

# Bear Lake Shoppes

## Retail Space for Lease



3840 E. State Road 436  
Apopka, Florida 32703

### Property Details:

Total Space Available	1,167 RSF
Rental Rate	TBD
Min. Divisible	1,167 RSF
Max. Contiguous	1,167 RSF
Property Type	Retail
Property Sub-type	Strip Center
Zoned	PUD
Year Built	1985

### Spaces:

Suite	Space Available	Min Divisible	Max Contiguous	Price	Date Available	Description
1060	1,167 RSF	1,167 RSF	1,167 RSF	TBD	30 Days	Open layout

### Location Description:

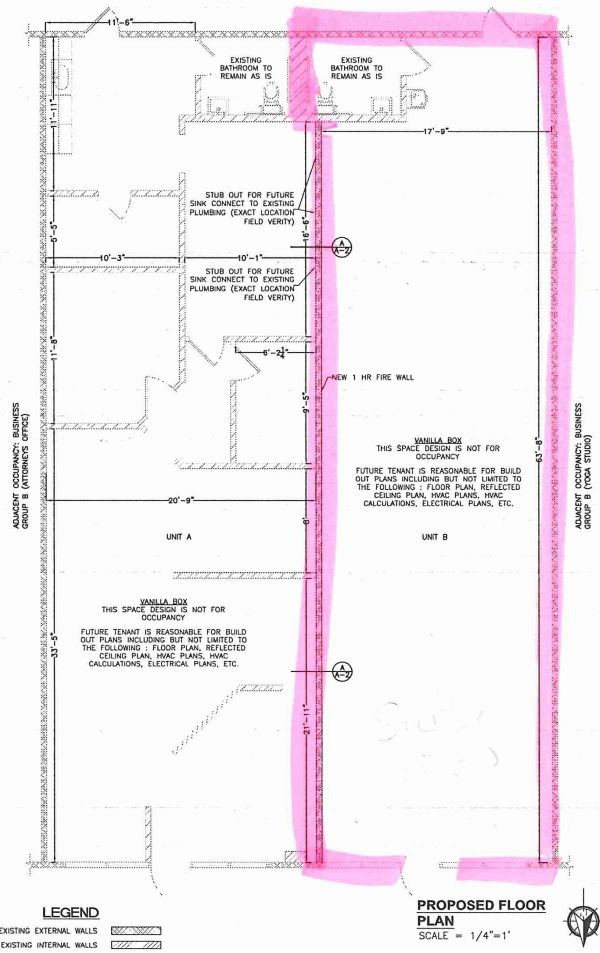
- High Traffic 61,000 AADT
- Daytime population of over 80,000 within a 3 mile radius
- National co-tenants include Starbucks Coffee, Carespot, and The Original Mattress Factory



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# Floorplan - Suite 1060:



### DOOR AND WINDOW:

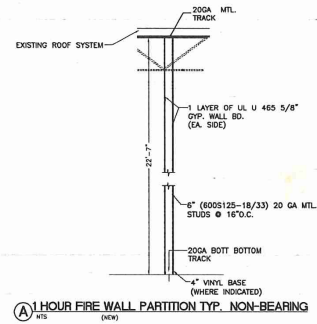
1. 3088 DOORS PRE-HUNG DOOR IN FINGER-JOINTED PAINT GRACE FRAMES. TRIM WILL BE SQUARE TO MATCH WINDOWS AND SIMULATE METAL FRAMES.
2. ALL HANDLES TO BE LEVER TYPE HANDLES. BATHROOM TO BE HAGER COMMERCIAL PRIVACY LEVER HANDLE HARDWARE.
3. ALL EXIT DOORS SHALL HAVE PANIC HARDWARE INSTALLED.

### GENERAL NOTES:

1. ALL DIMENSIONS ARE TO THE FACE OF STEEL STUDS, CONCRETE BLOCK OR TILT-UP CONCRETE WALL CONSTRUCTION, UNLESS OTHERWISE NOTED OR AS INDICATED BY A CENTER LINE.
2. ALL EXIT DOOR HARDWARE SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
3. ALL WATER SUPPLY AND DRAIN LINES UNDER THE SINKS IN ALL THE ACCESSIBLE ROOMS SHALL BE INSULATED UNLESS OTHERWISE NOTED.
4. FLOOR FINISHES SHALL CONTINUE UNDER ALL ACCESSIBLE CABINETS SINKS, 30" WIDE MINIMUM.
5. ALL VINYL COMPOSITION TILE, CERAMIC TILE AND RESILIENT FLOORING SHALL BE SLIP RESISTANT.
6. ALL DOOR LATCHES, HANDLES, LOCKS AND PULLS SHALL BE LEVER TYPE HANDLES AND SHALL BE MOUNTED AT 40" ABOVE THE FINISH FLOOR.
7. ALL AREAS THAT HAVE GRAB BARS, MIRRORS, AND BUILT-INS, PLYWOOD BACKING WILL BE REQUIRED.

### FINISHES NOTE:

ALL INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH NFPA 101, SECTION 10.2.3.3 AND TABLE 803.5 OF FBC 2017 6TH EDITION.



1,167 RSF Available

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# Exterior Photos:



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