

PAD READY SITE FOR SALE

ALTAMONTE SPRINGS, FL 32701

Montgomery Executive Center



OFFERING SUMMARY

Sale Price:	\$1,999,000
Buildable SF:	24,400 SF
Lot Size:	2.05 Acres
Price / Acre:	\$975,122

PROPERTY OVERVIEW

2.05 AC pad-ready site is available For Sale in Altamonte Springs. The Buildable area is 24,400 +/- SF medical office building with 5/1,000 parking. The property has right-in-right-out access and is located at a signalized intersection.

Excellent location in the heart of Altamonte Springs directly across the street from the U.S Post Office. Large building facade signage is available with great exposure on Montgomery Rd (14,800 Annual Average Daily Traffic). Located 2 miles from Advent Health - Altamonte Springs and the Altamonte Springs Mall.

PROPERTY HIGHLIGHTS

- 2.05 Pad-Ready Site For Sale - All Buildable!
- Off-Site Retention in Place
- 24,400 SF Buildable w/ 5/1,000 Parking - Site Plan Approved!
- Close Proximity to Advent Health Altamonte Springs
- Surrounded by Muti-Family and Single Family Housing
- Minutes from I-4 (125,000 AADT), SR 436 (50,500 AADT), and SR 434 (36,000 AADT)

PRESENTED BY
ASHLEY WALKER
407.430.3462
awalker@millenia-partners.com

LAND

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RENDERINGS

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NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

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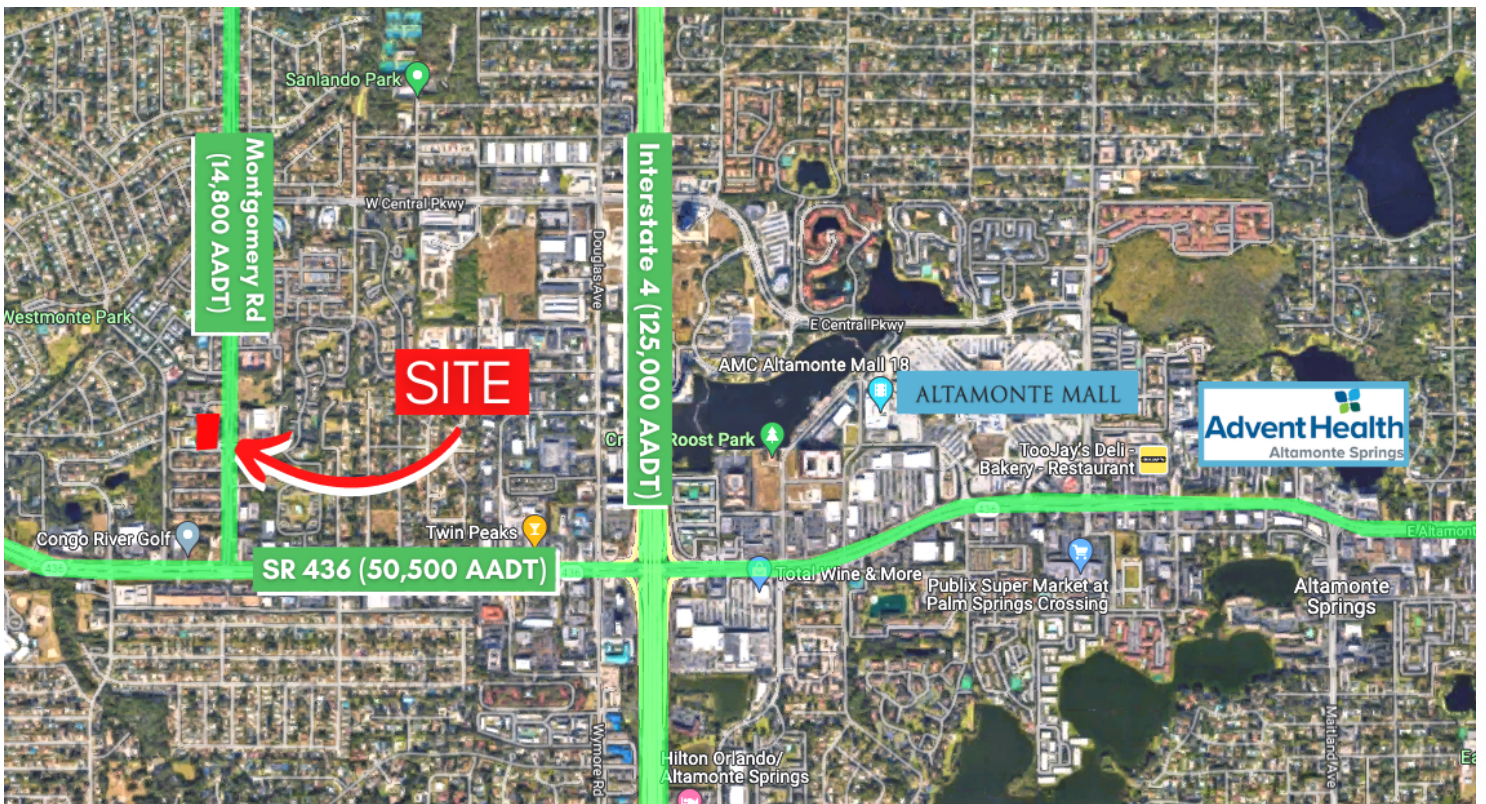
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HIGH TRAFFIC MARKET

