



2nd Gen. Restaurant For Sublease

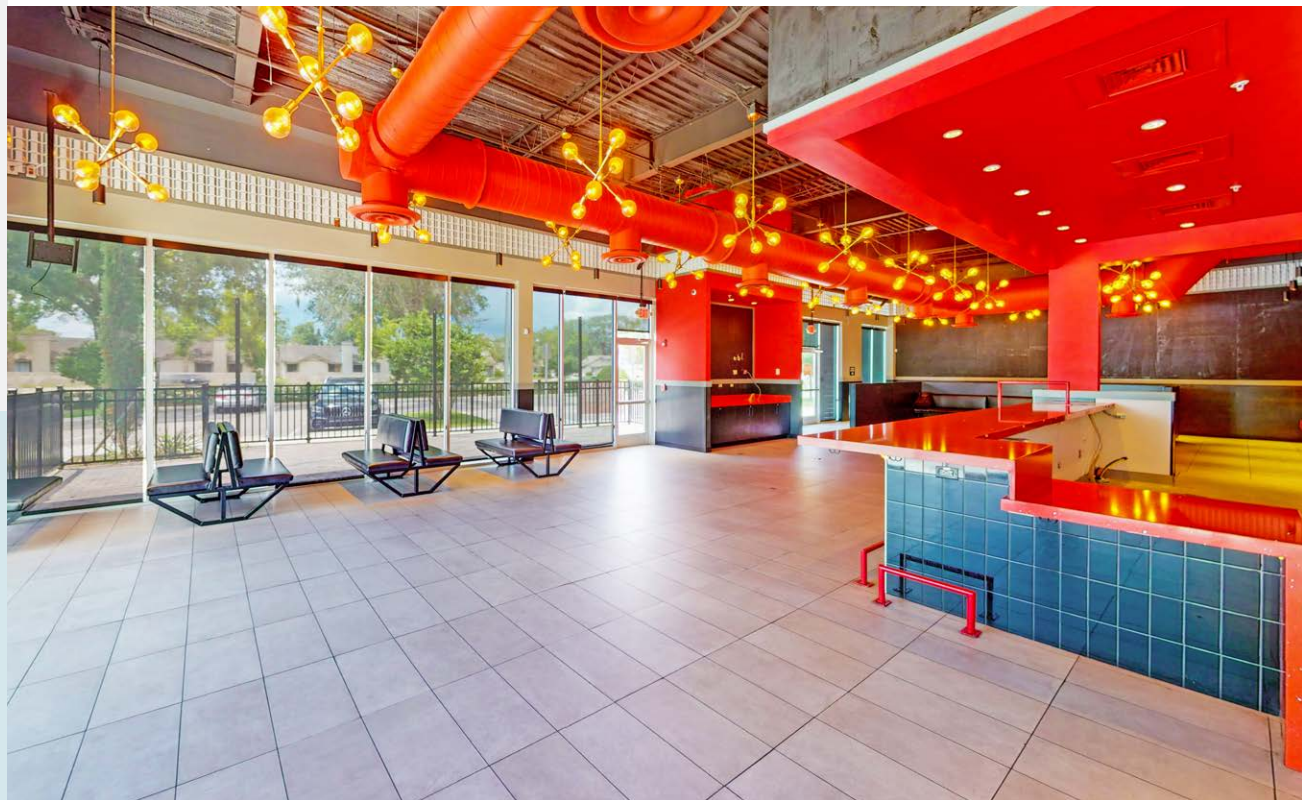
Oak Grove Shoppes

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



SURROUNDING 3-Mile Demographics



87,794
TOTAL POPULATION



\$118,070
AVERAGE HH INCOME

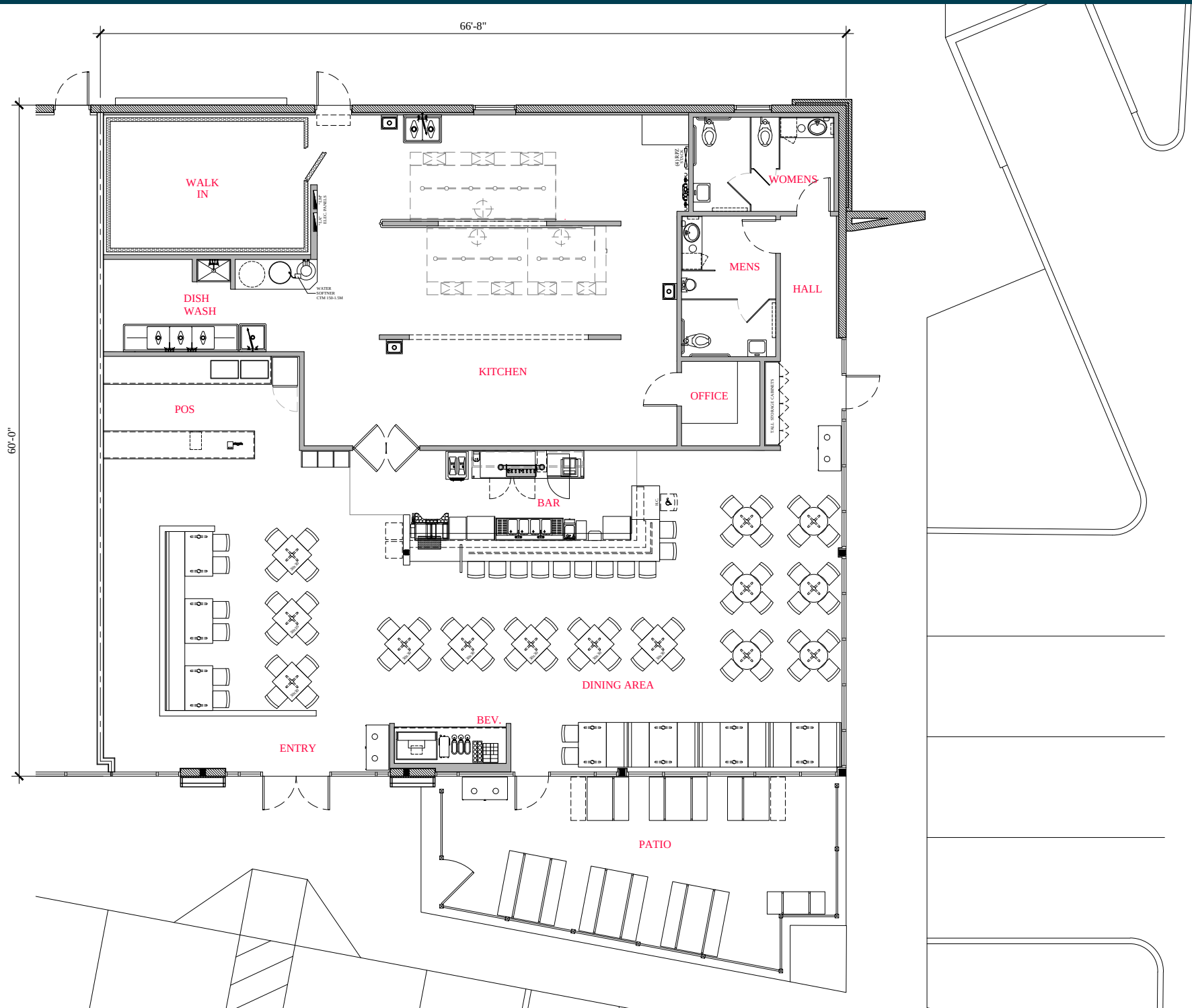


41.4
MEDIAN AGE



86,460
DAYTIME POPULATION

RESTAURANT *Floor Plan*

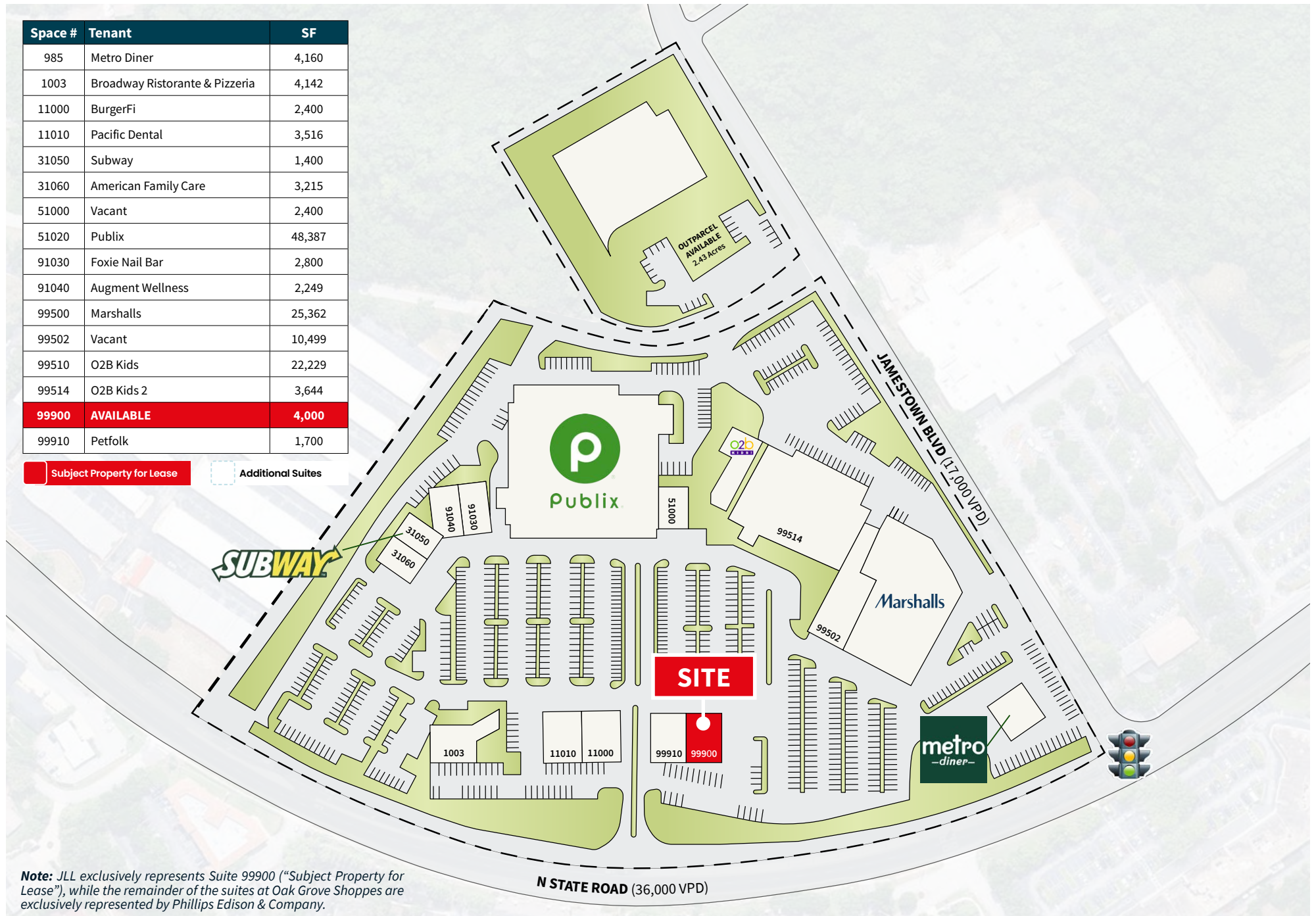


OAK GROVE SHOPPES *Site Plan*

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

