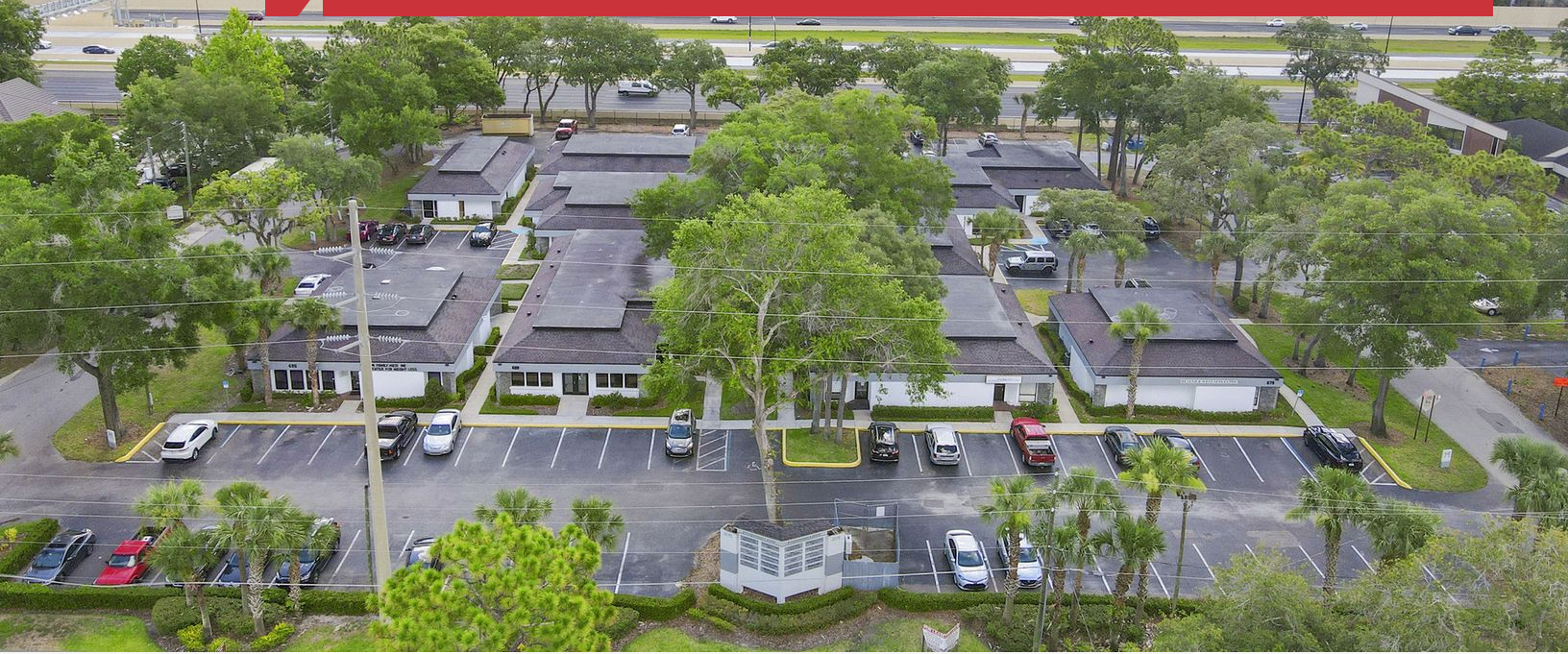


For Lease

Springs Medical & Professional Center

1,100 - 3,300 SF | \$20.00 - \$25.00 / SF



679 - 697 Douglas Avenue

Altamonte Springs, Florida 32714

Property Highlights

- Springs Medical & Professional Center is a 10-building office/medical center on 2.87 acres; Zoning: Office
- Entire individual free-standing buildings available
- Great location in Altamonte Springs, with immediate access to SR 436 (Semoran Blvd) and I-4
- Prominent monument signage on Douglas Avenue with building signage opportunities on I-4
- Less than 2 miles to AdventHealth Altamonte Springs Hospital, Cranes Roost, Uptown Altamonte, Altamonte Mall and the Altamonte SunRail station
- Beautifully landscaped; ample parking (5.43/1,000 SF)

