

Ground Lease, BTS or Purchase

501 W 436 SR | Altamonte Springs, FL



Overview

| | |
|--------------|----------------|
| LEASE RATE | Contact Broker |
| AVAILABLE SF | TBD |
| LOT SIZE | 0.97 Acres |



Description

- 1 AC pad located at the NWC of SR 436 & Montgomery Rd
- Located in Altamonte Springs' dense retail corridor
- Property features a lighted intersection and high traffic counts

Nearby Retailers



Demographics

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------|----------|----------|----------|
| Total Population | 15,113 | 101,716 | 232,273 |
| 2024 Growth | 1.24% | 1.43% | 1.39% |
| Median HH Income | \$51,837 | \$58,346 | \$58,297 |
| Daytime Population | 18,172 | 118,652 | 262,577 |

Year: 2019 | Source: ESRI

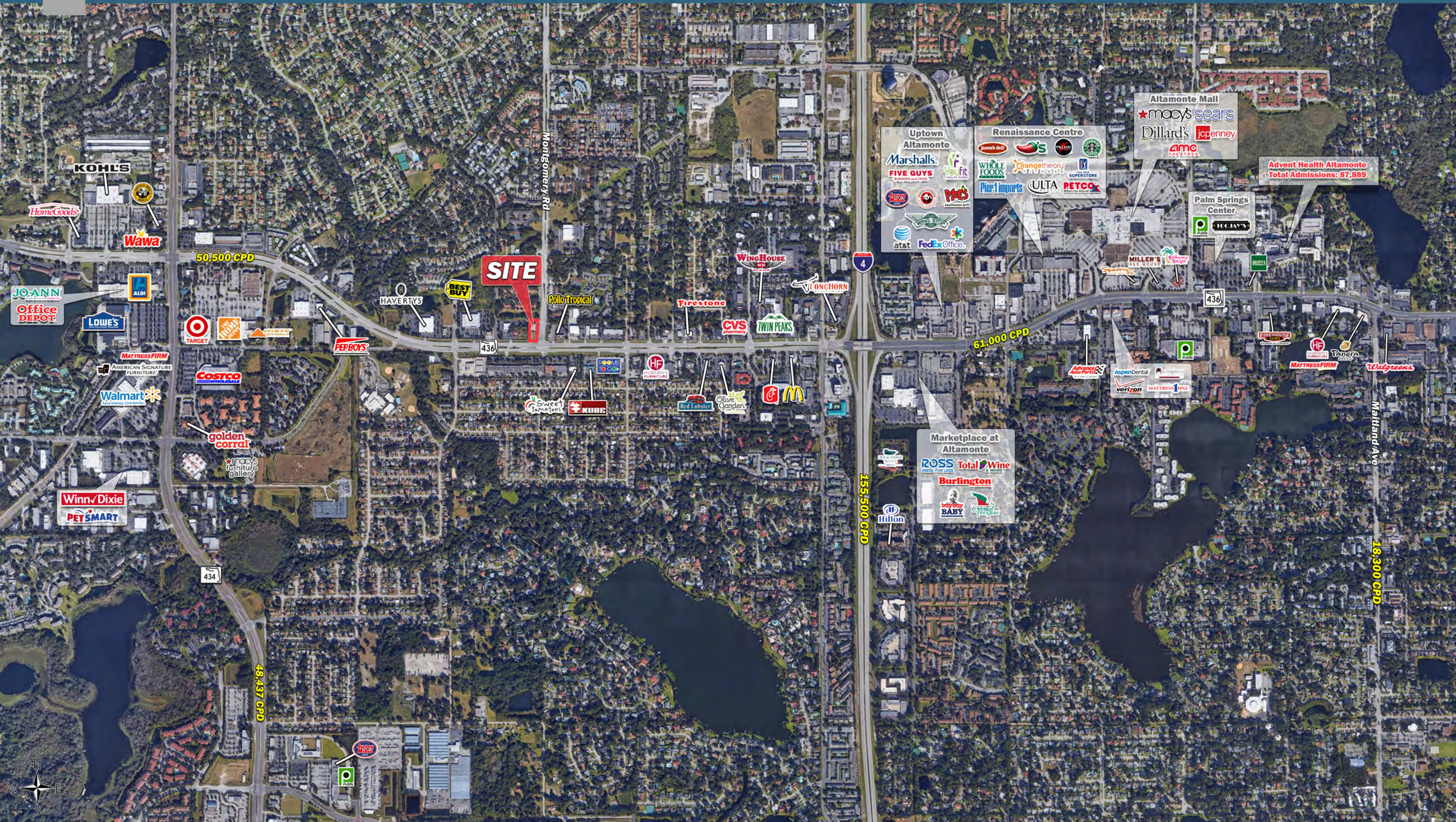
Contact

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Traffic Counts

| | |
|---------------|------------|
| Montgomery Rd | 15,800 VPD |
| Altamonte Dr | 48,500 VPD |

