



# GATEWAY CROSSINGS

851 S. State Road 434, Altamonte Springs, FL 32714



**MARKET:** Central Florida

**COUNTY:** Seminole

**GLA:** 79,991 SF

**TRAFFIC COUNT:** 42,000



	TOTAL POPULATION	MEDIAN AGE	AVG. HH INCOME
1 MILE	8,884	40	\$74,628
3 MILES	98,776	36	\$51,018
5 MILES	243,424	38	\$51,045

**JASON REISMAN** | LEASING AGENT

jreisman@secenters.com

(321) 677-0155 | Mobile (561) 445-5571

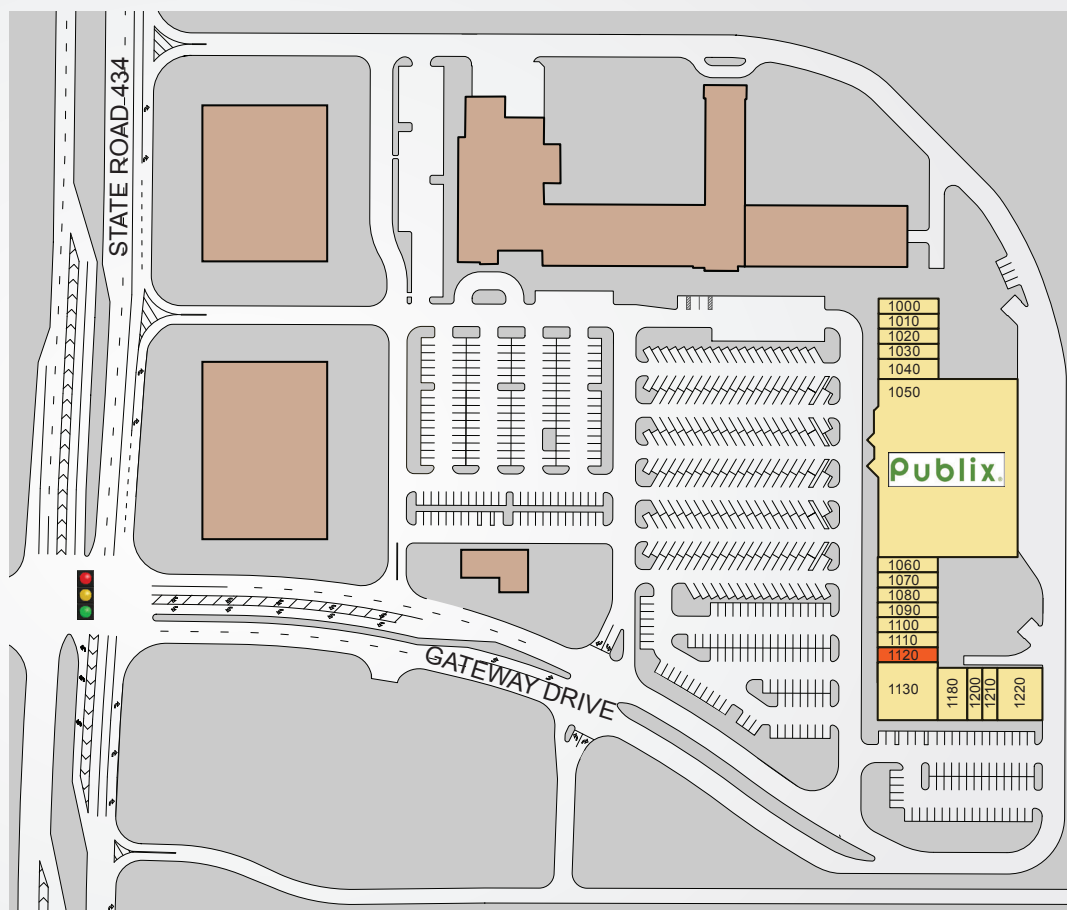
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TENANTS	UNIT	SF
Tropical Smoothie Café	1000	1,600
Glory Martial Arts	1010	1,600
Jersey Mikes	1020	1,600
H&R Block	1030	1,600
Beverly Hills Salon	1040	2,160
Publix	1050	44,271
Liquor Emporium	1060	1,600
The UPS Store	1070	1,600
Waxing The City	1080	1,600
Dry Clean America	1090	1,600
Polo Nail & Spa	1100	1,600
Anthony's Pizza	1110	1,600
<b>Available</b>	<b>1120</b>	<b>1,600</b>
Mikado Group	1130	6,160
Boston Coffeehouse	1180	2,800
District Chiropractic	1200	1,400
In And Out Barbershop	1210	1,400
Anytime Fitness	1220	4,200



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This well-positioned Publix anchored shopping center is Located on NE corner of SR 434 and Gateway Dr, just north of Maitland Blvd. This busy plaza benefits from Maitland Center which boasts the highest daytime population in Central Florida after downtown Orlando and is located just east of the plaza. In addition, Gateway sits across from Adventist Health's headquarters (1,500 employees) to the south, and across from the 43-acre Seminole State College Altamonte Campus which currently hosts 6,100 students and will be expanding from its current 100,000-SF campus to more than 1.4 million square feet. Two new apartment communities were recently constructed on Gateway Drive totaling approximately 650 units. Current traffic counts in this retail corridor total 46,000 vpd on SR 434, with an additional 54,000 vpd on Maitland Blvd (SR 414).

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.