

FOR
LEASE OR
GROUND
LEASE

±5,073 SF RESTAURANT

CLICK TO VIEW
LISTING VIDEO

795 GATEWAY DRIVE | ALTAMONTE SPRINGS, FL 32714

FULLY BUILT-OUT 2ND GEN RESTAURANT ON ±1.02 ACRES

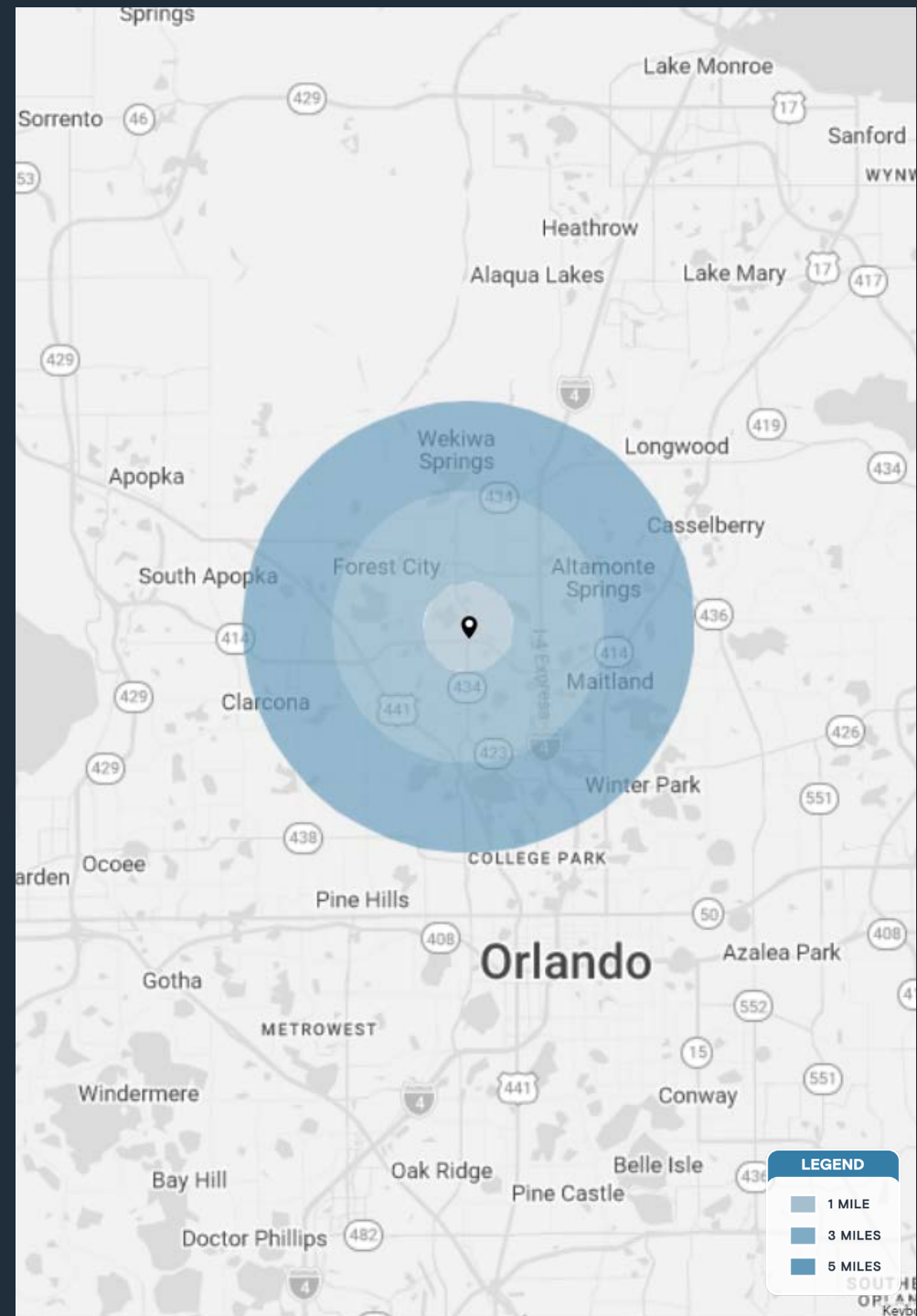


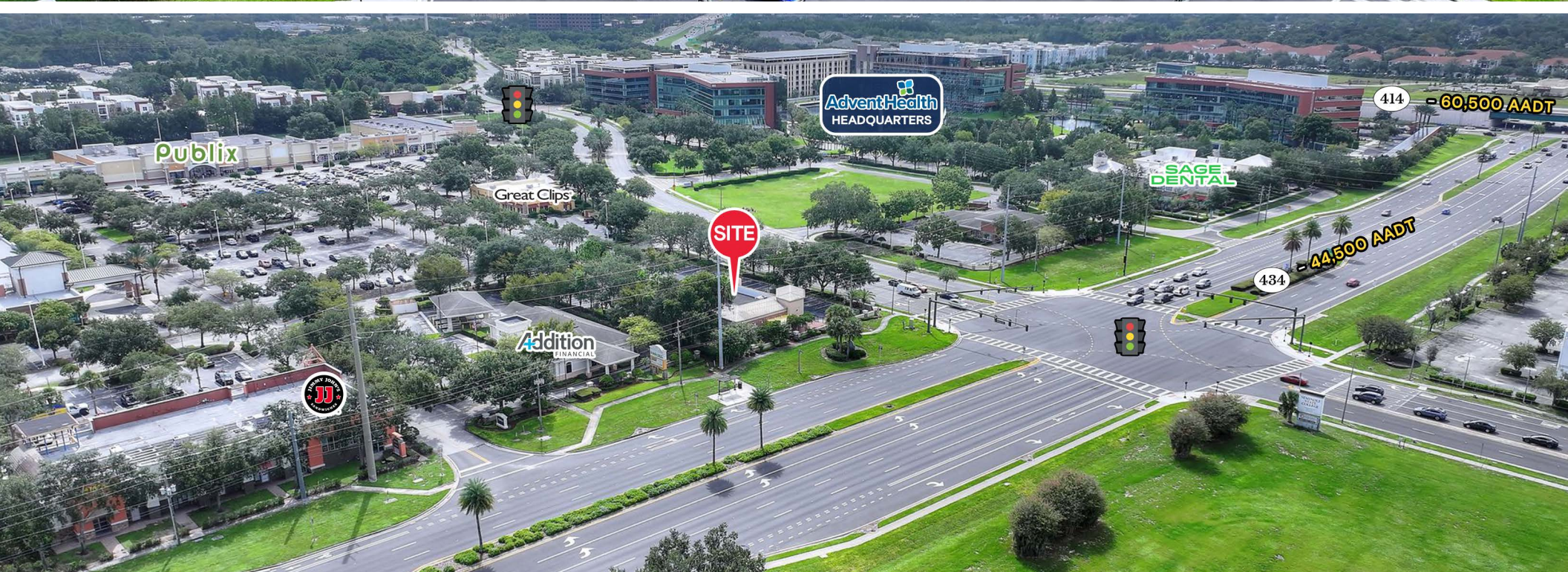
Property Overview

HIGHLIGHTS

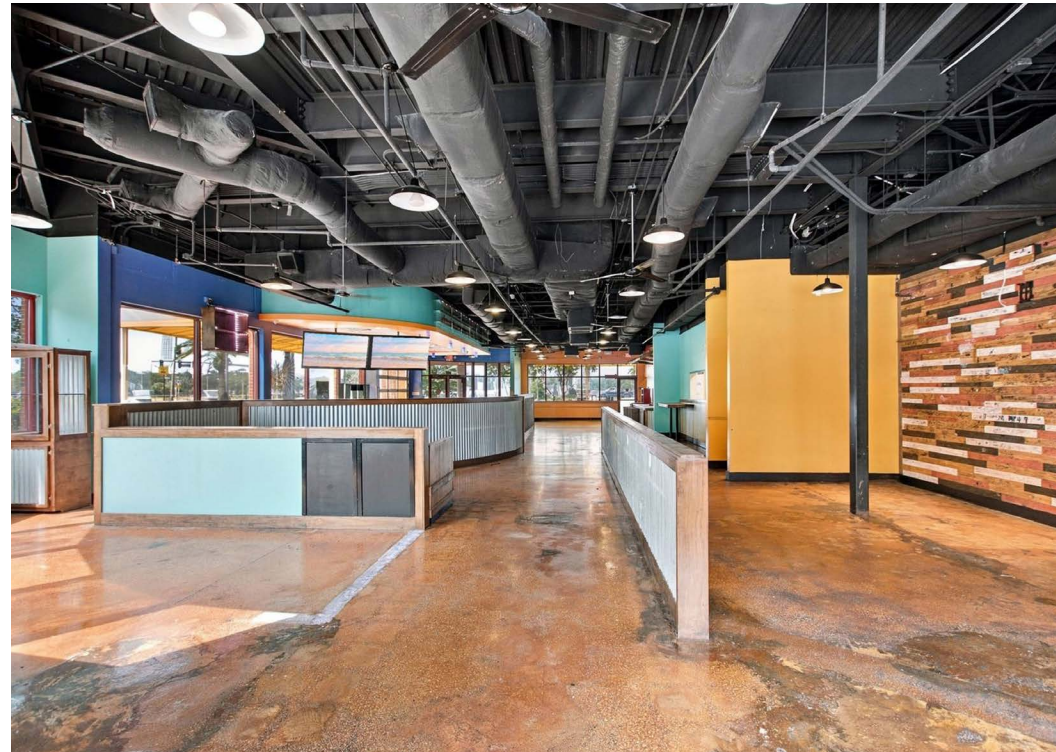
- Freestanding $\pm 5,073$ SF restaurant on ± 1.02 acres for lease or ground lease
- Hard corner outparcel to Publix
- Great visibility and signage
- Can be ground leased for medical, bank, QSR, and more
- Across from Seminole State College Altamonte Campus and Advent Health headquarters
- Large population growth and numerous new multi-family projects