Year: 2019 | Source: FL DOT



SITE

Uptown Altamonte
 Marshalls
 FIVE GUYS
 YouFit
 M&S
 Wing Street
 at&t
 FedEx Office

Renaissance Centre
 Jason's Deli
 Whole Foods
 Pier 1 Imports
 ULTA
 PETCO
 SUPERSTORE

Altamonte Mall
 macys
 sears
 Dillard's
 JCPenney
 AMC THEATRES

Advent Health Altamonte
 Total Admissions: 87,889

Palm Springs Center
 TGI FRIDAYS

Marketplace at Altamonte
 ROSS
 Total Wine
 Burlington
 buybuy BABY
 Hilton

50,500 CPD

61,000 CPD

155,500 CPD

48,437 CPD

18,300 CPD

Montgomery Rd

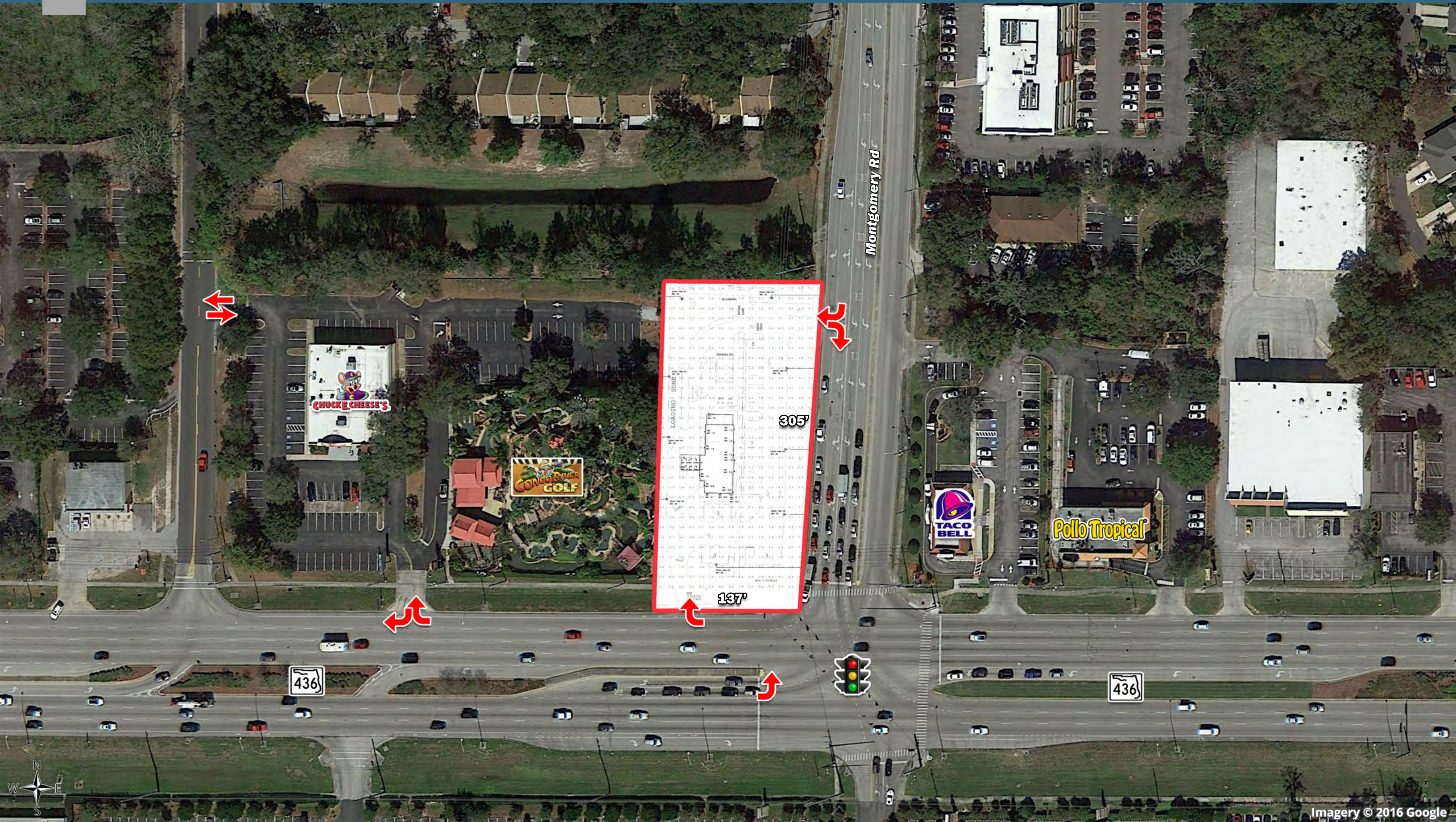
Maitland Ave

434

436

436





Executive Summary

501 W 436 SR | Altamonte Springs, FL



| | 1 mile | 3 miles | 5 miles |
|--|----------|----------|----------|
| Population | | | |
| 2019 Population | 15,113 | 101,716 | 232,273 |
| 2000 Population | 13,821 | 90,706 | 207,214 |
| 2010 Population | 13,798 | 91,491 | 209,250 |
| 2024 Population | 16,073 | 109,217 | 248,860 |
| 2000-2010 Annual Rate | -0.02% | 0.09% | 0.10% |
| 2010-2019 Population: Annual Growth Rate | 0.99% | 1.15% | 1.13% |
| 2019-2024 Population: Annual Growth Rate | 1.24% | 1.43% | 1.39% |
| 2019 Median Age | 38.0 | 39.3 | 40.1 |
| Households | | | |
| 2000 Households | 5,644 | 38,109 | 82,712 |
| 2010 Households | 5,821 | 39,278 | 85,047 |
| 2019 Total Households | 6,313 | 43,116 | 93,463 |
| 2024 Total Households | 6,700 | 46,216 | 99,990 |
| 2000-2010 Annual Rate | 0.31% | 0.30% | 0.28% |
| 2010-2019 Households: Annual Growth Rate | 0.88% | 1.01% | 1.03% |
| 2019-2024 Households: Annual Growth Rate | 1.20% | 1.40% | 1.36% |
| 2019 Average Household Size | 2.39 | 2.34 | 2.46 |
| Housing Units | | | |
