UPTOWN
ALTAMONTE

FOR LEASE · RETAIL

SR 436 AT CRANES ROOST BLVD | ALTAMONTE SPRINGS, FLORIDA 32701

The Retail Heartbeat of Altamonte Springs

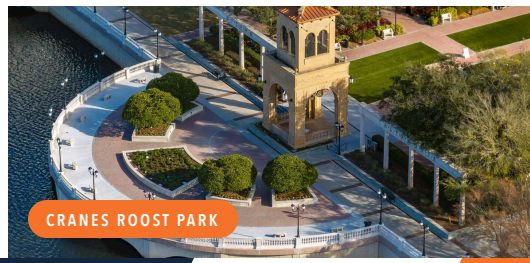
A restaurant-ready suite and an inline shop next to the incoming Kura Sushi, a built-out medical spa in Building 150 and a turnkey salon beside Urban Air.

SUITE 1105B	SUITE 1106	SUITE 1220	SUITE 1221
2,815 SF	2,467 SF	2,704 SF	1,284 SF









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ACRE COMMERCIAL



THE OPPORTUNITY

Altamonte's Downtown, Right on SR 436

Uptown Altamonte Town Center is the retail core of the city's downtown district, a walkable mix of shops, restaurants, hotels and apartments between Cranes Roost Park and E Altamonte Drive, a quarter mile from I-4.

A full house of national brands. More than 30 tenants, including Five Guys, Dave's Hot Chicken, Panda Express, Wingstop, Urban Air and Youfit, with Kura Sushi coming to Building 175.

Exposure and access. About 1,050 feet of frontage on SR 436 and more than 65,000 vehicles a day, with a signalized entrance at Cranes Roost Boulevard and cross-access to Altamonte Mall.

Four ways in. A restaurant-ready suite and an inline retail suite next door to Kura Sushi, a medical-spa build-out in Building 150 and a built-out salon beside Urban Air, from ±1,284 to ±2,815 SF.

65K+
Vehicles per day on SR 436[1]

238K
Residents within 5 miles[4]

$109K
Average household income, 5 miles[4]

5.0%
Orlando retail vacancy, Q2 2026[5]

DETAILS AT A GLANCE

LOCATION	E Altamonte Dr (SR 436) at Cranes Roost Blvd Altamonte Springs, Florida 32701
CENTER	±132,000 SF of retail in seven buildings[3]
SUITE 1105B	±2,815 SF · Bldg 175 · retail · available soon
SUITE 1106	±2,467 SF · Bldg 175 · restaurant · available soon
SUITE 1220	±2,704 SF · Bldg 150 · medical spa build-out · available
SUITE 1221	±1,284 SF · Bldg 293 · salon build-out · available
ACCESS	Signal at Cranes Roost Blvd · cross-access to Altamonte Mall
TRAFFIC	65,287 AADT on SR 436[1]
LEASE RATE	Per written proposal

[1] FDOT AADT as reported in the prior Uptown Altamonte marketing package. [2] Straight-line distance. [3] Sum of the current tenant roster, Buildings 140-293. [4] 2023 estimates from the prior marketing package. [5] Cushman & Wakefield U.S. Retail MarketBeat, Q2 2026 (preliminary). Suite locations approximate.

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THE CENTER

Four Openings in a Full House

A restaurant suite, an inline shop, a medical spa and a turnkey salon among 30+ tenants.



1105B · ±2,815 SF

Inline retail in Building 175, between Kura Sushi and Suite 1106. Planned 10-ton RTU and 200A service.

RETAIL · AVAILABLE SOON

1106 · ±2,467 SF

Restaurant suite with planned 400A three-phase power, grease waste and a natural gas meter.

RESTAURANT · AVAIL. SOON

1220 · ±2,704 SF

Former Ideal Image in Building 150: reception, waiting area and nine treatment rooms.

MEDICAL SPA · AVAILABLE

1221 · ±1,284 SF

Former barber with styling and washing stations, restroom and rear storage, beside Urban Air.

SALON · AVAILABLE

Suites 1105B and 1106 are side by side (±5,282 SF together); ask about a combined footprint for a larger restaurant or retail user.

TENANT ROSTER & AVAILABLE SUITES

BUILDING 140		
A-3	Youfit Health Clubs	30,110
BUILDING 175		
1105A	*Kura Sushi · coming soon*	*3,002*
1105B	Available	2,815
1106	Available · restaurant	2,467
1020	The Joint Chiropractic	1,812
1030	Jersey Mike's Subs	1,727
1040	Just Salad	2,500
1050	FedEx Office	1,910
BUILDING 229		
1100	Jared	5,800
1110	Cold Stone Creamery	1,540
1120	Wingstop	1,533
1130	Five Guys	2,971
BUILDING 150		
1200	Azal Coffee	1,860
1210	Arden Pilates	1,791
1220	Available · med spa	2,704
1230	Color Me Mine	1,960
1240	Vertica Fitness	1,351
1250	Spectrum	3,562
BUILDING 155		
1060	LasikPlus	3,705
1110	Little Greek Fresh Grill	1,869
1130	Uptown Nails	1,870
1150	Dave's Hot Chicken	3,105
1180	Planet Smoothie	1,400
1210	Paris Banh Mi	2,500
BUILDING 275		
1010	AT&T	4,500
1020	Panda Express	2,495
1030	Oriental Health Massage	1,900
1040	The Vitamin Shoppe	4,000
BUILDING 293		
1231	Urban Air Adventure Park	29,320
1201	IVX Health	2,000
1211	IVX Health	776
1221	Available · salon	1,284

Site plan is illustrative and not to scale. Tenant roster per ownership and listing broker, August 2026. Suite infrastructure per the Building 175 pre-design Basis of Design (National MEP Engineers, Mar. 2026) and subject to final design and ownership approval.

