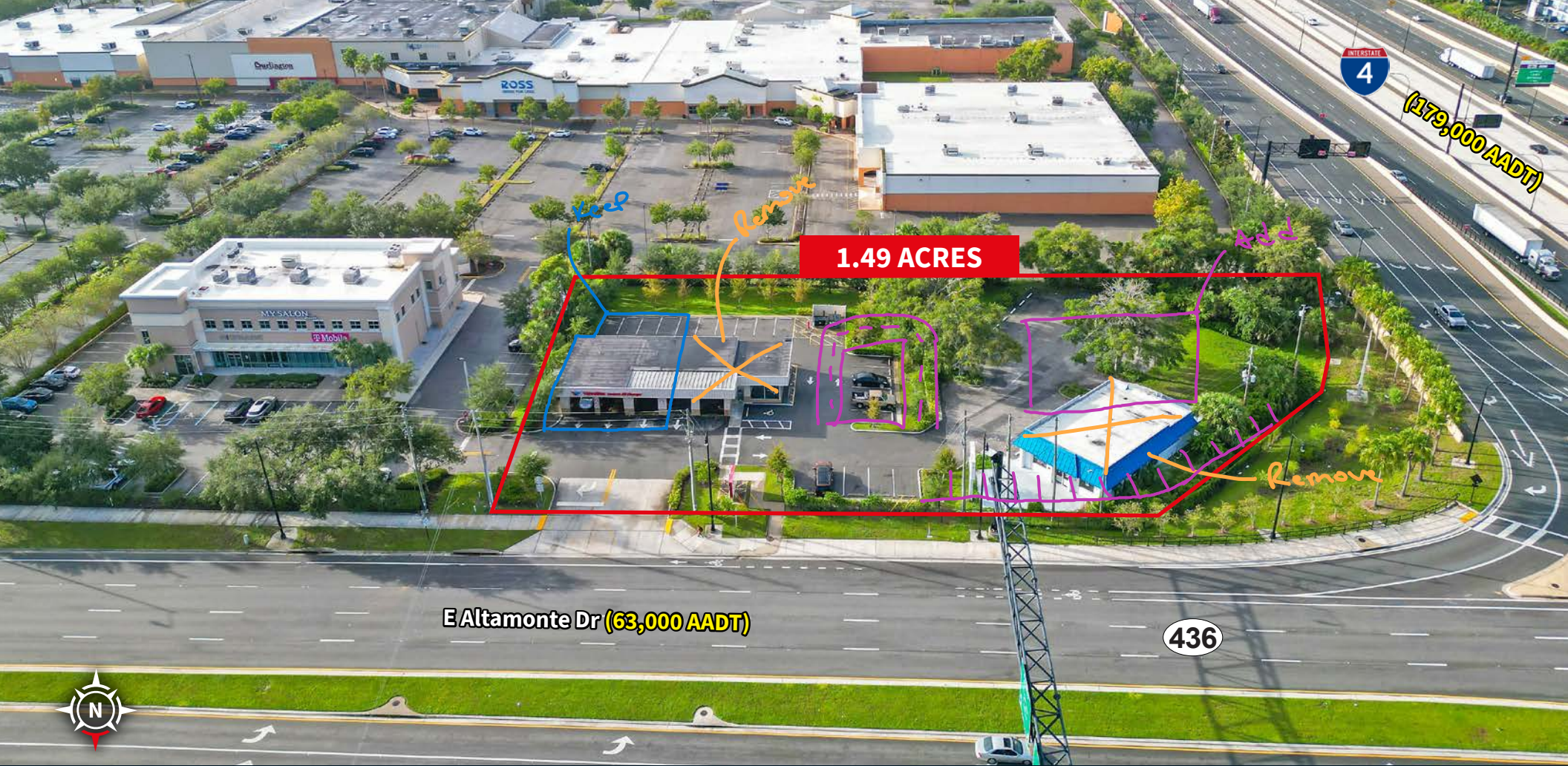


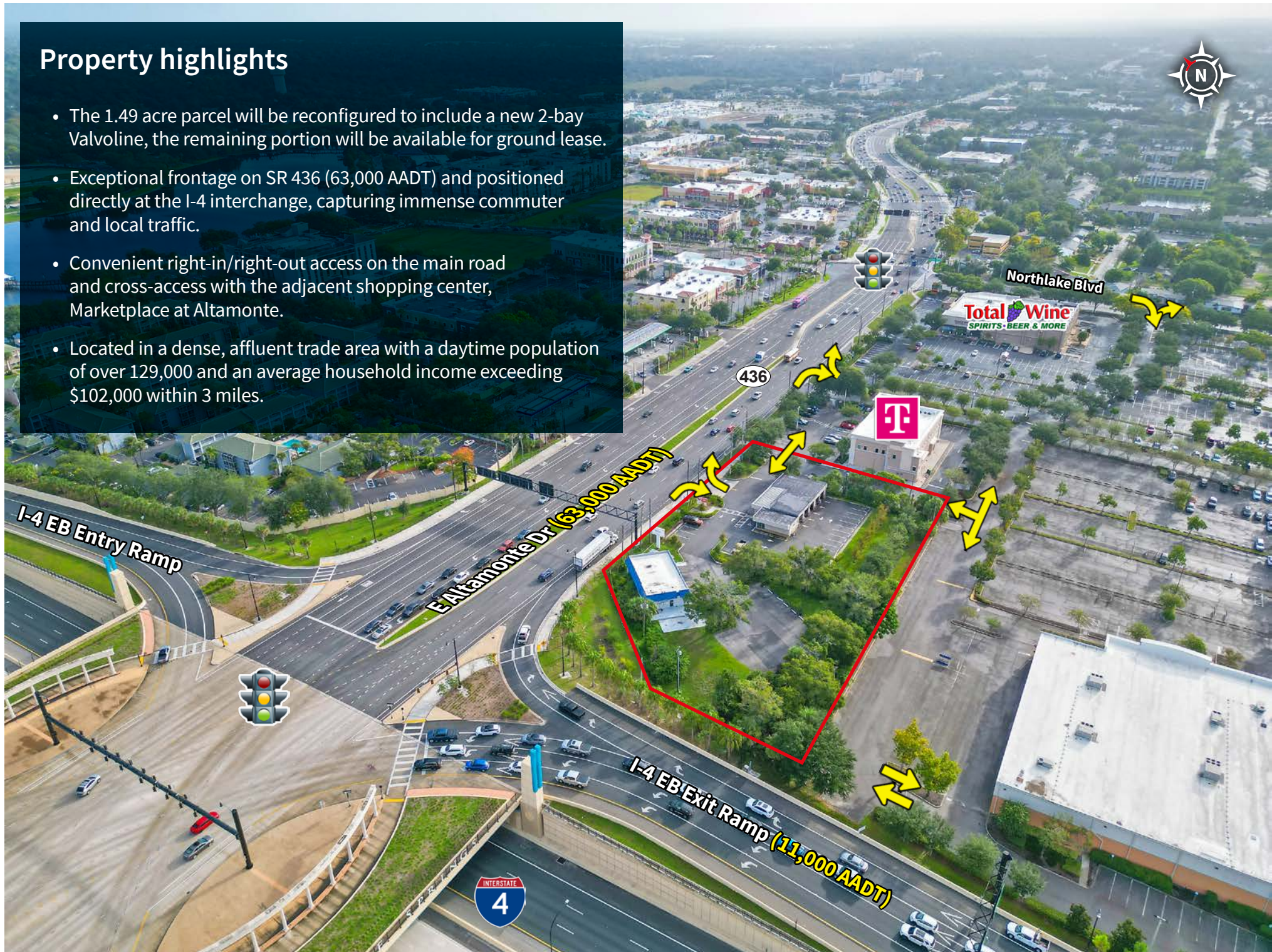


For Lease - Redevelopment

102 E Altamonte Drive (SR-436)
Altamonte Springs, FL 32701

Property highlights

- The 1.49 acre parcel will be reconfigured to include a new 2-bay Valvoline, the remaining portion will be available for ground lease.
- Exceptional frontage on SR 436 (63,000 AADT) and positioned directly at the I-4 interchange, capturing immense commuter and local traffic.
- Convenient right-in/right-out access on the main road and cross-access with the adjacent shopping center, Marketplace at Altamonte.
- Located in a dense, affluent trade area with a daytime population of over 129,000 and an average household income exceeding \$102,000 within 3 miles.



MARKET

Aerial Overview

CLICK TO SEE SITE
ON GOOGLE MAPS



Lake Brantley
High School
2,815 Students

Forest City
Elementary School
793 Students

Altamonte
Elementary School
500 Students

Lake
Marion

WEKIVA SQUARE



ALTAMONTE
CROSSINGS



HAVERTYS



EL DORADO



WEST TOWN
CENTER



WEST TOWN
CORNERS



434

(48,500 AADT)

Maitland Blvd (54,500 AADT)

GATEWAY CROSSING



Spring Lake
Elementary School
900 Students

E Altamonte Dr (47,000 AADT)

RASMUSSEN
UNIVERSITY

Hospital Campus



Sanctuary at
CenterPointe
250 Units - Under Const.
250 Units - Planned

(139,500 AADT)

SITE

(63,000 AADT)