Lease Rate: \$20.00 - \$25.00 / SF NNN

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
681 Douglas Avenue, Suite 109	\$25.00 SF/yr	1,500
689 Douglas Avenue, Suite 107	\$23.00 SF/yr	3,300
691 Douglas Avenue, Suite 418	\$20.00 SF/yr	1,100



For more information

Ali Musleem

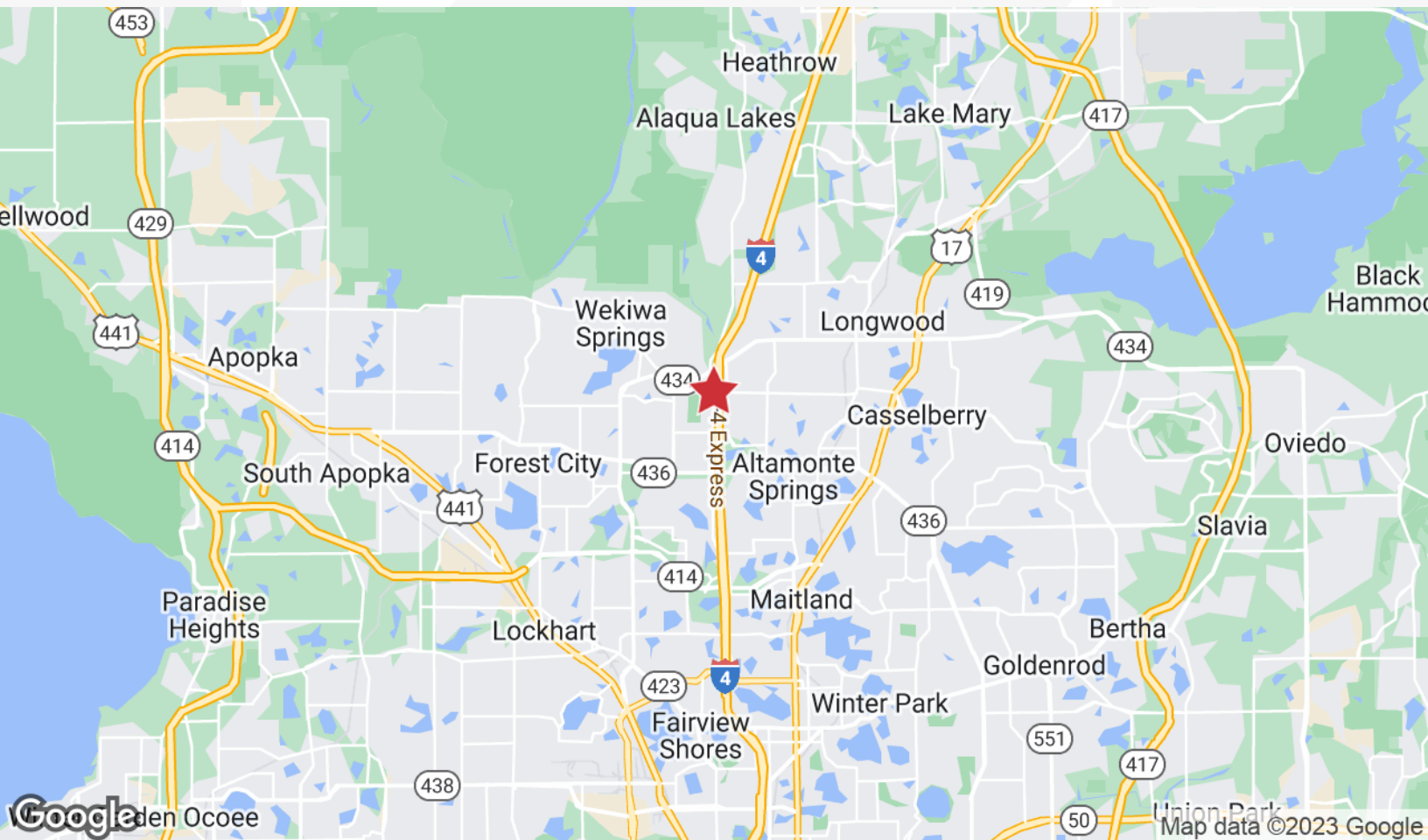
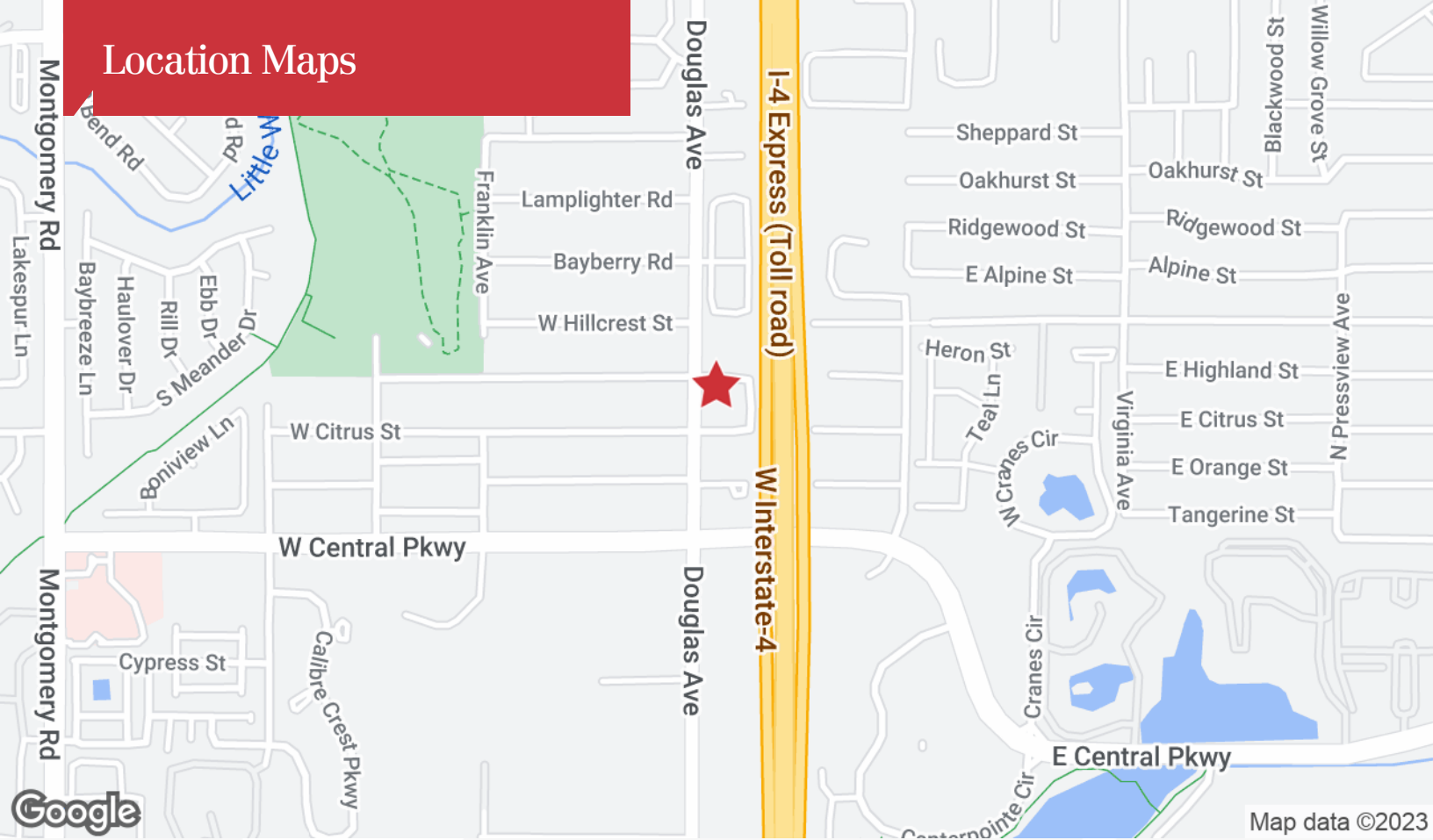
O: 407 949 0702