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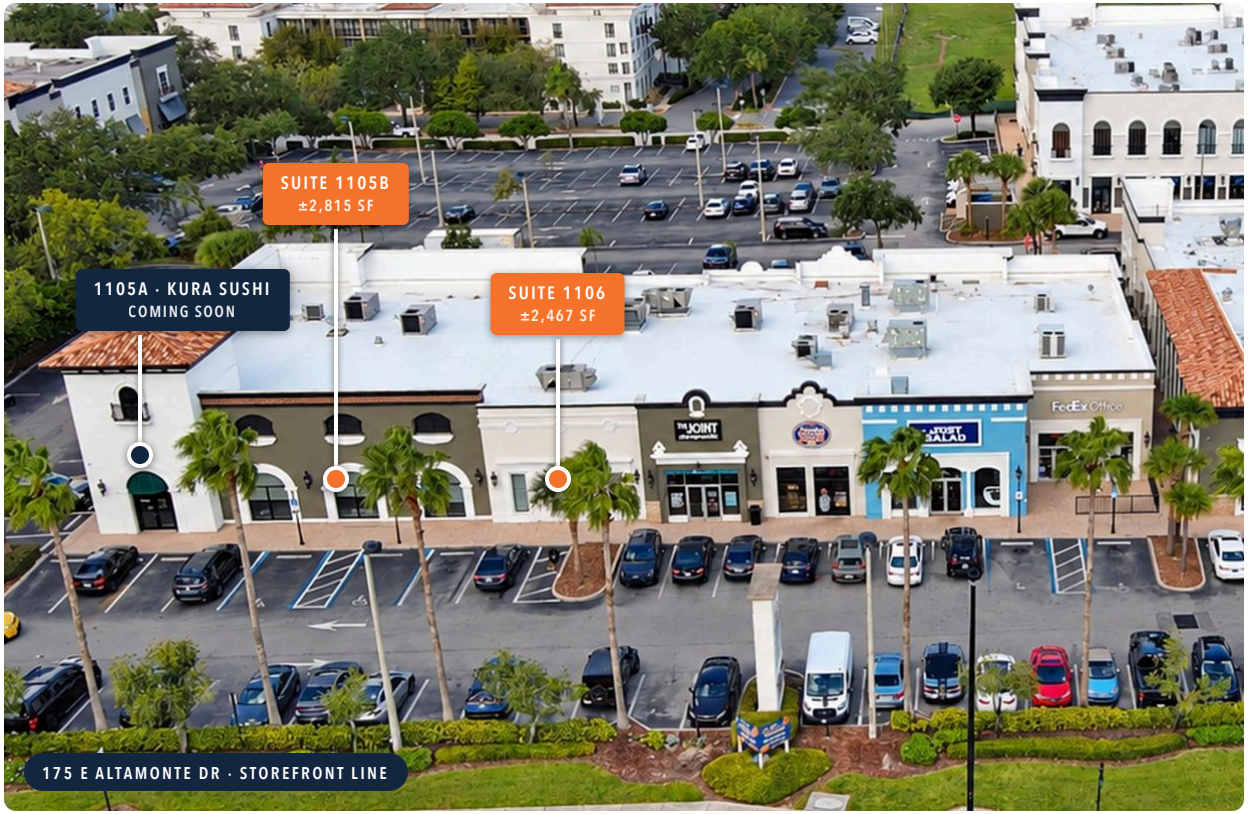
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BUILDING 175 · NEXT TO KURA SUSHI

Suites 1105B & 1106

1105B	1106	STATUS	RATE
±2,815 SF	±2,467 SF	Available Soon	Call

UPTOWN ALTAMONTE







THE SPACE

The former Fidelity space is being split three ways. Kura Sushi takes the corner (1105A); the middle bay (1105B) becomes inline retail and the east bay (1106) a second restaurant, both planned for vanilla-shell delivery.

Side by side, with Kura Sushi's draw next door and The Joint, Jersey Mike's, Just Salad and FedEx Office down the row.

1105B · Specialty Retail & Services

Apparel, beauty supply, mobile, optical, dessert-and-retail or a service user that wants storefront on the Uptown parking field.

BEST FIT: 2,500–3,000 SF RETAIL

1106 · Fast-Casual Restaurant

Bowls, poke, bakery-café, tacos or pizza, with grease waste, gas and three-phase power planned, next to a destination sushi concept.

