

PALM SPRINGS CENTER

525 E. Altamonte Drive
Altamonte Springs, Florida 32701
SEMINOLE COUNTY



JOIN THESE VALUED RETAILERS AND MORE:

- | | |
|----------------------------|----------------------|
| Albertsons | Classic Consignments |
| Duffy's Sports Grill | Oreck Floor Care |
| Toojay's Deli | Great Clips |
| Metro PCS | The Tile Shop |
| Family Christian Bookstore | Rockler Woodworking |
| Heartland Dental Care | Coliseum of Comics |
| Optical Outlets | |

(view full tenant list on the other side)

Palm Springs Center is a 126,446 square foot neighborhood shopping center located at the northeast corner of the intersection of State Road 436 and Palm Springs Drive in Altamonte Springs, Florida (suburban Orlando). Palm Springs Center is anchored by Albertson's grocery store and The Tile Shop. The property is located on a major thoroughfare that serves a densely populated upper-middle income community. The center is adjacent to the Altamonte Mall which is anchored by Sears, JC Penney, Burdines, Macy's and Dillard's. The center is also adjacent to the Florida Hospital and numerous office and medical facilities.

TRAFFIC

Route 436 +/- 62,500 ADT

DEMOGRAPHICS

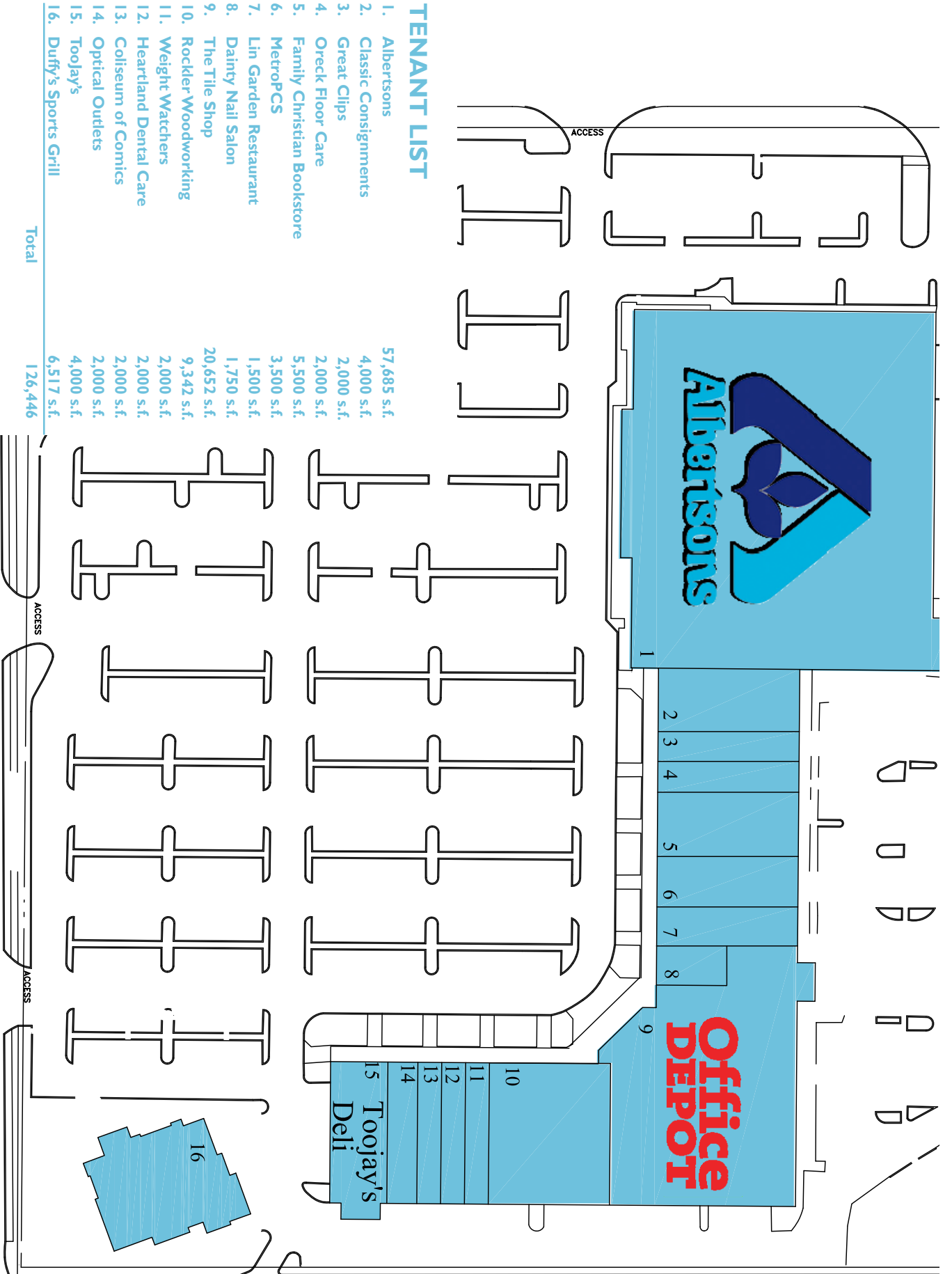
POPULATION

	1 Mile	3 Miles	5 Miles
2015	13,390	82,646	223,325
2020	13,769	84,918	231,744

AVERAGE HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2015	\$54,159	\$67,539	\$71,843
2020	\$60,988	\$76,245	\$81,235

* Source: ESRI, 2015 estimates



TENANT LIST

- | | |
|-------------------------------|-------------|
| 1. Albertsons | 57,685 s.f. |
| 2. Classic Consignments | 4,000 s.f. |
| 3. Great Clips | 2,000 s.f. |
| 4. Oreck Floor Care | 2,000 s.f. |
| 5. Family Christian Bookstore | 5,500 s.f. |
| 6. MetroPCS | 3,500 s.f. |
| 7. Lin Garden Restaurant | 1,500 s.f. |
| 8. Dainty Nail Salon | 1,750 s.f. |
| 9. The Tile Shop | 20,652 s.f. |
| 10. Rockler Woodworking | 9,342 s.f. |
| 11. Weight Watchers | 2,000 s.f. |
| 12. Heartland Dental Care | 2,000 s.f. |
| 13. Coliseum of Comics | 2,000 s.f. |
| 14. Optical Outlets | 2,000 s.f. |
| 15. Toojay's | 4,000 s.f. |
| 16. Duff's Sports Grill | 6,517 s.f. |

Total 126,446