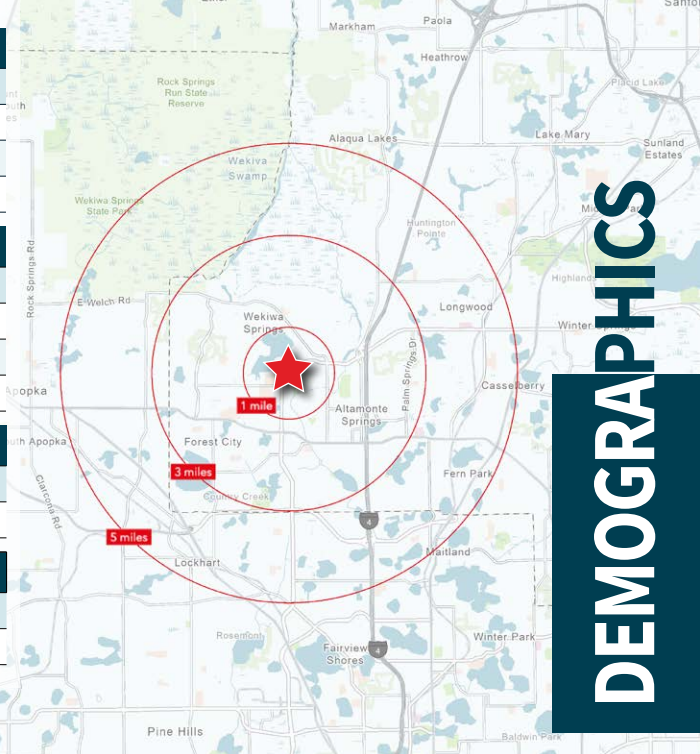
1 Mile	3 Miles	5 Miles
\$115,988	\$118,070	\$114,710
Estimated growth in 5 years		
\$133,481	\$135,268	\$131,149

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.

Subject

Retail

Schools



**SABAL POINT
ELEMENTARY**
923 students

**ROCK LAKE
MIDDLE SCHOOL**
898 students

SHOPPES AT SWEETWATER


SPRING PLAZA

**LONGWOOD VILLAGE
SHOPPING CENTER**



SITE

3 MILES

**CLAY SPRINGS
ELEMENTARY**
687 students

2 MILES

1 MILE

WEKIVA RIVERWALK

HUNTS CLUB

