



SIZE

142,257 square feet

DEMOGRAPHICS

| 1 mile | 3 mile | 5 mile |
|------------------------------|--------|---------|
| Population | | |
| 11,829 | 82,709 | 186,047 |
| Households | | |
| 5,003 | 34,050 | 74,618 |
| Median HH Income (\$) | | |
| 76,401 | 76,176 | 73,166 |

MAJOR TENANT(S)

Publix
Pacific Dental
BurgerFi
Subway

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

1005 N. State Road 434 | Altamonte Springs, FL 32714

PROPERTY HIGHLIGHTS

- 145,838-square-foot shopping center anchored by Publix
- Other national tenants include Marshalls, Subway, BurgerFi, and American Family Care
- Population exceeds 82,700 in a three-mile radius with an average household income exceeding \$104,000



OAK GROVE SHOPPES

1005 N. State Road 434 | Altamonte Springs, FL 32714

| SPACE | TENANT | SQ. FT. |
|----------------------|--------------------------------|------------------|
| 985 | Metro Diner | 4,160 SF |
| 1003 | Broadway Ristorante & Pizzeria | 4,142 SF |
| 11000 | BurgerFi | 2,400 SF |
| 11010 | Pacific Dental | 3,516 SF |
| 31050 | Subway | 1,400 SF |
| 31060 | American Family Care | 3,215 SF |
| 51000 | AVAILABLE | 2,400 SF |
| 51020 | Publix | 48,387 SF |
| 91030 | Foxie Nail Bar | 2,800 SF |
| 91040 | Augment Wellness | 2,249 SF |
| 99500 | Marshalls | 25,362 SF |
| 99502 | AVAILABLE | 10,653 SF |
| 99510 | O2B Kids | 22,229 SF |
| 99514 | O2B Kids 2 | 3,644 SF |
| 99900 | Torchy's Tacos | 4,000 SF |
| 99910 | Petfolk | 1,700 SF |
| TOTAL SQ. FT. | | 142,257 |

| SITE LEGEND | |
|--|---|
| Available | Occupied |
| Leased (not occupied) | Owned by Others |
| Site Boundary | |