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	13,835	102,431	252,651
HOUSEHOLDS	6,266	42,762	101,428
EMPLOYEES	12,227	79,129	163,821
AVERAGE HH INCOME	\$99,668	\$99,062	\$112,688
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	36,050	140,566	308,899
HOUSEHOLDS	14,983	58,589	123,360
EMPLOYEES	27,667	103,974	195,399
AVERAGE HH INCOME	\$105,408	\$105,094	\$116,930

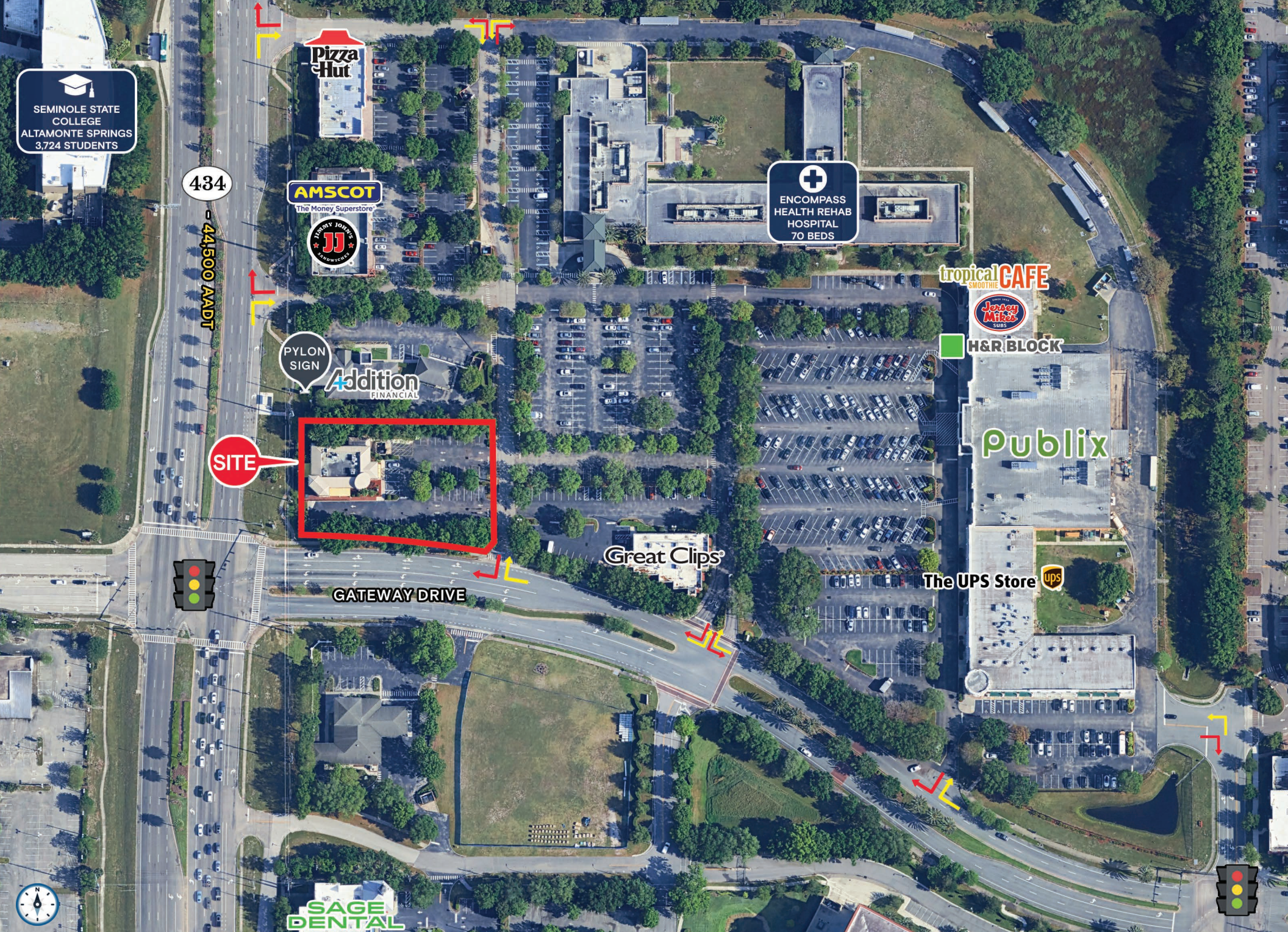












SEMINOLE STATE
COLLEGE
ALTAMONTE SPRINGS
3,724 STUDENTS

434

44,500 AADT

AMSCOT

The Money Superstore



PYLON
SIGN

Addition
FINANCIAL

SITE

GATEWAY DRIVE

Great Clips

tropical CAFE



H&R BLOCK

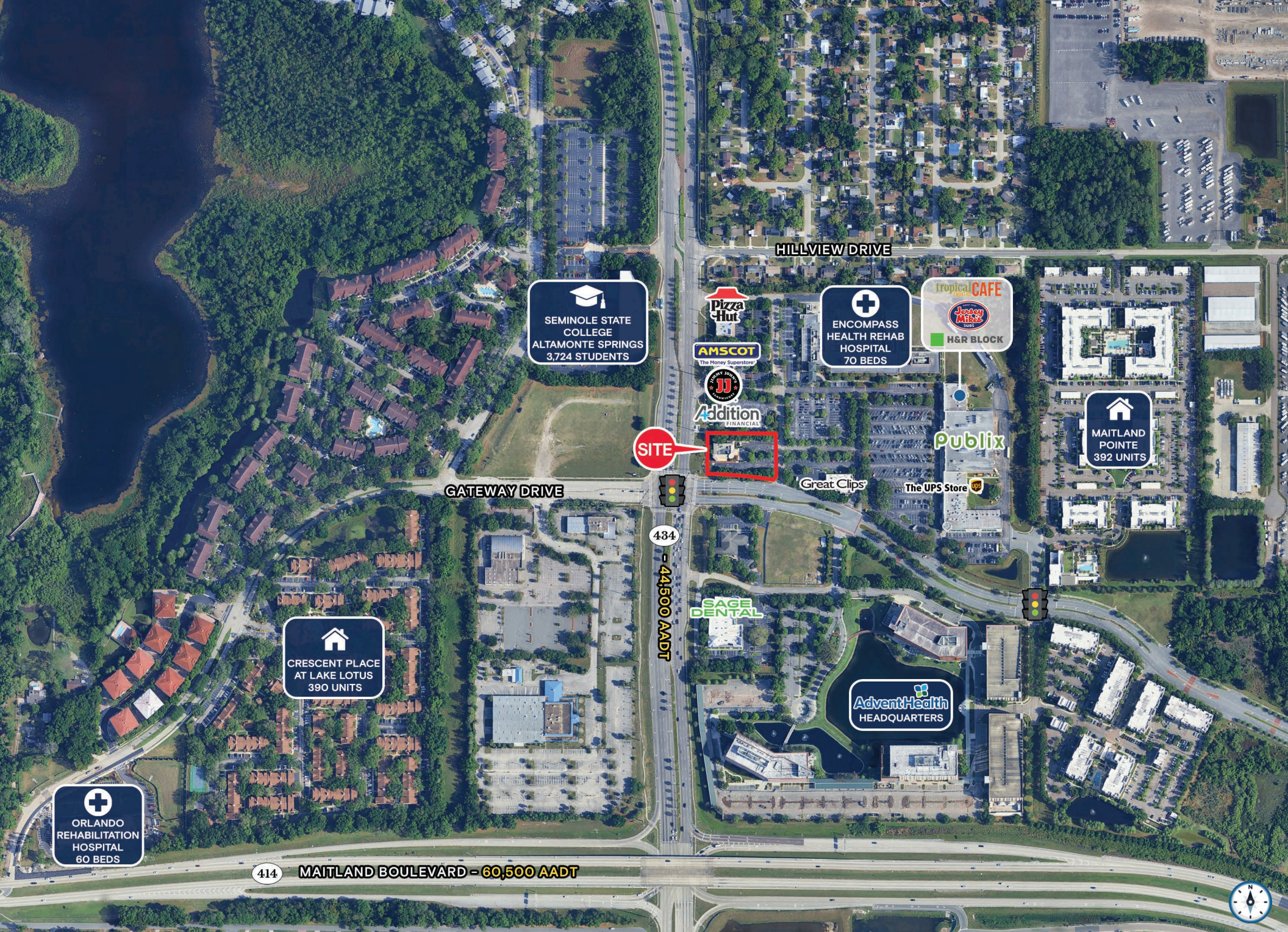
Publix

The UPS Store



SAGE
DENTAL









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