**FOREST LAKE
ACADEMY**
435 students

WEKIVA SQUARE

OAK GROVE SHOPPES

ALTAMONTE MALL

ALTAMONTE
CROSSINGS

 **TARGET**

 **THE HOME DEPOT**

 **Michaels**
Where Creativity Happens

 **ASHLEY**

Marshall's
theVitamin Shoppe
everybody matters

Advent Health
398 beds

PALM SPRINGS CROSSING

PIEDMONT PLAZA



**BEAR LAKE
ELEMENTARY**
849 students

BRANTLEY SQUARE

DUNKIN'



WEST TOWN CORNERS

GATEWAY CROSSING

MARKETPLACE
AT ALTAMONTE

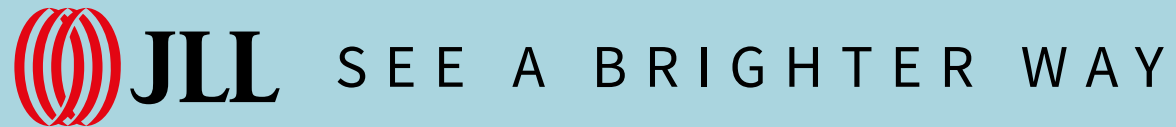
RENAISSANCE CENTRE

**SEMINOLE
STATE
COLLEGE
OF FLORIDA**
20,000 students






ULTA
 petco
 Starbucks
 PGA TOUR SUPERSTORE
 SAGE DENTAL
 DSW
 EUROPEAN WAX CENTER
 WHOLE FOODS
 OrangeTheory Fitness
 AMERICA'S BEST CONTACTS & EYEGLASSES
 ANTHONY'S



Leasing Agents:



Jared Ettinger
Executive Vice President



+1 407 453 1213



jared.ettinger@jll.com



Caleb Powell
Associate



+1 386 847 6672



caleb.powell@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle Brokerage, Inc. All rights reserved.