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# 1220 ALTAMONTE DR. ALTAMONTE, FL

26,000 S/F RETAIL BUILDING

49,000 ADT HIGH TRAFFIC COUNT

338 +/- FT. OF FRONTAGE ON SR 436



## PROPERTY DESCRIPTION

26,000 s/f retail box located in Altamonte Springs, FL. 300' frontage on SR 436. Located on Furniture Row. Clear span building great for office/retail re-development. 4/1000 parking with rear area for truck parking, or outdoor use. Ceiling height averaging 15ft. Great monument building that can not be missed from high traffic 436. Building has great parking and large truck court in the rear. Building ceiling height is 18' in the front and decreases to about 14' in the rear.

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## 8 GREATS

1

Located just 1/2 mile from Sunrail station. 1/2 mile to corner of SR 436 and 17-92  
– One of Seminole County's busiest intersections.

2

Excellent Parking (4/1000) and ft frontage on SR 436.

3

Large rear area for truck court or additional parking.

4

Full sprinklered building

5

Excellent redevelopment opportunity with clean 300 sq. ft. +/- x 300 sq. ft. site.  
2.16 Acres of Land

6

Ceiling height between 14' to 17'

7

1.5 miles from Altamonte Mall, Seminole County's major retail shopping district.  
Less than 2.5 miles to I-4.  
Less than 2 miles from Maitland Exchange (414)

8

Neighboring property also available



<b>Property Address</b>	1220 E. Altamonte Dr. Altamonte, FL 32701
<b>Location</b>	
<b>County</b>	Seminole
<b>Zoning</b>	C-2 Commercial
<b>Nearest Intersection</b>	SR 436 and Hwy 17-92
<b>Access</b>	2 Curb Cuts on SR 436
<b>Building Features</b>	
<b>Asset Type</b>	Retail Box
<b>Building Size</b>	26,400 S/F
<b>Land Size</b>	2.16 Acres
<b>Frontage/Access</b>	301' on SR 436
<b>Parking</b>	80 Plus Parking/Truck Court
<b>Doors</b>	3 Access + 1 Grade Roll Up
<b>Roof</b>	Metal
<b>Construction</b>	Block/Stucco
<b>Year Built</b>	1982
<b>Signage</b>	Plyon on SR 436 + Building