BEST FIT: 2,200–2,800 SF RESTAURANT

Suite locations are approximate. Uses shown are illustrative and subject to existing exclusives, zoning and ownership approval. Availability per ownership; rate per written proposal.

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BUILDING 175 · PLANNED DELIVERY

Restaurant-Ready Next to Kura Sushi

Pre-design plans put power, gas and grease where a second restaurant needs them.

UPTOWN ALTAMONTE

STOREFRONT LINE, WEST TO EAST (SCHEMATIC, NOT TO SCALE)

1105A	1105B	1106	1020	1030	1040	1050
3,002 SF	2,815 SF	2,467 SF	1,812 SF	1,727 SF	2,500 SF	1,910 SF
KURA SUSHI	AVAILABLE	AVAILABLE	THE JOINT	JERSEY MIKE'S	JUST SALAD	FEDEX

CORNER · 175 E ALTAMONTE DR

TOWARD CRANES ROOST BLVD

	SUITE 1105B · RETAIL	SUITE 1106 · RESTAURANT
SIZE	**±2,815 SF**	**±2,467 SF**
DELIVERY	Vanilla shell (planned)	Vanilla shell (planned)
ELECTRICAL	200A service (relocated)	400A, 120/208V three-phase (relocated)
HVAC	(1) 10-ton rooftop unit	(1) 10-ton + (1) 7.5-ton RTU, hot-gas reheat
GREASE / SANITARY	Existing 4" sanitary main	New 4" grease waste to exterior interceptor
GAS	–	New natural gas meter, rear wall
WATER / RESTROOM	1" domestic · new fixtures · tankless heater	1" domestic · new restroom fixtures



WHY IT MATTERS

A restaurant user usually pays for new power, a grease interceptor and gas service before opening. Here they are part of the planned shell work, so a tenant can move straight to its own build-out, beside a national sushi concept that brings dinner and weekend traffic to this end of the center.

±5,282 SF
1105B and 1106 side by side · ask about combining

3,002 SF
Kura Sushi next door (1105A) · coming soon

65,000+ VPD
Daily traffic on E Altamonte Dr (SR 436)[1]

Vanilla shell
Planned delivery for both suites (pre-design)

[1] FDOT AADT as reported in the prior marketing package. Source: Basis of Design, 26-011 175 E Altamonte Bldg A1B, National MEP Engineers for North Shore Architecture, March 11, 2026 (pre-design phase). Specifications are planned, not final, and subject to final design, permitting and ownership approval. Bay widths are proportional to square footage only. Tenants should verify all systems.

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BUILDING 150 · FORMER IDEAL IMAGE

Suite 1220

SIZE	STATUS	BUILD-OUT	RATE
±2,704 SF	Available	Medical Spa	Call

UPTOWN ALTAMONTE







THE SPACE

A finished clinic, ready to reuse. The former Ideal Image suite has a built-in reception desk, a waiting area, nine treatment rooms (most with sinks), two restrooms, storage and a staff room.

On the boulevard. Building 150 faces Cranes Roost Boulevard between Azal Coffee and Spectrum, steps from the park and the Uptown hotels.

Medical Spa & Aesthetics

Laser, injectables, body contouring, IV therapy or a dermatology practice that can open in the existing room layout.

BEST FIT: TURNKEY MED-SPA OPERATORS

Medical, Dental & Wellness

Dental, physical therapy, chiropractic, primary care or a wellness studio that wants private rooms and a storefront lobby.

BEST FIT: 2,500–3,000 SF USERS

Pin marks the Suite 1220 entrance. Photos show the space as last occupied; fixtures and furnishings may not remain. Uses are illustrative and subject to existing exclusives, zoning and ownership approval. Rate per written proposal.

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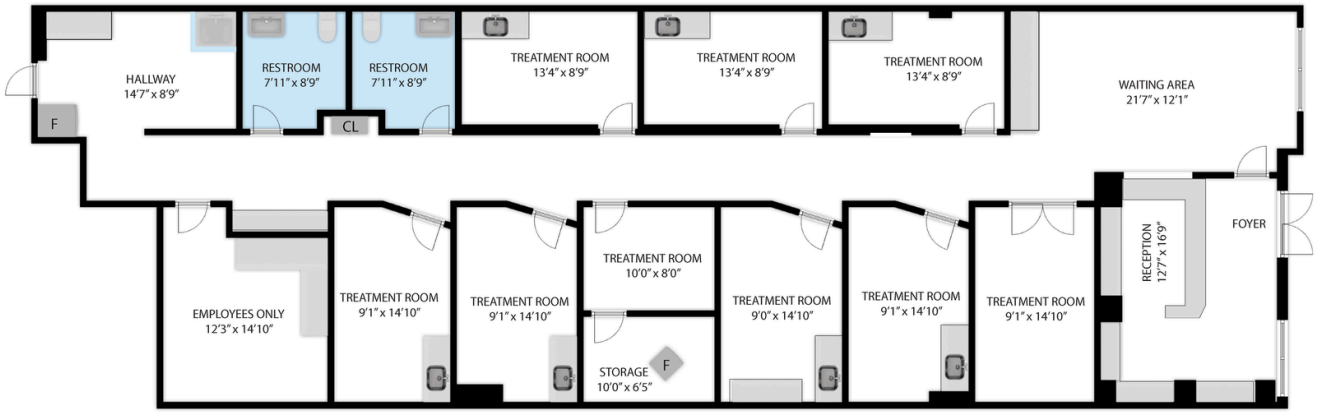
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SUITE 1220 · FLOOR PLAN

