109 SF
1048—Clothes Mentor	3,770 SF
1054—Perfect Nails	972 SF
1056—Hair Studio	1,296 SF
1062—China Gate	2,284 SF
1066—Dry Clean World	1,296 SF
1070—PostNet	1,296 SF
1074—Esporta Fitness	42,824 SF
1086—Chamberlin's	3,750 SF
1090—Papa Joe's Pizza	1,800 SF
1094—Havana Smoke Shop	1,500 SF
1098—CVS Pharmacy	10,800 SF



Casey Dorner
office (407) 426-2300 Ext. 110
cell (407) 404-4017
caseydorner@libertyum.com

314 East Anderson St.
Orlando, FL 32801
www.libertyum.com

AERIAL

ALTAMONTE SPRINGS PLAZA

1032-1098 Montgomery Road, Altamonte Springs, FL 32744



Casey Dorner
office (407) 426-2300 Ext. 110
cell (407) 404-4017
caseydorner@libertyum.com

314 East Anderson St.
Orlando, FL 32801
www.libertyum.com

Offer subject to withdrawal from the market, due to prior sale or cancellation without notice. All information contained here in is believed to be accurate but is not warranted.