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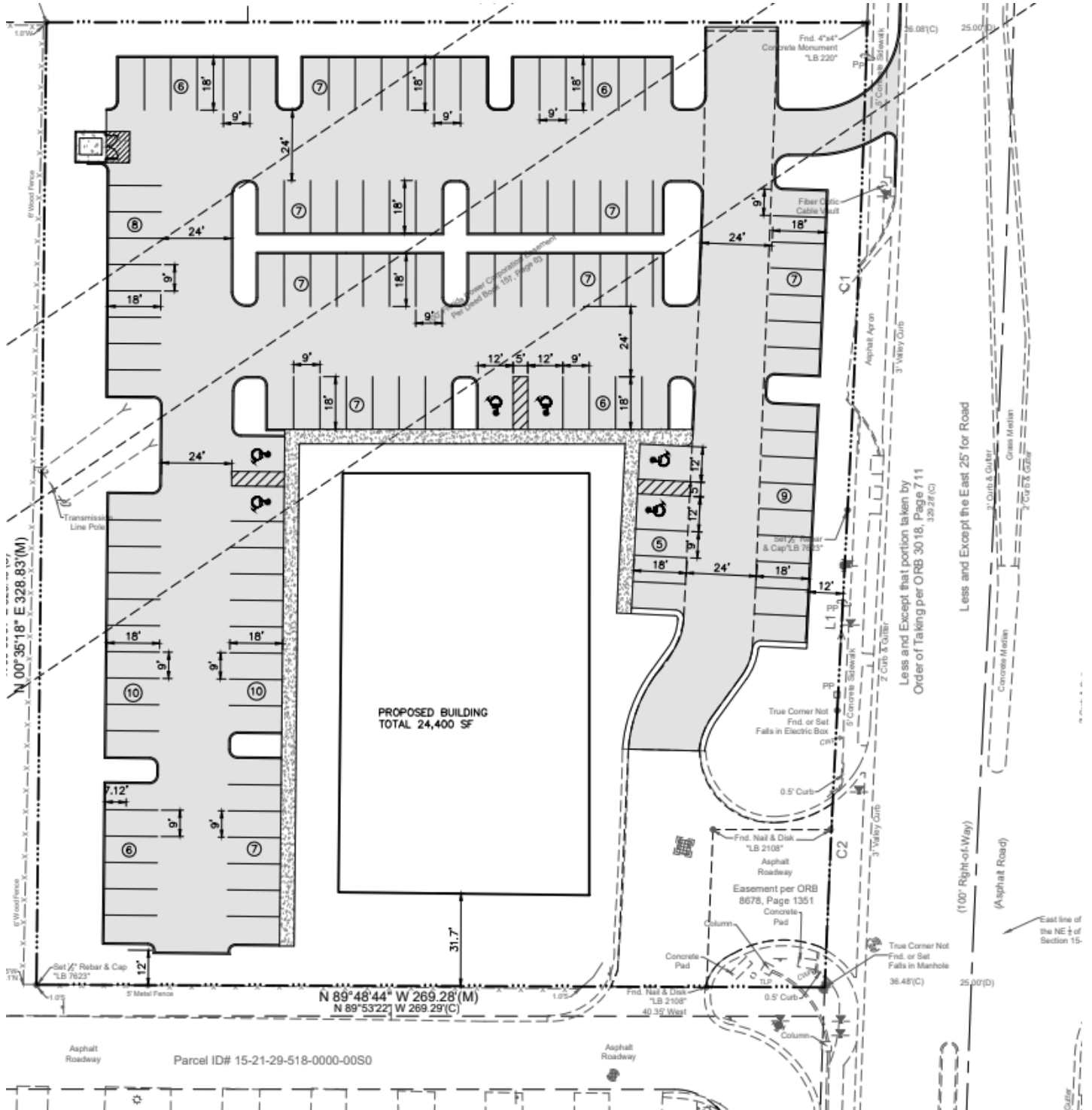
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SITE PLAN