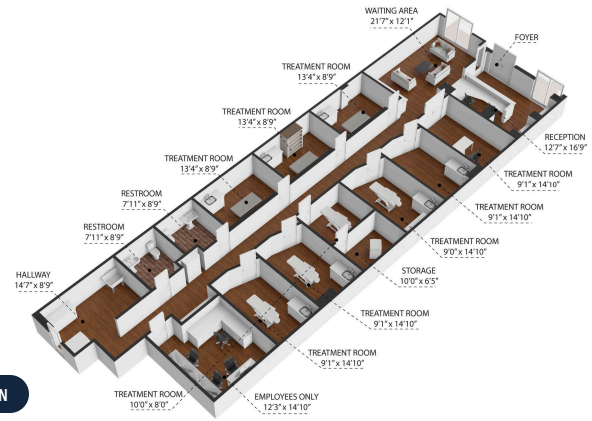
±2,704 SF, Built for Care

Reception and waiting up front, nine treatment rooms off one corridor.

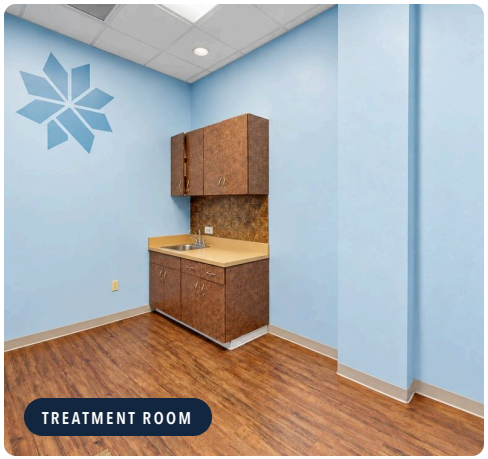
UPTOWN ALTAMONTE



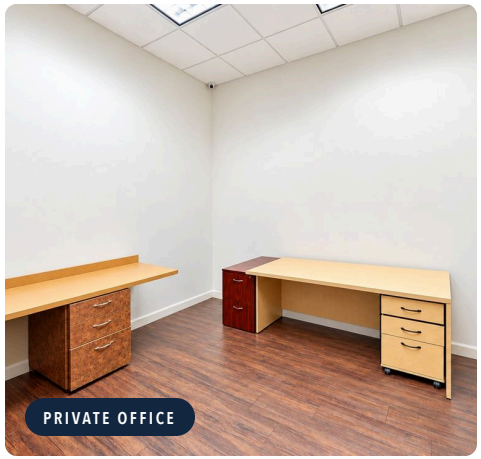
2D FLOOR PLAN



3D FLOOR PLAN



TREATMENT ROOM



PRIVATE OFFICE

9 rooms
Treatment rooms, 8'9" to 14'10" deep

21'7" × 12'1"
Waiting area at the storefront

12'7" × 16'9"
Reception with built-in desk

2 + 1
Restrooms plus a 12'3" × 14'10" staff room

Floor plans are for illustration only and are not to scale; dimensions are approximate and should be verified. No 3D virtual tour is available for this suite at this time.

