



TURNKEY 2ND GENERATION RESTAURANT

Business and 2,500 SF Building for Sale

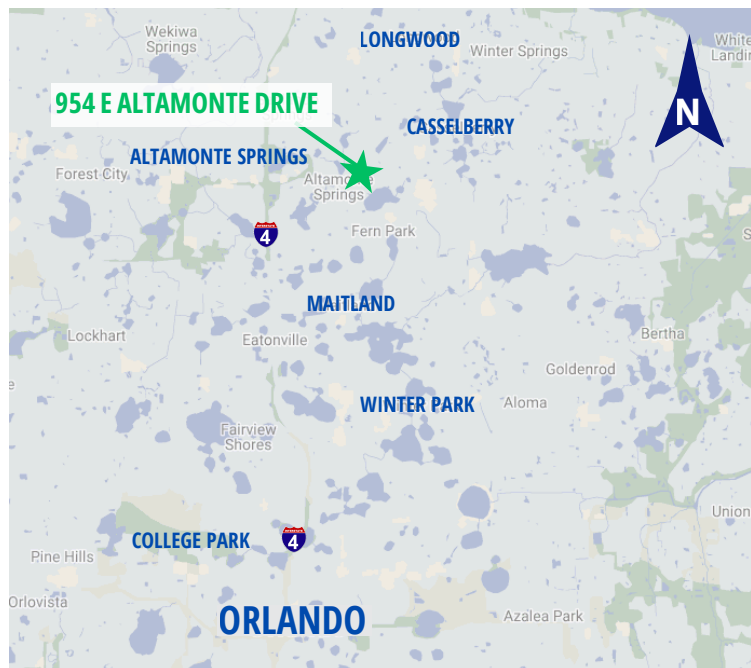
954 E Altamonte Drive, Altamonte Springs, FL 32701



HIGHLIGHTS

- **Freestanding turnkey 2nd 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



