



2nd Gen. Restaurant For Sublease

Oak Grove Shoppes

1005 N State Road 434 • Altamonte Springs, FL 32714

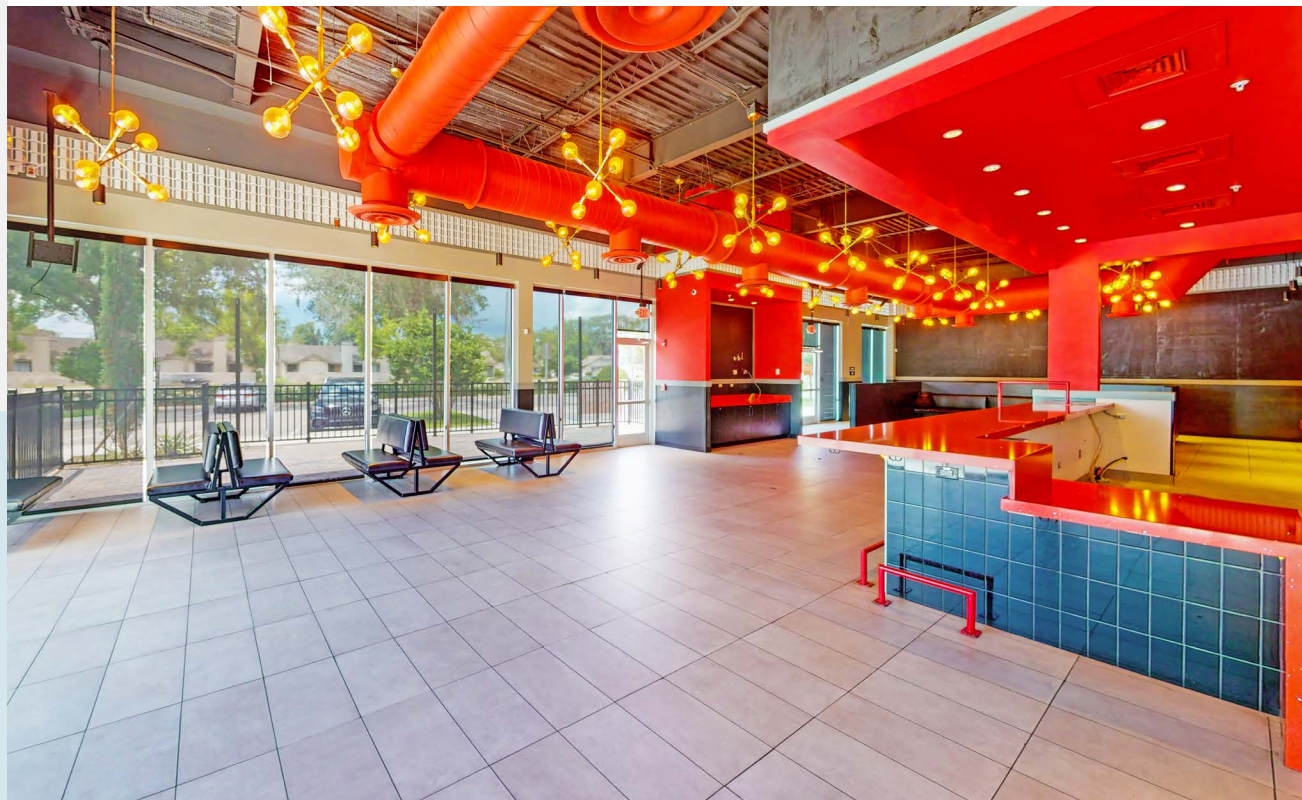
Space Highlights

Premier Restaurant Infrastructure: 4,000 SF

- **Seating Capacity:** 150 total seats
 - Interior: 102 seats
 - Exterior patio: 48 Seats
- **Kitchen Area:** 1,131 SF
- **Grease Trap:** 1,500-gallon underground grease interceptor
- **Hoods:** Two (2) Type I hoods with fire suppression
 - Hood 1: 14' L x 4' D x 9' W
 - Hood 2: 10' L x 4' D x 9' W
- **Walk-In Coolers:**
 - Main cooler: 12' x 18' x 7'-2"H (approx. 216 SF)
- **HVAC:**
 - Rooftop units with dedicated outdoor air system (DOAS)
 - Kitchen: 15-ton rooftop unit (RTU2)
 - Dining: 15-ton rooftop unit (RTU1)
 - Bar: 10-ton rooftop unit (RTU3)
- **Plumbing & Hot Water:**
 - Water Heater: AO Smith Cyclone BTH-199 (high-capacity commercial unit)
 - Water Softener: CTM 150-1.5M
 - Sinks: 3-compartment, 2-compartment prep, & (5) hand sinks in place
 - (4) Stacked RPZ backflow prevention valves
- **Electrical:** 3-phase power (208V/120V)
- **Gas:** 2" high-capacity gas line