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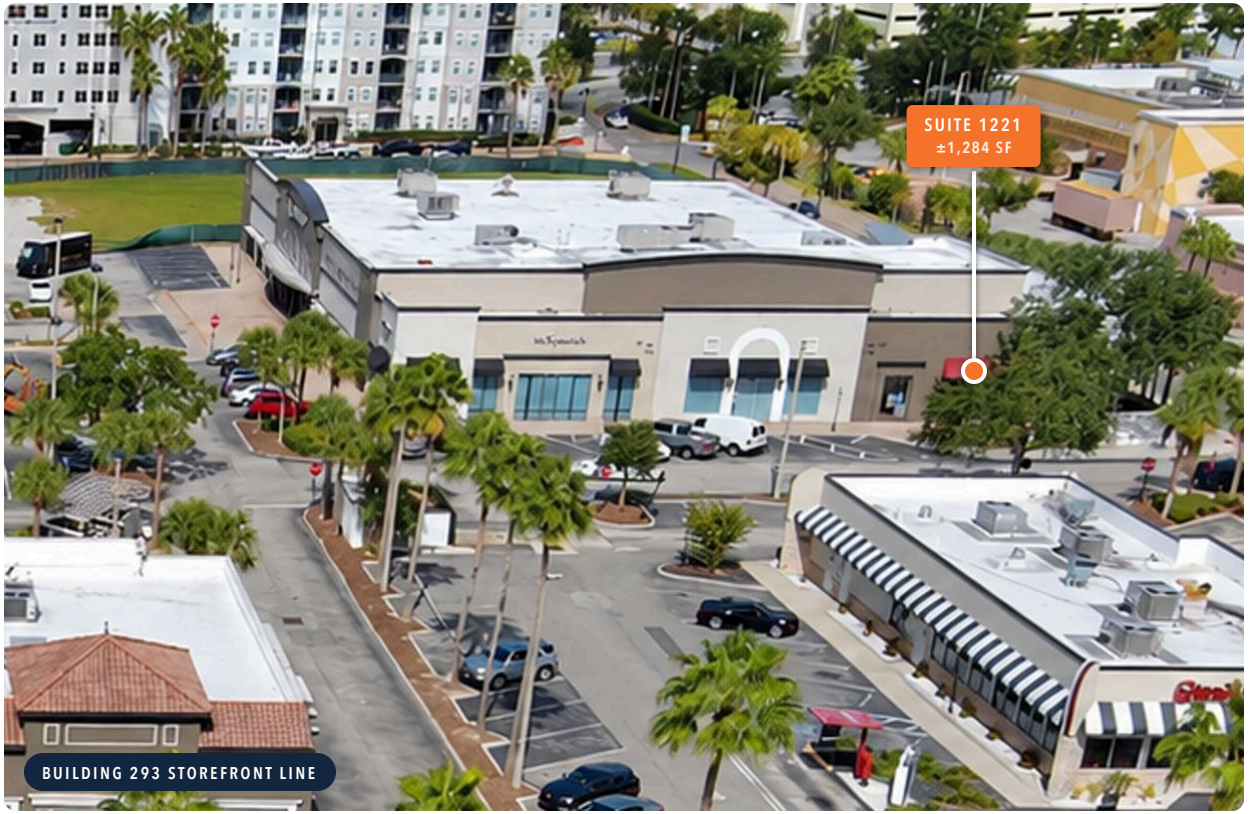
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BUILDING 293 · BESIDE URBAN AIR

Suite 1221

SIZE	STATUS	BUILD-OUT	RATE
±1,284 SF	Available	Salon	Call

UPTOWN ALTAMONTE







THE SPACE

A turnkey salon, ready now. The former barber space keeps its styling and washing stations, wood floors, a restroom and a long rear storage room.

Family traffic next door. Urban Air Adventure Park (±29,320 SF) and IVX Health share the building.

Salon & Barber

Hair, barber, blow-dry bar or a salon-suite operator that can reuse the plumbed washing stations and save on build-out.

BEST FIT: TURNKEY OPERATORS

Beauty, Wellness & Services

Nails, lash and brow, spa, or a small service or medical office that wants a storefront and easy parking.

BEST FIT: 1,000–1,500 SF USERS

Photos show the space as last occupied; fixtures and furnishings may not remain. Uses are illustrative and subject to existing exclusives, zoning and ownership approval. Rate per written proposal.

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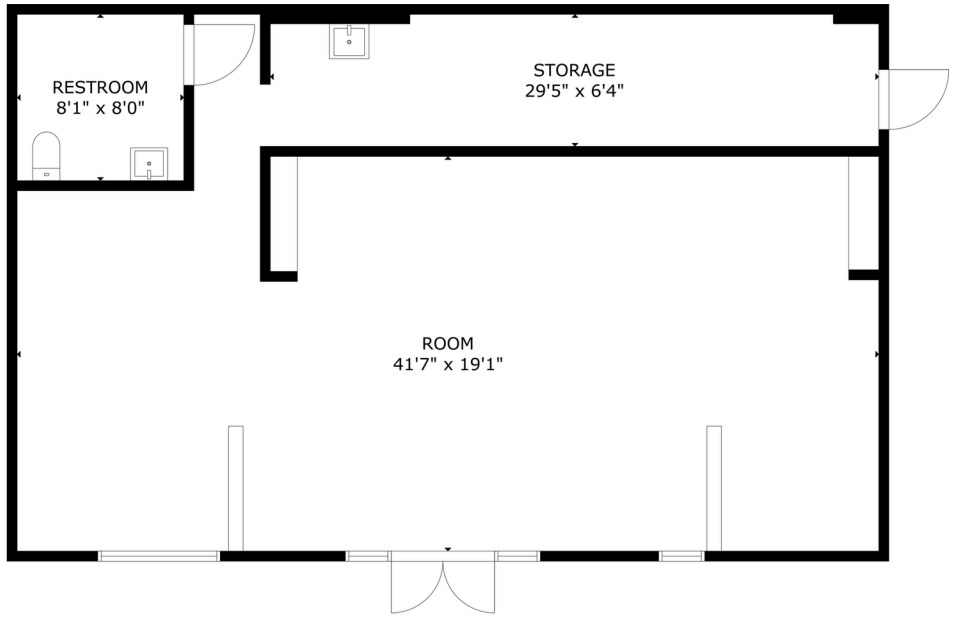
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SUITE 1221 · FLOOR PLAN