| 2019 Total Housing Units | 7,059 | 48,152 | 103,381 |
| 2019 Owner Occupied Housing Units | 2,618 | 20,420 | 50,789 |
| 2019 Renter Occupied Housing Units | 3,696 | 22,697 | 42,674 |
| 2019 Vacant Housing Units | 746 | 5,036 | 9,918 |
| Race and Ethnicity | | | |
| 2019 White Alone | 68.2% | 70.6% | 67.9% |
| 2019 Black Alone | 14.1% | 14.5% | 18.5% |
| 2019 American Indian/Alaska Native Alone | 0.4% | 0.4% | 0.4% |
| 2019 Asian Alone | 3.3% | 4.0% | 3.6% |
| 2019 Pacific Islander Alone | 0.1% | 0.0% | 0.1% |
| 2019 Hispanic Origin (Any Race) | 37.2% | 27.2% | 23.7% |
| Income | | | |
| 2019 Median Household Income | \$51,837 | \$58,346 | \$58,297 |
| 2019 Average Household Income | \$72,107 | \$80,561 | \$82,044 |
| Per Capita Income | \$29,909 | \$34,202 | \$33,004 |
| 2019 Population 25+ by Educational Attainment | | | |
| Total | 10,635 | 73,132 | 165,568 |
| High School Graduate | 19.6% | 17.9% | 20.3% |
| GED/Alternative Credential | 3.9% | 3.0% | 3.4% |
| Some College, No Degree | 18.8% | 20.1% | 19.9% |
| Associate Degree | 16.7% | 15.3% | 13.6% |
| Bachelor's Degree | 22.4% | 26.5% | 24.5% |
| Graduate/Professional Degree | 12.3% | 12.3% | 11.8% |
| Data for all businesses in area | | | |
| Total Businesses: | 1,022 | 5,873 | 13,701 |
| Total Employees: | 9,512 | 61,812 | 130,210 |
| Total Residential Population: | 15,113 | 101,716 | 232,273 |
| Employee/Residential Population Ratio: | 0.63:1 | 0.61:1 | 0.56:1 |
| 2019 Total Daytime Population | 18,172 | 118,652 | 262,577 |
| Workers | 10,853 | 71,046 | 149,486 |
| Residents | 7,319 | 47,606 | 113,091 |

Source: Esri, Esri and Infogroup, U.S. Census

December 05, 2019