Stephanie D'Amico

Vice President
(407) 627-1312
sdamico@crossmarcservices.com

Dominic Rogers

Associate - Sales & Leasing
407-627-1314
drogers@crossmarcservices.com

CrossMarc Services, LLC
Licensed Real Estate Broker

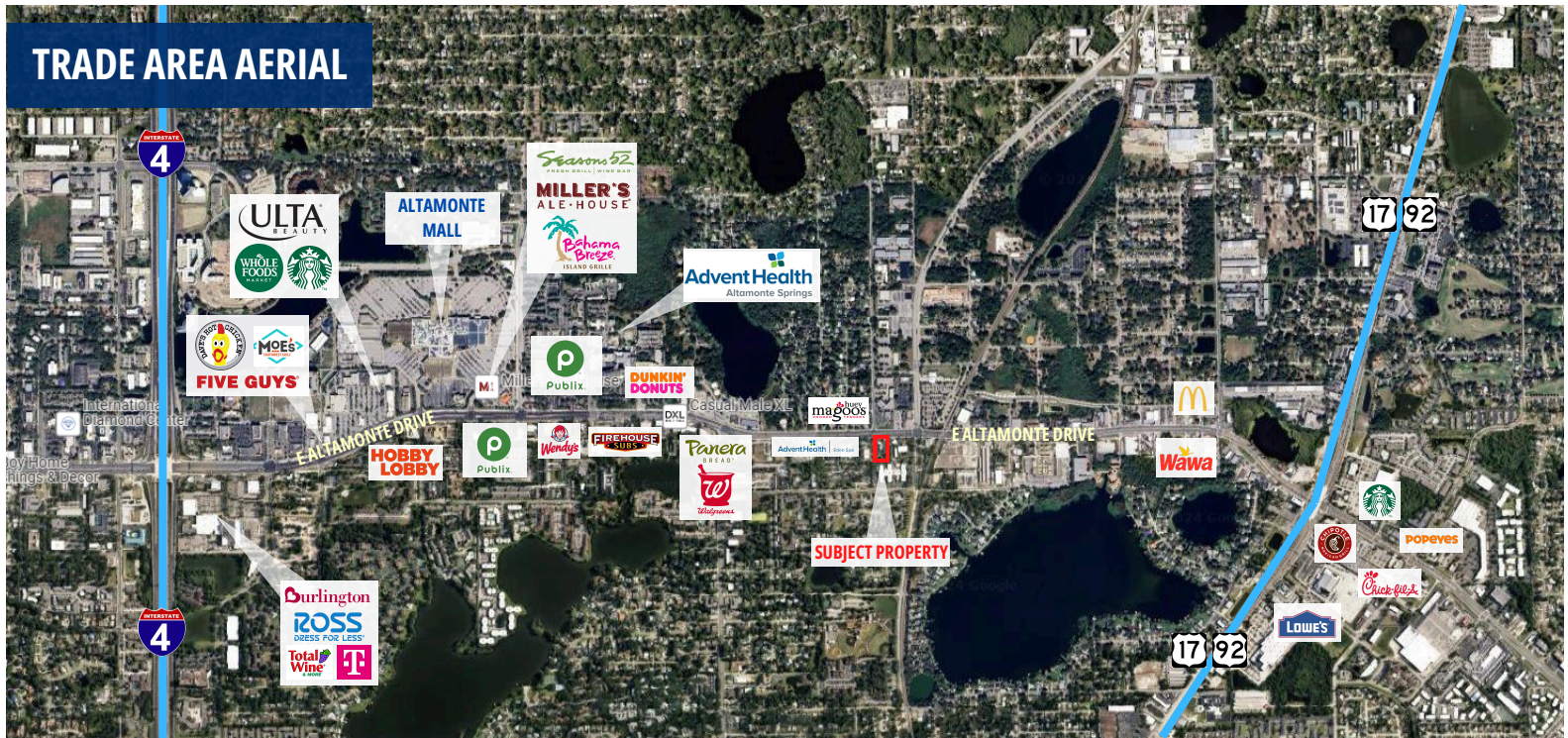


TURNKEY 2ND GENERATION RESTAURANT

Business and 2,500 SF Building for Sale

954 E Altamonte Drive, Altamonte Springs, FL 32701

TRADE AREA AERIAL



Stephanie D'Amico

Vice President
 (407) 627-1312
 sdamico@crossmarcservices.com

Dominic Rogers

Associate - Sales & Leasing
 407-627-1314
 drogers@crossmarcservices.com

CrossMarc Services, LLC
 Licensed Real Estate Broker

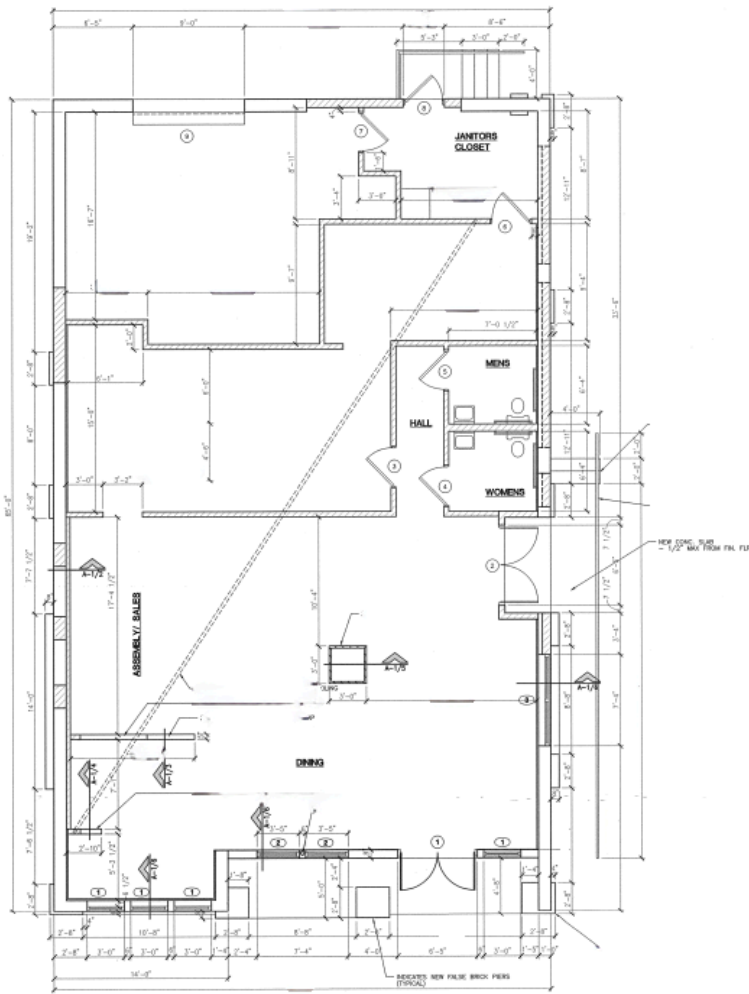


TURNKEY 2ND GENERATION RESTAURANT

Business and 2,500 SF Building for Sale