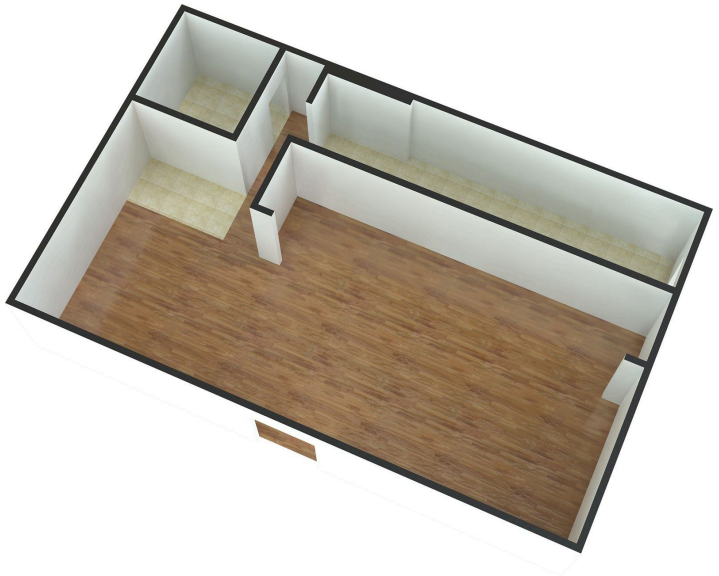
±1,284 SF, Ready to Work

One open room, a restroom and a full-width rear storage room.

UPTOWN ALTAMONTE



2D FLOOR PLAN

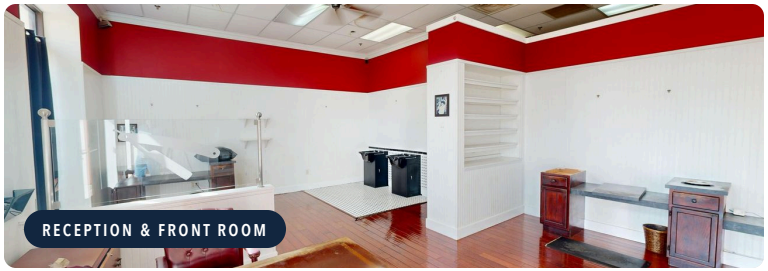


3D FLOOR PLAN

41'7" × 19'1"
Main room, storefront to storage wall

29'5" × 6'4"
Rear storage / utility with sink

8'1" × 8'0"
Restroom



Floor plans are for illustration only and are not to scale; dimensions are approximate and should be verified. No 3D virtual tour is available for this suite at this time.

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HIGHEST & BEST USE

The Right User for Every Suite

A dining cluster, family entertainment and downtown residents point to food, service, beauty and medical users.

UPTOWN ALTAMONTE

Suite 1106 · Fast-Casual Restaurant

Bowls, poke, bakery-café, tacos or pizza, using the planned grease, gas and three-phase service next to Kura Sushi.

±2,467 SF · AVAILABLE SOON

Suite 1105B · Retail & Services

Specialty retail, beauty supply, optical, mobile or a service user that wants storefront between two restaurants.

±2,815 SF · AVAILABLE SOON

Suite 1221 · Salon & Beauty

A hair, barber, nail or lash operator that reuses the existing washing stations and opens with little build-out.

±1,284 SF · AVAILABLE NOW

Suite 1220 · Medical Spa & Medical

An aesthetics, med-spa, dermatology or dental user that reuses the reception, waiting area and nine plumbed treatment rooms.

±2,704 SF · AVAILABLE NOW

WHY IT WORKS

Uptown already draws lunch, dinner and weekend crowds to Five Guys, Dave's Hot Chicken, Wingstop, Panda Express and Cold Stone, and Kura Sushi will add a destination. Urban Air and Youfit bring families and members every day, hotels and apartments sit within a short walk, and a signalized entrance on SR 436 makes every suite easy to reach. Leasing second-generation space here is faster and cheaper than building on a new pad.



BUILDING 229 · JARED


BUILDING 155 · DAVE'S HOT CHICKEN

RETAIL MARKET · Q2 2026

ORLANDO METRO

5.0% Vacancy

$30.25 Avg. asking rent / SF

UNITED STATES

6.0% Vacancy

$25.65 Avg. asking rent / SF

Orlando retail is tighter and pricier than the nation: vacancy a full point below the U.S. average and asking rents about 18% higher. Net absorption topped 1 million SF in the year ended June, with restaurants and service providers leading demand for smaller spaces.