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

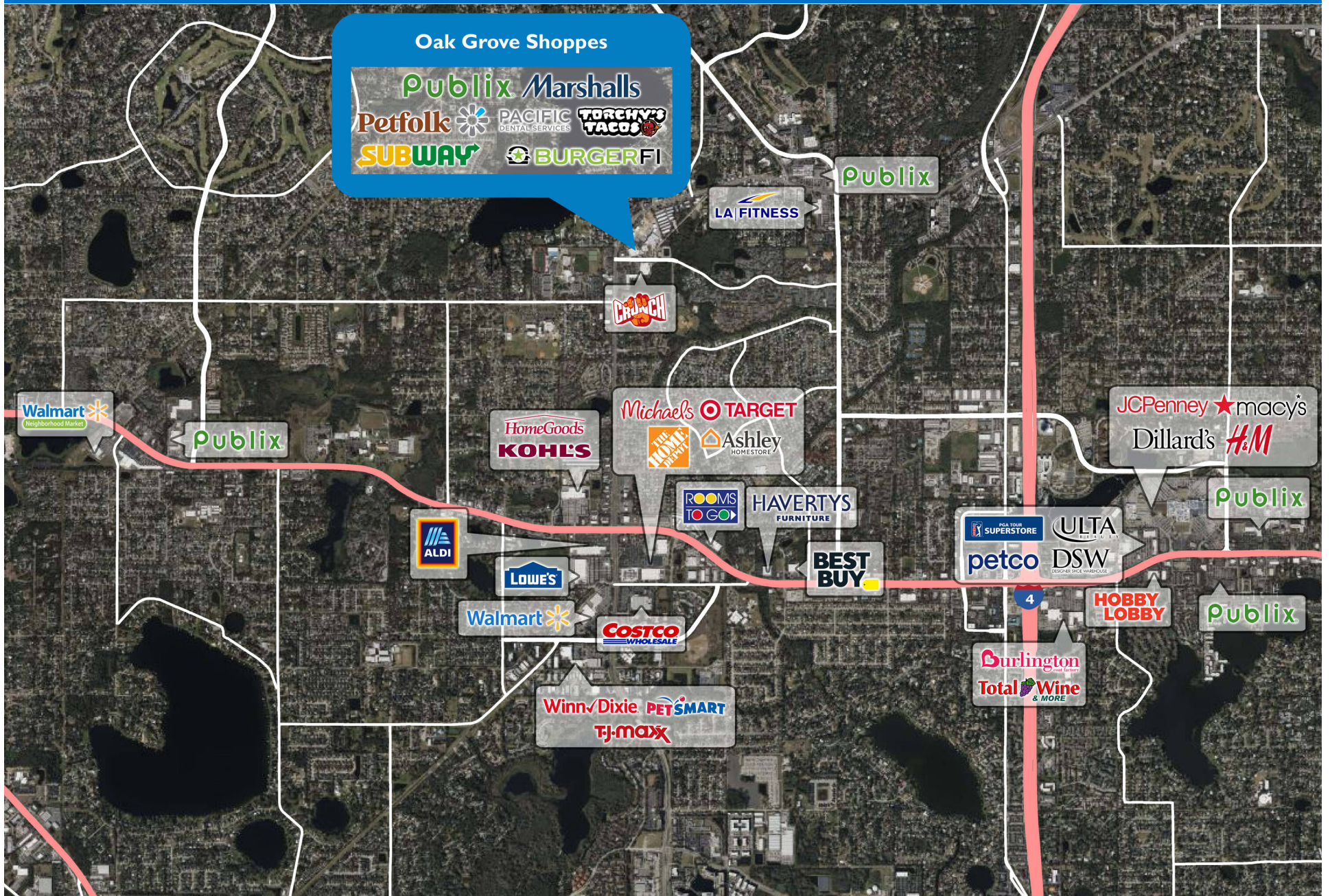
OAK GROVE SHOPPES

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OAK GROVE SHOPPES

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Sep 23, 2024



Latitude: 28.685795

Longitude: -81.417002

| Oak Grove Shoppes Altamonte Springs, FL | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|--|---------------------------------------|------------------|------------------|------------------|
| Population | Q4 2023 Estimated Population | 11,829 | 82,709 | 186,047 |
| | 2028 Projected Population | 11,726 | 82,696 | 189,986 |
| | 2010 Census Population | 10,721 | 76,057 | 167,040 |
| | 2000 Census Population | 11,499 | 76,397 | 162,381 |
| | 1990 Census Population | 11,597 | 70,415 | 140,495 |
| | Historical Annual Growth 1990 to 2000 | -0.09% | 0.82% | 1.46% |
| | Historical Annual Growth 2000 to 2010 | -0.70% | -0.04% | 0.28% |
| | Estimated Annual Growth 2010 to 2023 | 0.72% | 0.61% | 0.79% |
| | Projected Annual Growth 2023 to 2028 | -0.17% | 0.00% | 0.42% |
| | Median Age | 40.3 | 41.6 | 40.8 |
| Households | Q4 2023 Estimated Households | 5,003 | 34,050 | 74,618 |
| | 2028 Projected Households | 4,960 | 34,008 | 76,051 |
| | 2010 Census Households | 4,645 | 31,668 | 66,879 |
| | 2000 Census Households | 4,963 | 31,285 | 63,631 |
| | 1990 Census Households | 4,749 | 27,523 | 53,167 |
| | Historical Annual Growth 1990 to 2000 | 0.44% | 1.29% | 1.81% |
| | Historical Annual Growth 2000 to 2010 | -0.66% | 0.12% | 0.50% |
| | Estimated Annual Growth 2010 to 2023 | 0.54% | 0.53% | 0.80% |
| | Projected Annual Growth 2023 to 2028 | -0.17% | -0.02% | 0.38% |
| | Population per Household | 2.36 | 2.41 | 2.47 |
| Population by Race | White | 57.0% | 56.4% | 52.2% |
| | Black or African American | 11.4% | 9.8% | 13.3% |
| | Asian & Pacific Islander | 3.0% | 3.5% | 3.7% |
| | Other Races | 5.2% | 5.1% | 4.9% |
| | Hispanic Population | 23.4% | 25.2% | 25.9% |
| Income | Average Household Income | \$100,255 | \$104,097 | \$99,748 |
| | Median Household Income | \$76,401 | \$76,176 | \$73,166 |
| | Per Capita Income | \$42,510 | \$43,111 | \$40,311 |
| Education (Age 25+) | Elementary | 2.0% | 2.2% | 2.5% |
| | Some High School | 3.5% | 4.1% | 5.5% |
| | High School Graduate | 19.8% | 20.3% | 22.1% |
| | Some College | 19.6% | 20.1% | 19.5% |
| | Associates Degree Only | 11.5% | 11.2% | 12.0% |
| | Bachelors Degree Only | 29.3% | 28.6% | 26.1% |
| | Graduate Degree | 14.3% | 13.3% | 12.3% |
| Business | Number of Businesses | 482 | 3,330 | 8,781 |
| | Total Number of Employees | 5,275 | 36,743 | 106,246 |
| | Employees per Business | 10.95 | 11.03 | 12.10 |
| | Residential Population per Business | 24.56 | 24.84 | 21.19 |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.