UPTOWN
ALTAMONTE

FOR LEASE · 4 SUITES · 1,284–2,815 SF



UPTOWN ALTAMONTE TOWN CENTER · SR 436 AT CRANES ROOST BLVD

KURA SUSHI (COMING SOON) · FIVE GUYS · DAVE'S HOT CHICKEN · PANDA EXPRESS · URBAN AIR · YOUFIT



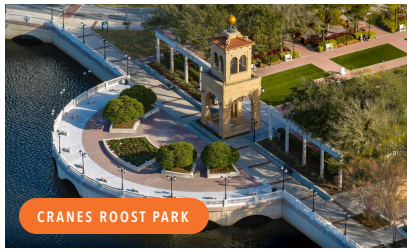
SUITES 1105B & 1106



SUITE 1220 · MED SPA



SUITE 1221 · SALON



CRANES ROOST PARK

FOR LEASE · RETAIL · ALTAMONTE SPRINGS, FLORIDA

The Retail Heartbeat of Altamonte Springs

Uptown Altamonte Town Center is the retail core of the city's downtown, a walkable mix of shops, restaurants, hotels and apartments between Cranes Roost Park and E Altamonte Drive, a quarter mile from I-4. More than 30 tenants, including Five Guys, Dave's Hot Chicken, Urban Air and Youfit, share about 1,050 feet of SR 436 frontage and a signalized entrance. Four suites are open: a restaurant-ready bay and an inline retail bay next to the incoming Kura Sushi, a built-out medical spa in Building 150 and a turnkey salon beside Urban Air.

±2,467 SF
Suite 1106 · restaurant-ready · available soon

±2,815 SF
Suite 1105B · inline retail · available soon

±2,704 SF
Suite 1220 · medical spa build-out · available

±1,284 SF
Suite 1221 · salon build-out · available

30+
Tenants, including Five Guys, Urban Air and Youfit

65,000+ VPD
On E Altamonte Dr (SR 436)[1]

238K
Residents within 5 miles · $109K avg. HH income[2]