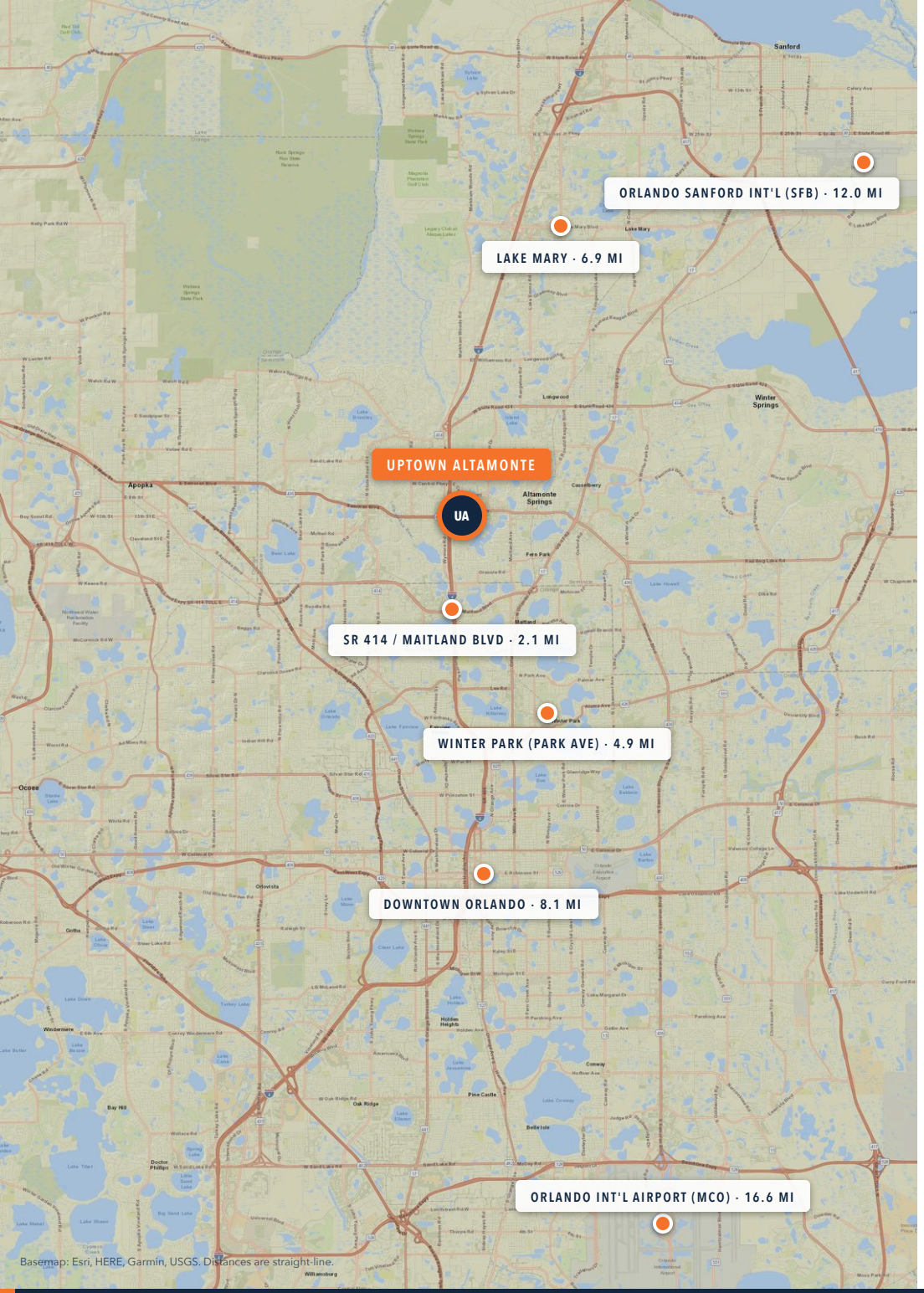
1 M+ SF Net absorption, 12 months to June

+18% Orlando rent premium vs. U.S.

Market data: Cushman & Wakefield U.S. Retail MarketBeat, Q2 2026 (preliminary; Orlando overall); Marcus & Millichap Orlando Retail Market Report, 3Q 2026 (absorption). Rent premium derived ($30.25 ÷ $25.65). Illustrative uses are subject to existing exclusives, zoning and ownership approval. Rates per written proposal.

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LOCATION

Central Florida's I-4 Crossroads

Altamonte Springs sits where I-4 meets SR 436, the busiest retail corridor in Seminole County, halfway between downtown Orlando and Lake Mary. Uptown Altamonte is the city's planned downtown, built around Cranes Roost Park with hotels, offices and apartments a short walk from the shops.

Altamonte Mall, AdventHealth Altamonte and the SunRail station are all within two miles.

MILES FROM

0.3 mi	0.5 mi	4.9 mi	8.1 mi
I-4 at SR 436	Altamonte Mall	Park Ave, Winter Park	Downtown Orlando

DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
Population (2023)	**15,794**	**96,119**	**238,189**
Daytime population	20,658	130,098	274,086
Households	7,684	42,550	100,573
Avg. household income	**$83,516**	**$103,452**	**$108,931**
Businesses	1,504	8,153	16,583
Median age	37.5	39.3	40.1



Demographics: 2023 estimates as published in the prior Uptown Altamonte marketing package. Distances are straight-line from SR 436 at Cranes Roost Blvd and approximate.

