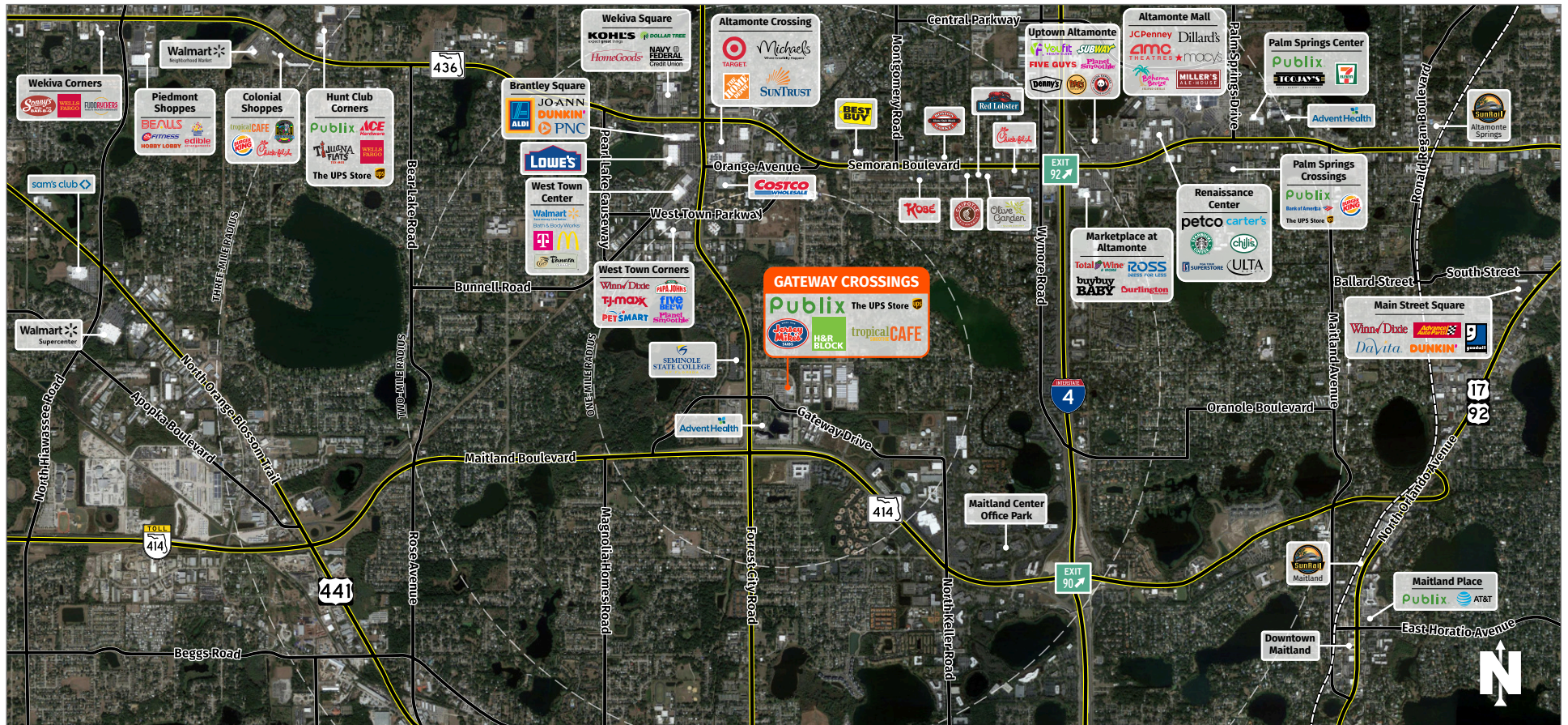




# GATEWAY CROSSINGS

851 South State Road 434, Altamonte Springs, FL 32714

# ALTAMONTE SPRINGS, FL

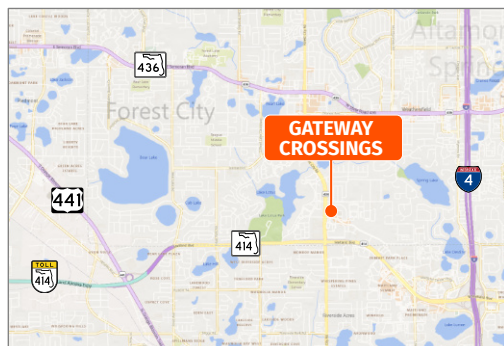


**MARKET:** Central Florida

**COUNTY:** Seminole

**GLA:** ±79,991 SF

**TRAFFIC COUNT:** ±52,500



- Gateway Crossings is well-positioned along a heavily-trafficked retail corridor near the Maitland Center office park, which boasts the highest daytime population in Central Florida after downtown Orlando, and is located just east of the center
- Located directly north of AdventHealth's headquarters (±1,500 employees) and directly east of Seminole State College's ±43-acre Altamonte campus (±6,100 students), which is currently in the midst of a ±1.3-million-square-foot expansion
- Two new apartment communities were recently constructed on Gateway Drive totaling ±650 units