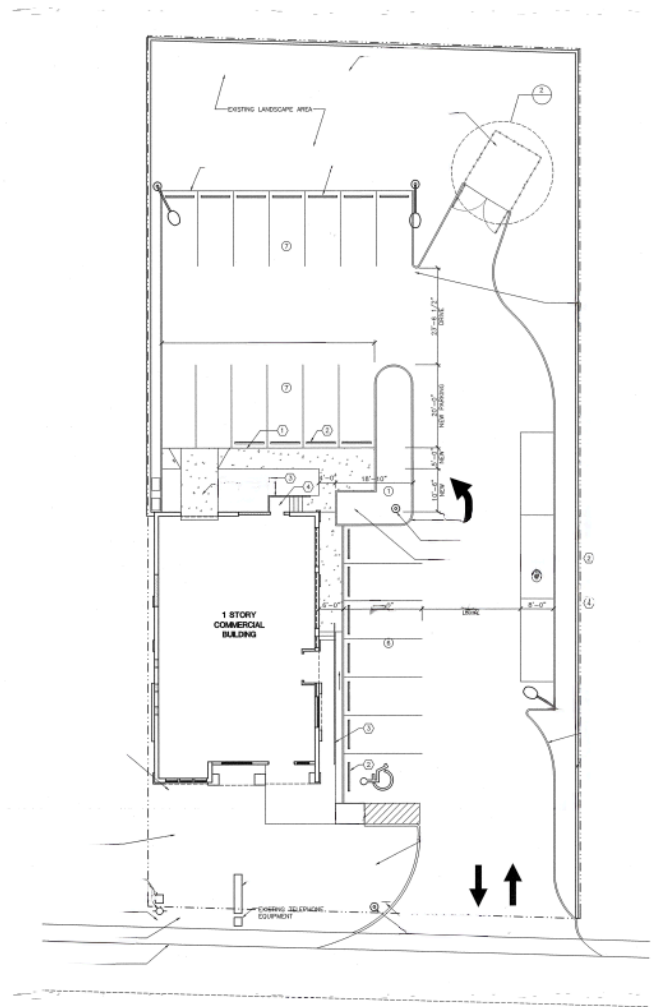
954 E Altamonte Drive, Altamonte Springs, FL 32701

FLOOR PLAN



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

SITE PLAN



Stephanie D'Amico

Vice President
(407) 627-1312
sdamico@crossmarcservices.com

Dominic Rogers

Associate - Sales & Leasing
(407) 627-1314
drogers@crossmarcservices.com

CrossMarc Services, LLC
Licensed Real Estate Broker



TURNKEY 2ND GENERATION RESTAURANT

Business and 2,500 SF Building for Sale

954 E Altamonte Drive, Altamonte Springs, FL 32701



Stephanie D'Amico

Vice President
(407) 627-1312
sdamico@crossmarcservices.com

Dominic Rogers

Associate - Sales & Leasing
(407) 627-1314
drogers@crossmarcservices.com

CrossMarc Services, LLC
Licensed Real Estate Broker