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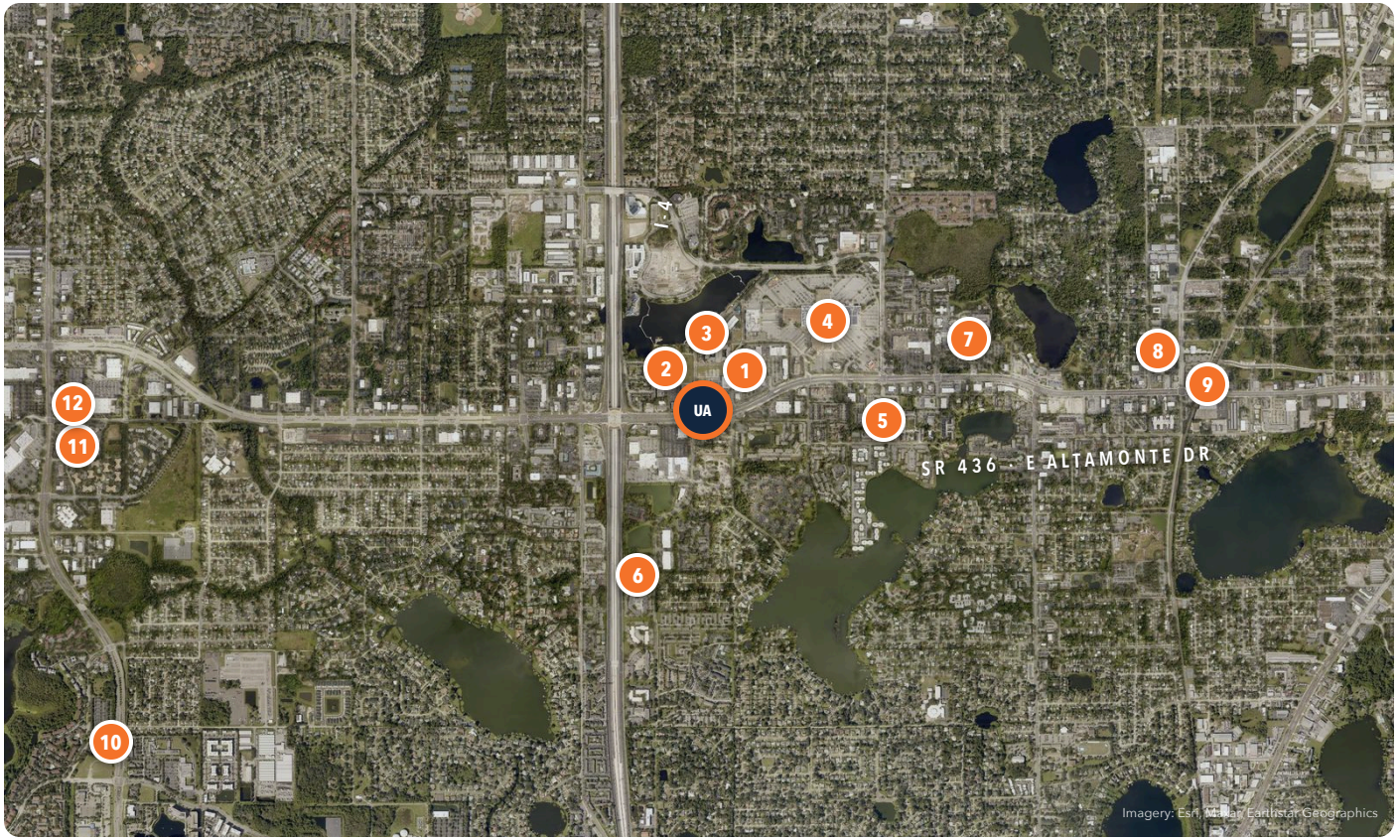
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NEARBY AMENITIES

Downtown Living, Steps Away

Grocery, hotels, a regional mall, a hospital and the lakefront park within about two miles.

UPTOWN ALTAMONTE

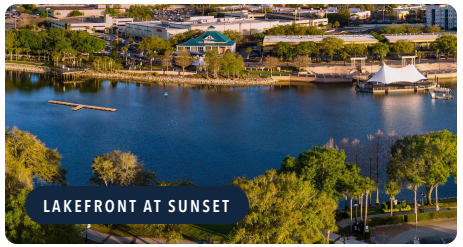


1	**Whole Foods Market** Grocery · next door	0.2 mi
2	**Embassy Suites** Hotel at Uptown	0.2 mi
3	**Cranes Roost Park** Lake, boardwalk & event lawn	0.3 mi
4	**Altamonte Mall** Regional mall · cross-access	0.5 mi
5	**Publix** Grocery	0.6 mi
6	**Hilton Orlando/Altamonte** Hotel & conference center	0.6 mi
7	**AdventHealth Altamonte** Hospital campus	0.9 mi
8	**Altamonte Springs City Hall** City Hall	1.5 mi
9	**SunRail · Altamonte Springs** Commuter rail station	1.7 mi
10	**Seminole State College** College campus	2.2 mi
11	**Costco** Warehouse club	2.0 mi
12	**Target** Big-box anchor	2.1 mi


CRANES ROOST PARK



UPTOWN GATEWAY


LAKEFRONT AT SUNSET

Distances are straight-line and approximate.

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UPTOWN ALTAMONTE

Let's Find Your Place at Uptown

A restaurant-ready suite, inline retail, a medical spa and a turnkey salon in Altamonte's downtown.

Contact Garrett or Nick for plans, rates or a tour.

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