**NOLAN COLLIER | LEASING AGENT**

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**SOUTHEAST**  
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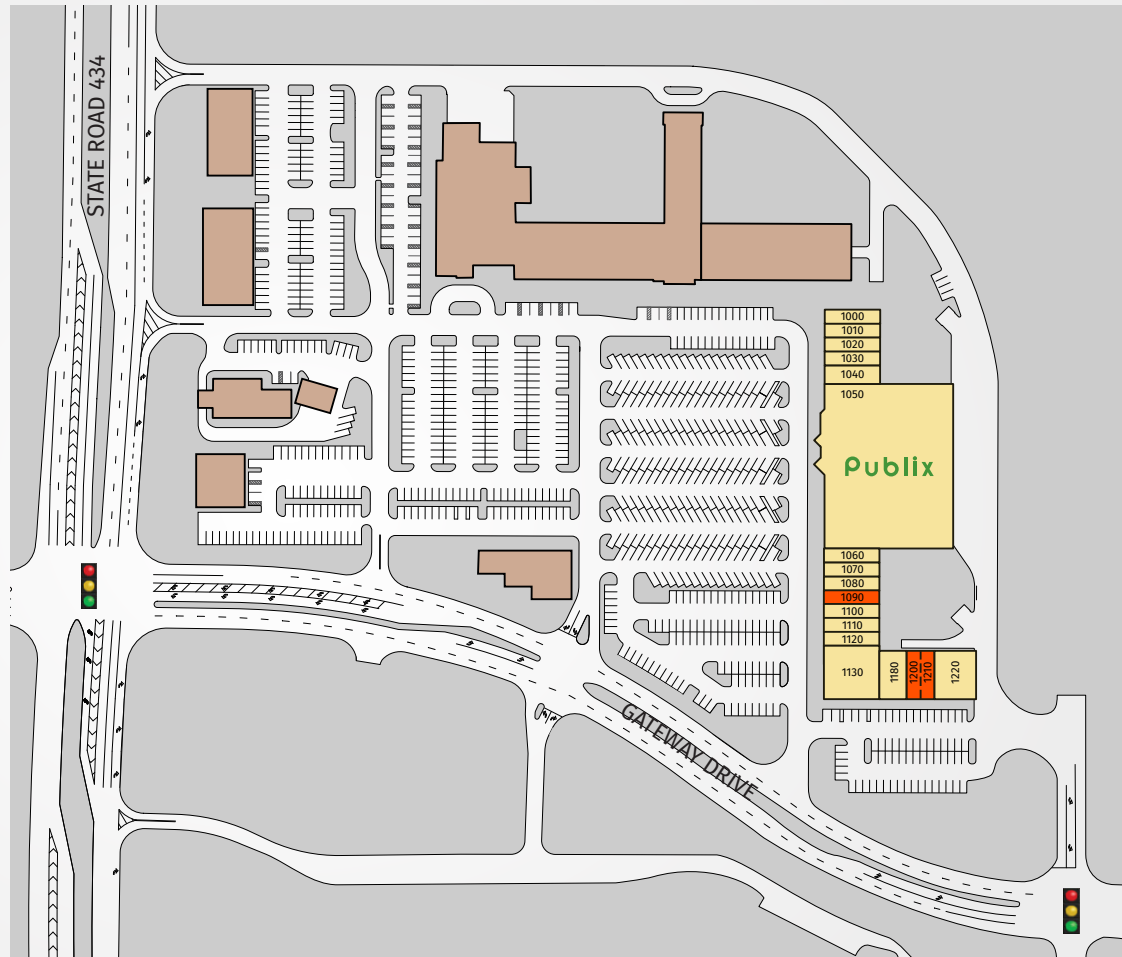
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**SOUTHEAST  
 CENTERS**



## GATEWAY CROSSINGS

TENANTS	UNIT	SIZE
Tropical Smoothie Café	1000	1,600 SF
Revival IV Lounge	1010	1,600 SF
Jersey Mike's	1020	1,600 SF
H&R Block	1030	1,600 SF
Two Rivers Dental	1040	2,160 SF
Publix	1050	44,271 SF
Liquor Emporium	1060	1,600 SF
The UPS Store	1070	1,600 SF
Waxing The City	1080	1,600 SF
<b>Available</b>	<b>1090</b>	<b>1,600 SF</b>
Polo Nail & Spa	1100	1,600 SF
Anthony's Pizza	1110	1,600 SF
Fat Lamb	1120	1,600 SF
Mikado Group	1130	6,160 SF
Boston Coffeehouse	1180	2,800 SF
<b>Available (Can Combine with 1210)</b>	<b>1200</b>	<b>1,400 SF</b>
<b>Available (Can Combine with 1200)</b>	<b>1210</b>	<b>1,400 SF</b>
Hardcore Fitness	1220	4,200 SF



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DEMOGRAPHICS	TOTAL POPULATION	MEDIAN AGE	AVERAGE HH INCOME
<b>1 MILE</b>	14,456	33.9	\$101,916
<b>3 MILES</b>	105,102	36.5	\$101,759
<b>5 MILES</b>	252,932	38.0	\$117,738

Southeast Centers offers best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction management.



This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.