360° [CLICK TO VIEW VIRTUAL TOUR](#)



SURROUNDING 3-Mile Demographics



87,794
TOTAL POPULATION



\$118,070
AVERAGE HH INCOME

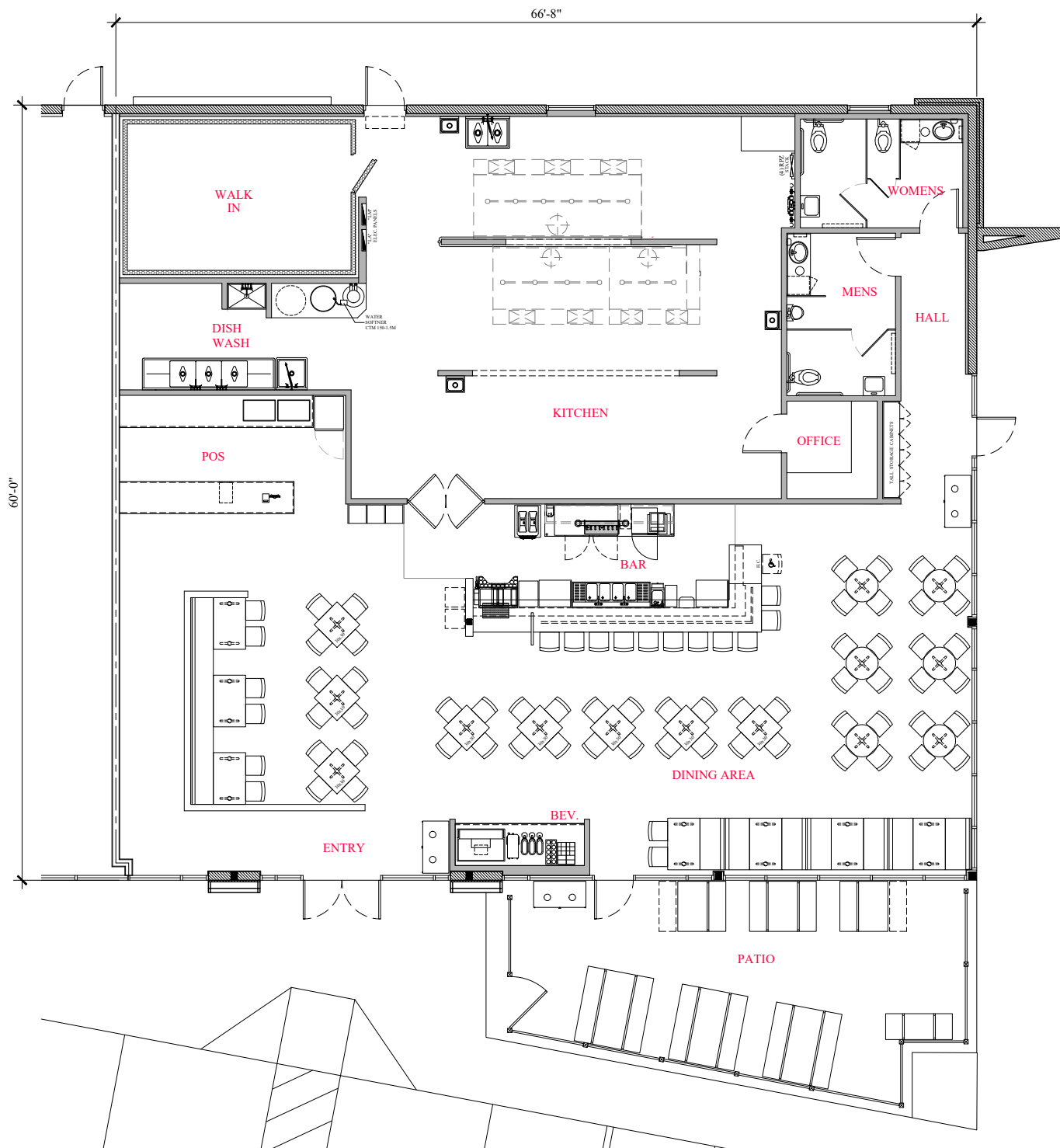


41.4
MEDIAN AGE



86,460
DAYTIME POPULATION

RESTAURANT *Floor Plan*

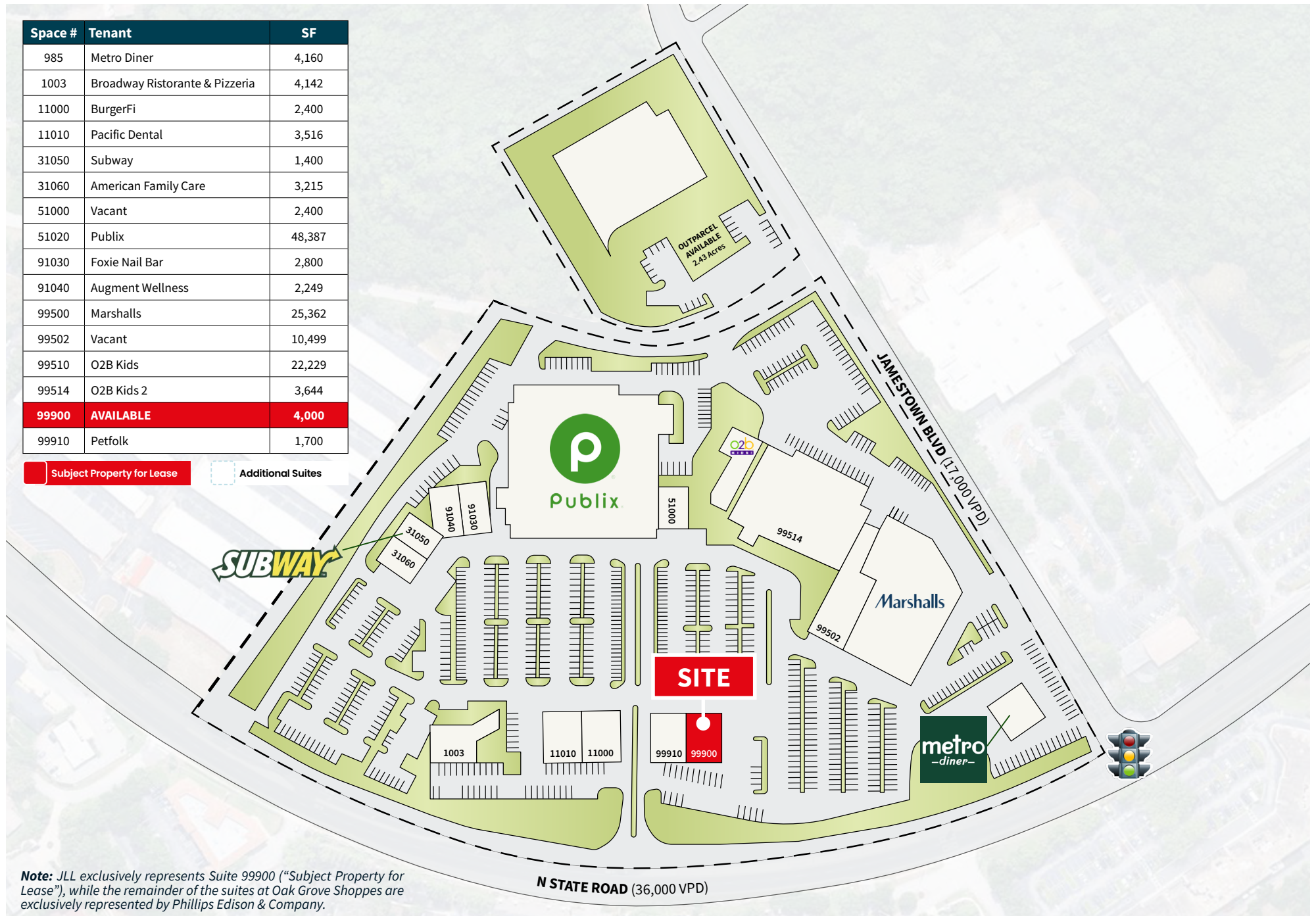


OAK GROVE SHOPPES *Site Plan*

Space #	Tenant	SF
985	Metro Diner	4,160
1003	Broadway Ristorante & Pizzeria	4,142
11000	BurgerFi	2,400
11010	Pacific Dental	3,516
31050	Subway	1,400
31060	American Family Care	3,215
51000	Vacant	2,400
51020	Publix	48,387
91030	Foxie Nail Bar	2,800
91040	Augment Wellness	2,249
99500	Marshalls	25,362
99502	Vacant	10,499
99510	O2B Kids	22,229
99514	O2B Kids 2	3,644
99900	AVAILABLE	4,000
99910	Petfolk	1,700

Subject Property for Lease

Additional Suites



Note: JLL exclusively represents Suite 99900 ("Subject Property for Lease"), while the remainder of the suites at Oak Grove Shoppes are exclusively represented by Phillips Edison & Company.

About ALTAMONTE SPRINGS



Altamonte Springs is one of Central Florida's most established retail markets, supported by affluent neighborhoods, strong household incomes and a loyal customer base that consistently frequents neighborhood shopping centers.