(179,000 AADT)

4

UPTOWN ALTAMONTE



ALTAMONTE MALL



Advent Health
Altamonte Springs
Hospital Campus



PALM SPRINGS
CROSSING



RENAISSANCE CENTRE



MARKETPLACE AT ALTAMONTE



Lake
Orienta



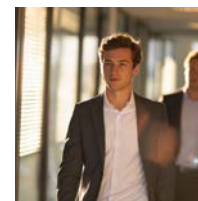
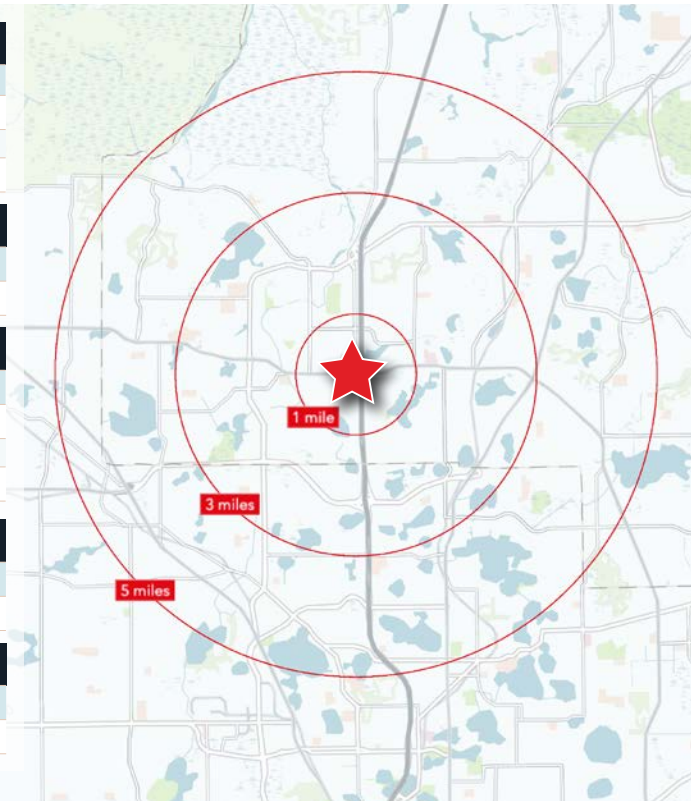
Lake Orienta
Elementary School
577 Students

Orangewood
Christian School
726 Students

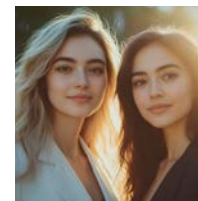


Demographics:

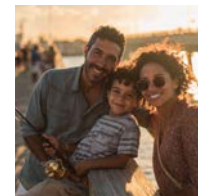
Population Summary			
1 Mile	3 Miles	5 Miles	
16,155	97,381	236,687	
Estimated growth in 5 years			
17,013	99,984	241,872	
Total Households			
1 Mile	3 Miles	5 Miles	
7,740	43,574	100,363	
Average Household Income			
1 Mile	3 Miles	5 Miles	
\$81,423	\$102,345	\$109,680	
Estimated growth in 5 years			
\$89,834	\$113,660	\$121,286	
Daytime Population			
1 Mile	3 Miles	5 Miles	
21,625	129,156	279,903	
Median Age			
1 Mile	3 Miles	5 Miles	
38.4	39.8	40.5	



EMERGING HUB: Professionals in growing urban centers willing to relocate for job opportunities
Median Age: 36.0
Median HH Income: \$70,356
LifeMode Group: Tech Trailblazers
Socioeconomic Traits: Emerging Hub represents educated, mobile young professionals working in management, tech, and healthcare with above-average remote work rates. They are digitally native online shoppers who enjoy domestic travel, fitness activities and video games while frequently relocating for career advancement.



METRO FUSION: Highly mobile, young renters, well-connected to social media
Median Age: 32.8
Median HH Income: \$55,443
LifeMode Group: Metro Vibes
Socioeconomic Traits: Metro Fusion lives primarily multifamily housing and prioritize social media for leisure and networking. Their shopping is predominantly at neighborhood centers with the exception of food - delivery apps are key. They are tech-savvy bargain hunters using apps for delivery and digital coupons



DIVERSE HORIZONS: Commonly located along coastal areas, family-oriented
Median Age: 35.2
Median HH Income: \$65,990
LifeMode Group: Metro Vibes
Socioeconomic Traits: Diverse Horizons has many foreign-born individuals who are thriving within metro areas on the coast. They often shop online for electronics, while in-person purchases are centered around clothing, food and children's supplies.

Who Lives Here:
 1-3-5 Miles Radius



Leasing Team:



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Vice President



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