amusleem@realvest.com

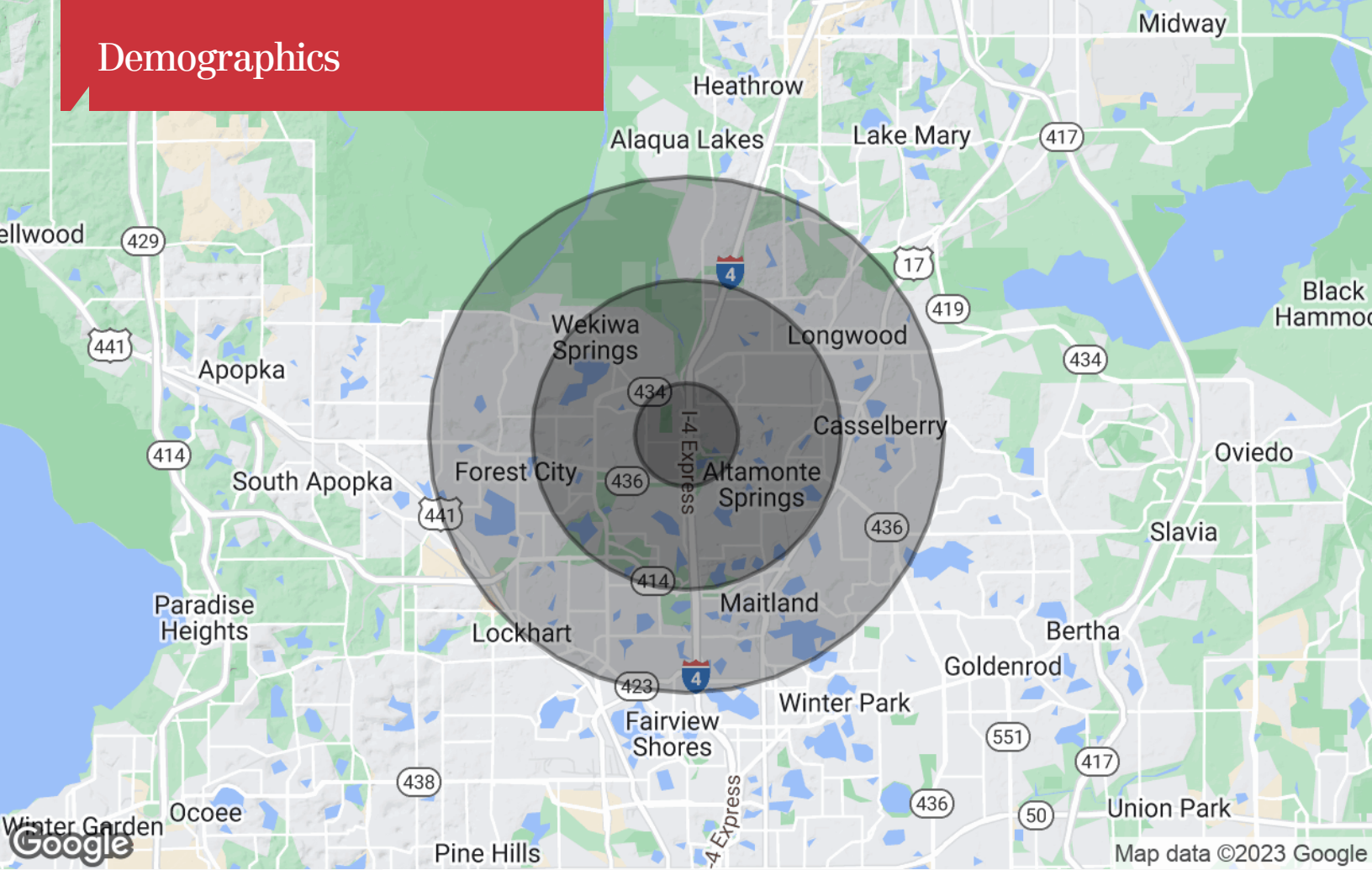
Aerial & Property Photos



Location Maps



Demographics



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	13,313	88,866	221,485
MEDIAN AGE	37.9	40.8	41.1
MEDIAN AGE (MALE)	38.5	39.9	40.2
MEDIAN AGE (FEMALE)	38.7	42.5	42.5

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	6,191	40,903	96,545
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$66,833	\$72,679	\$79,230
AVERAGE HOUSE VALUE	\$153,889	\$221,761	\$245,248

* Demographic data derived from 2020 ACS - US Census

689 Douglas Ave, Suite 107 -
3,300 SF / Shell Condition



691 Douglas Ave, Suite 105 -
1,100 SF

