



# TURNKEY 2ND GENERATION RESTAURANT

## Business and 2,500 SF Building for Sale

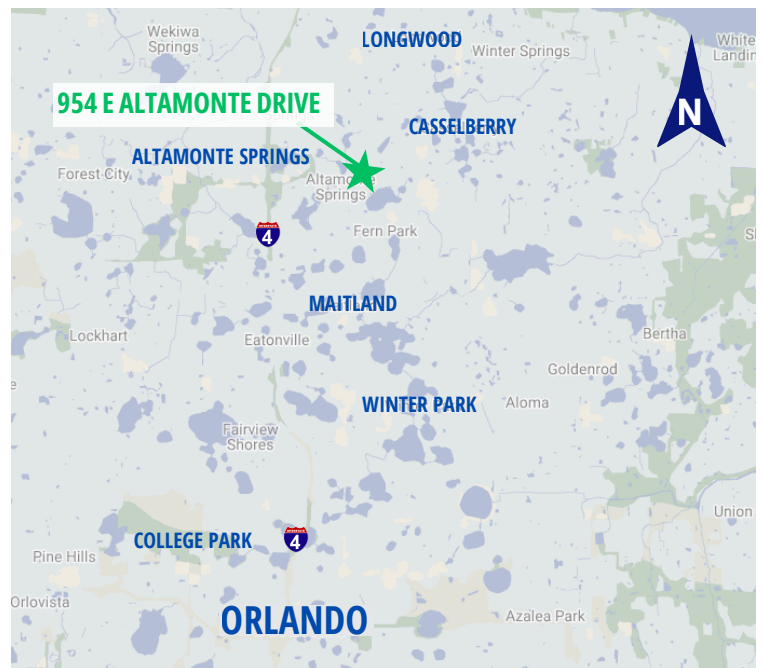
954 E Altamonte Drive, Altamonte Springs, FL 32701



### HIGHLIGHTS

- **Freestanding turnkey 2<sup>nd</sup> Generation Restaurant**
- Roll up door for deliveries
- Buy the successful business in place, or put in your own
- Situated in a super-regional trade area with close proximity to both I-4 and 17-92
- Great road signage and visibility
- Private parking - 21 parking spots
- Ample improvements
  - New HVAC & New Electric
  - FF&E convey with the space
- Property sees over 75k VPD between SR 436 and Maitland Ave
- Located ½ mile from Advent Health's Altamonte Springs campus and 1 mile east of the 1.16M SF Altamonte Mall
- For pricing information please call
- **\*DO NOT DISTURB CURRENT TENANT\*\***

### MAP



### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,924	90,701	250,833
Households	4,402	38,741	104,686
Avg. HH Income	\$66,551	\$82,901	\$87,552

\*Source: Costar



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CrossMarc Services, LLC  
Licensed Real Estate Broker