Positioned within the Publix-anchored Oak Grove Shoppes on SR 434, this location benefits from the daily traffic generated by grocery, retail and service users.

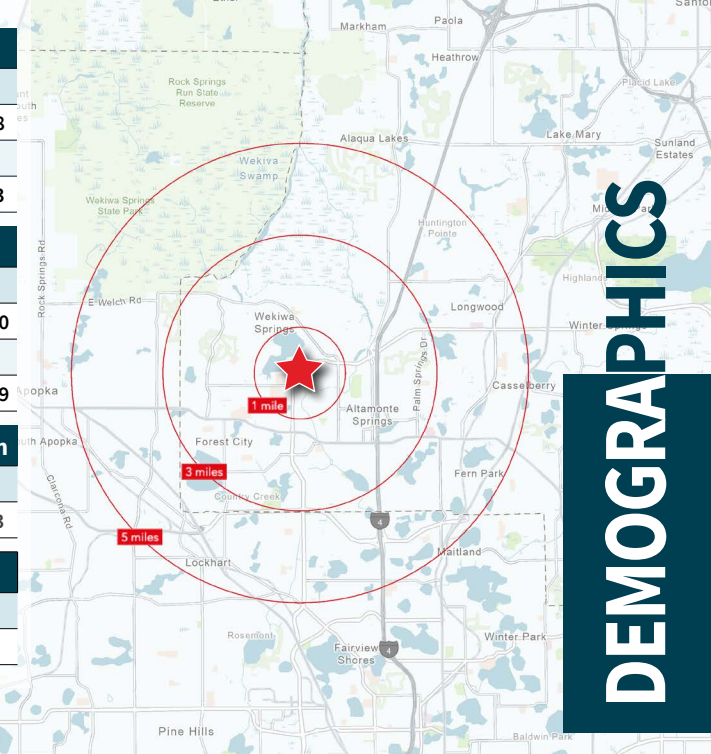
Just west of Interstate 4, the corridor offers excellent accessibility for both local residents and commuters while serving one of Seminole County's most mature and proven retail trade areas.

Population Summary			
1 Mile	3 Miles	5 Miles	
11,958	87,794	194,318	
Estimated growth in 5 years			
12,136	89,497	199,093	

Average HH Income			
1 Mile	3 Miles	5 Miles	
\$115,988	\$118,070	\$114,710	
Estimated growth in 5 years			
\$133,481	\$135,268	\$131,149	

Total Daytime Population			
1 Mile	3 Miles	5 Miles	
11,392	86,460	225,813	

Median Age			
1 Mile	3 Miles	5 Miles	
40.3	41.4	40.7	



DEMOGRAPHICS

WHO LIVES HERE: WITHIN 3 MILES



Dreambelt

Ambitious suburban families building wealth through strategic living and planning

Median Age: 41.6

Median HH Income: \$100,825

LifeMode Group: Suburban Shine

Socioeconomic Traits: The Dreambelt represents forward-thinking suburban households. They're brand-loyal warehouse club shoppers who invest in their properties, pets and health, while actively planning their financial futures in homes designed for multiple vehicles and family growth. Routine-oriented with regularly-scheduled exercise and health visits.



Metro Fusion

Highly mobile, young renters, well-connected to social media

Median Age: 33.0

Median HH Income: \$57,855

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.



Savvy Suburbanites

Dual-income households in well-established and newly-developed areas

Median Age: 43.9

Median HH Income: \$147,670

LifeMode Group: Premier Estates

Socioeconomic Traits: Savvy Suburbanites work in professional fields such as management and finance, living comfortably in upper income tiers. They gravitate toward new and highly-reputed communities, and invest heavily in their homes and landscaping.



Moderate Metros

Singles and young families in growing suburban metro peripheries

Median Age: 38.3

Median HH Income: \$73,985

LifeMode Group: Metro Vibes

Socioeconomic Traits: Moderate Metros represent young families with preschoolers and single-person households in growing suburban areas. Essential-item shoppers who may shop online and often work in healthcare and retail, with short commutes and civic engagement through voting and recycling practices.

MARKET Area Overview



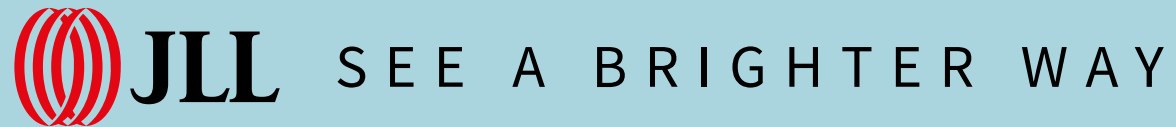
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Subject

Retail

Schools





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