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LOCATION MAP

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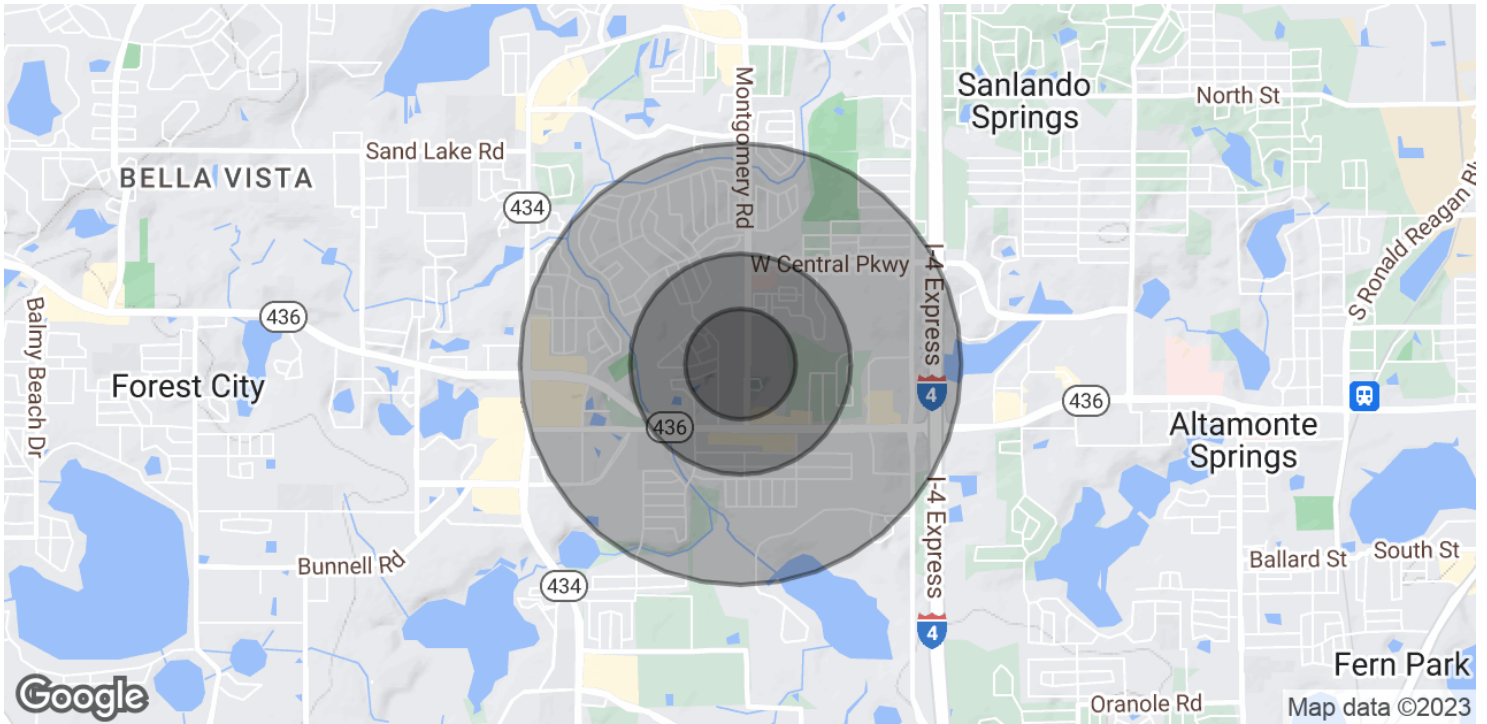
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DEMOGRAPHICS MAP & REPORT

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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	950	2,995	11,828
Average Age	37.5	39.1	42.5
Average Age (Male)	37.1	38.8	40.8
Average Age (Female)	37.7	39.2	43.7

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	535	1,705	6,561
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$62,104	\$66,490	\$67,117
Average House Value	\$149,375	\$140,820	\$156,445

* Demographic data derived from 2020 ACS - US Census

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