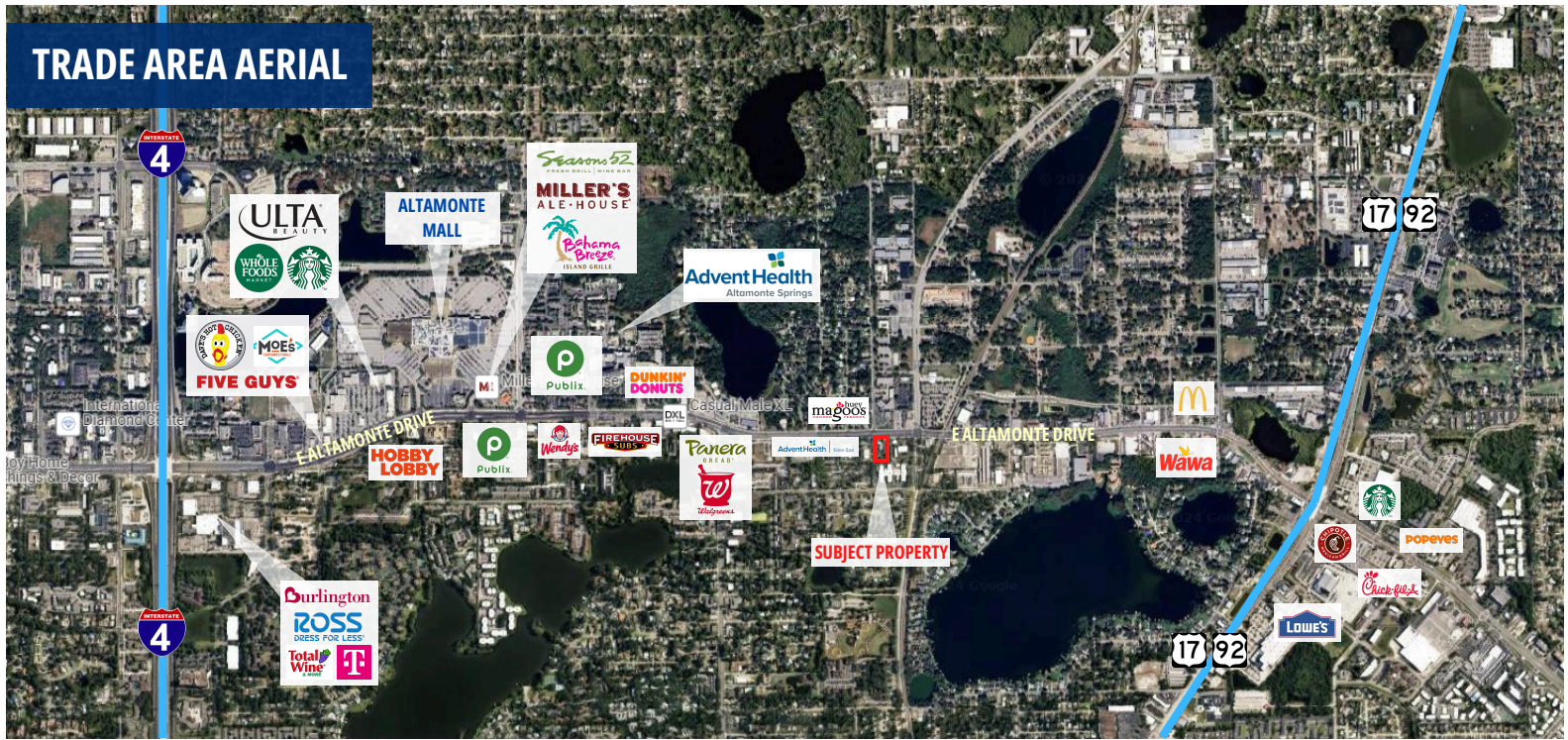


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### TRADE AREA AERIAL



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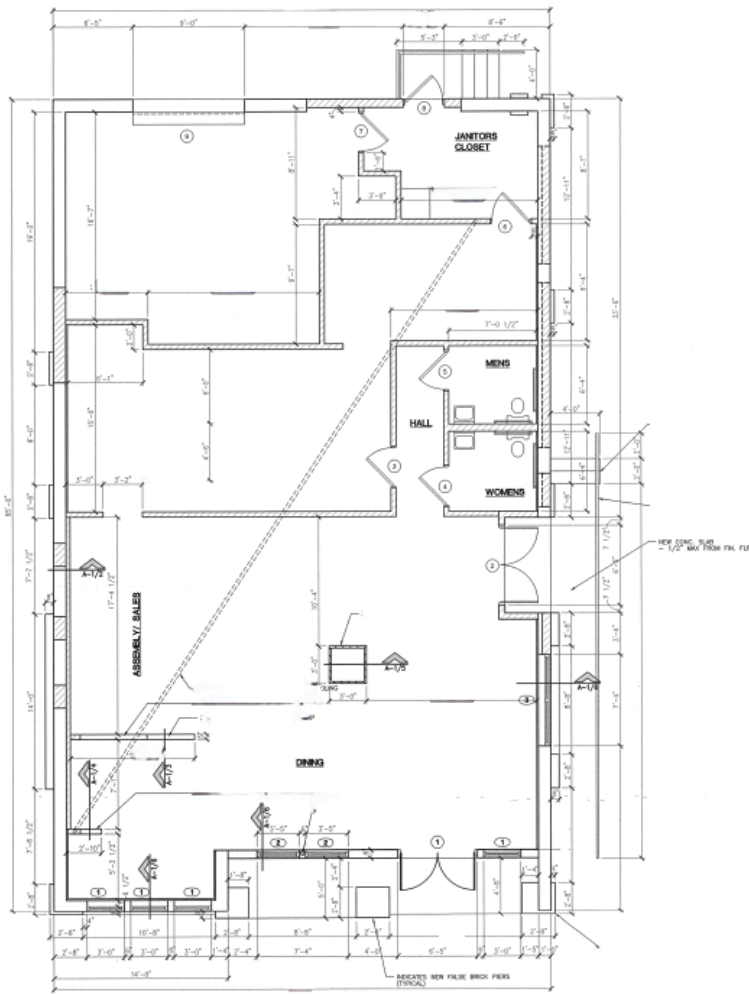


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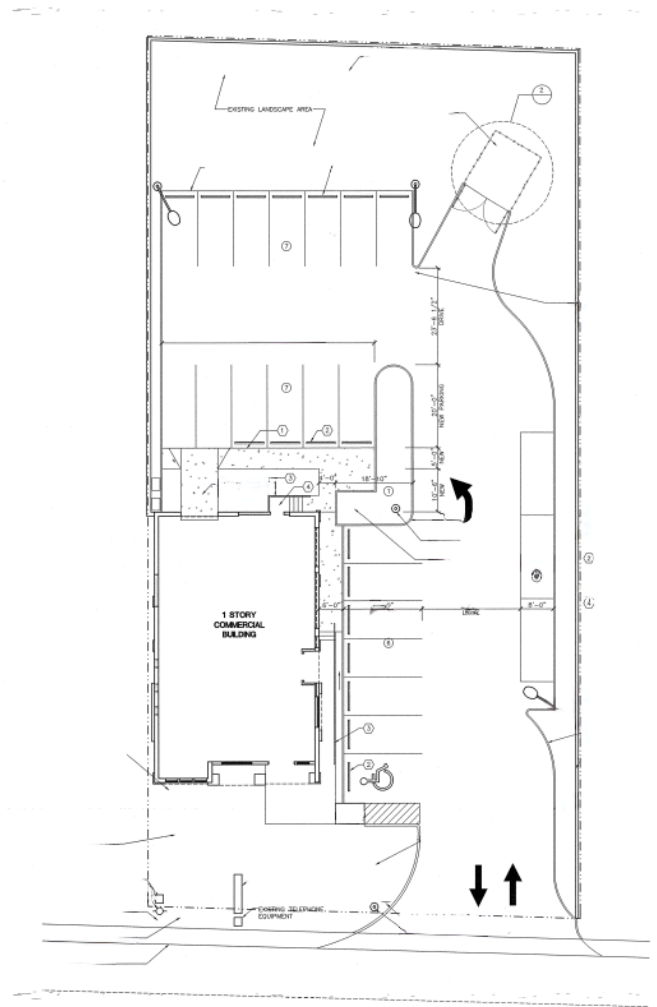
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### FLOOR PLAN



**1 FLOOR PLAN**  
SCALE: 1/4"=1'-0"

### SITE PLAN



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