0.3 MI
To the I-4 / SR 436 interchange[3]

E ALTAMONTE DR AT CRANES ROOST BLVD · ALTAMONTE SPRINGS, FL 32701

[1] FDOT AADT per prior package · [2] 2023 estimates · [3] Straight-line

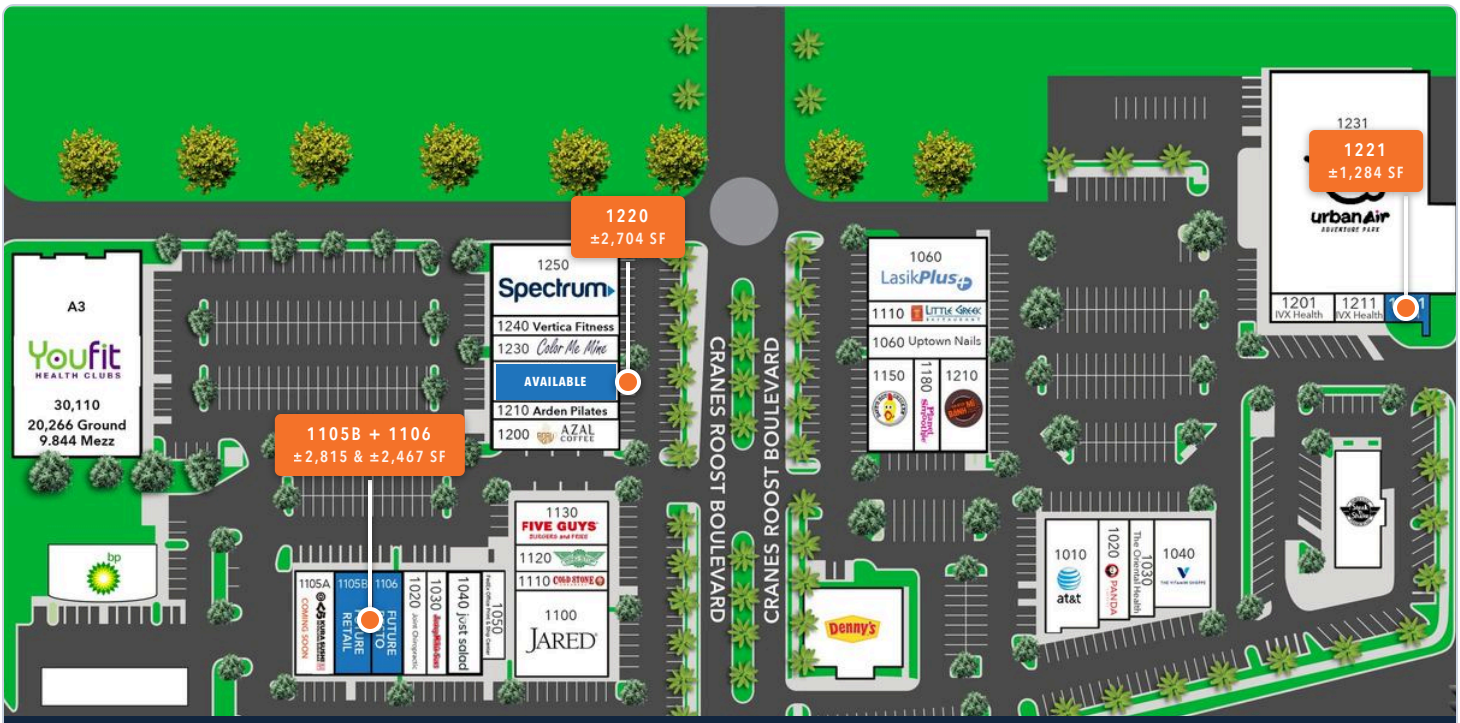
ACRE COMMERCIAL

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AVAILABLE SPACE

Four ways into Uptown Altamonte

UPTOWN ALTAMONTE



UPTOWN ALTAMONTE TOWN CENTER · SIGNALIZED ENTRANCE AT SR 436 AND CRANES ROOST BLVD

WHY UPTOWN ALTAMONTE

- **A proven dining cluster.** Five Guys, Dave's Hot Chicken, Wingstop, Panda Express and Cold Stone, with Kura Sushi coming to Building 175.
- **Downtown demand.** Hotels, apartments and Cranes Roost Park within a short walk; Urban Air and Youfit draw families daily.
- **Exposure and access.** 65,000+ vehicles a day on SR 436, a signalized entrance and cross-access to Altamonte Mall.
- **Tight market.** Orlando retail vacancy was 5.0% in Q2 2026, a point below the U.S., with asking rents near $30/SF.



Suite 1106

±2,467 SF · AVAILABLE SOON

Restaurant-ready

Planned 400A three-phase power, grease waste to an interceptor and gas, next to Kura Sushi.

BEST FIT: FAST-CASUAL RESTAURANT



Suite 1105B

±2,815 SF · AVAILABLE SOON

Inline retail

Middle bay of Building 175 between two restaurants; vanilla-shell delivery planned.

BEST FIT: RETAIL & SERVICES



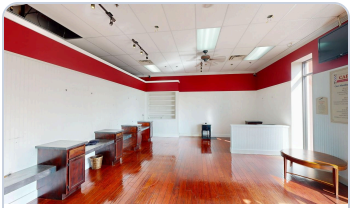
Suite 1220

±2,704 SF · AVAILABLE

Medical spa build-out

Reception, waiting area and nine treatment rooms in Building 150, the former Ideal Image.

BEST FIT: MED SPA, MEDICAL, DENTAL



Suite 1221

±1,284 SF · AVAILABLE

Turnkey salon

Styling and washing stations, restroom and rear storage, beside Urban Air and IVX Health.

BEST FIT: SALON, BEAUTY, WELLNESS

Uses shown are illustrative and subject to existing exclusives, zoning and ownership approval. Building 175 infrastructure per the March 2026 pre-design Basis of Design and subject to final design. Rates per written proposal. Traffic count per the prior marketing package; market data Cushman & Wakefield U.S. Retail MarketBeat, Q2 2026. Site plan not to scale; suite locations approximate. 4 Acre Commercial Real Estate does not warrant the accuracy of the information contained herein; all information should be verified prior to lease.

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