



PROFESSIONAL | MEDICAL | OFFICE
FOR SALE | FOR LEASE

483 MONTGOMERY PLACE

ALTAMONTE SPRINGS, FL 32714

FOR SALE OR FOR LEASE



About Property

Offering ample parking and a versatile layout, the space is ideal for a variety of Professional Office Users.

Property Features

- Professional Office or Medical Zoning
- 8445 SF
- Plenty of Parking available

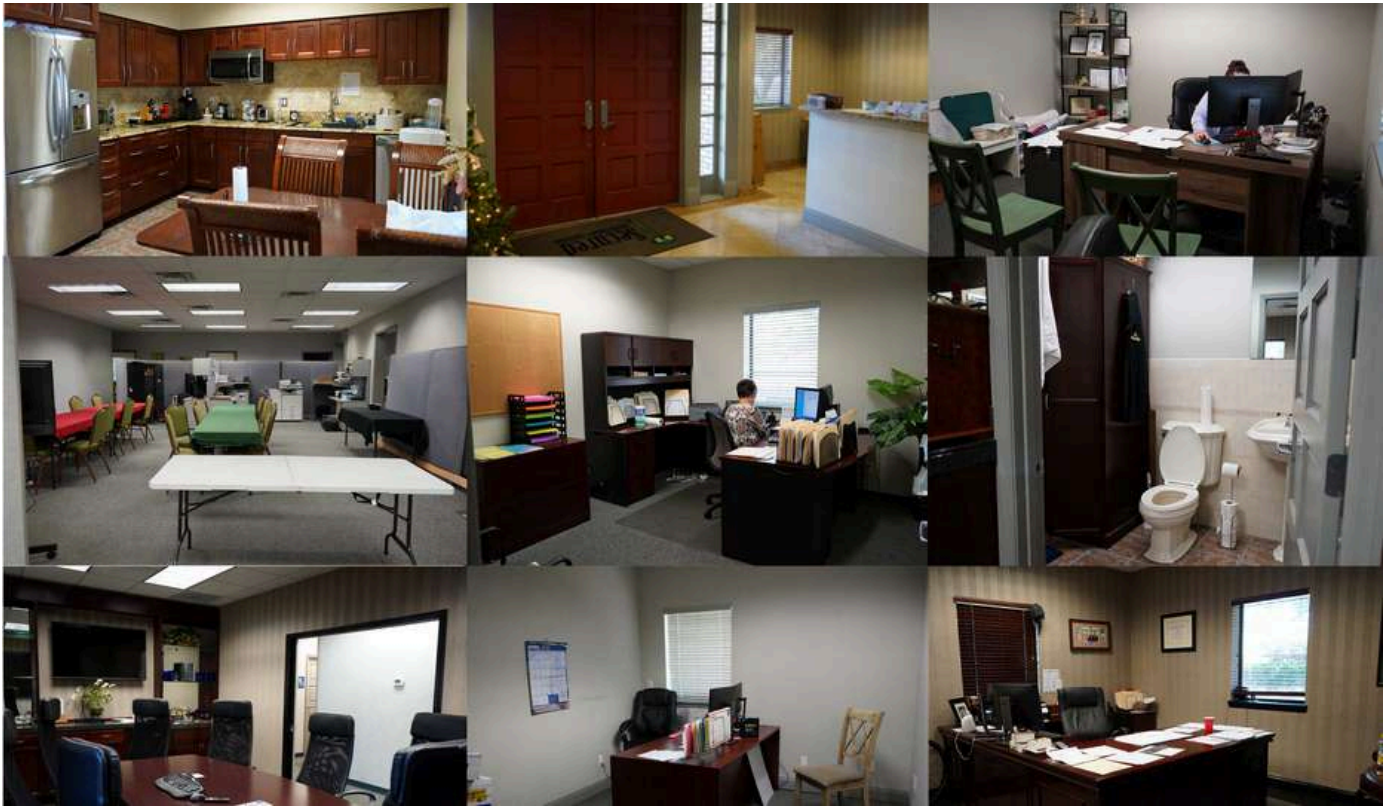
INQUIRY WITH BROKER

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Director of Commercial

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PROPERTY SUMMARY

483 MONTGOMERY PLACE



OFFERING SUMMARY

SALE PRICE:	INQUIRE WITH BROKER
LEASE PRICE:	\$22 psf plus NNN
ZONING:	Professional Office or Medical
BUILDING SF:	8445 sf
AVAILABLE SF:	8445 sf
YEAR BUILT:	1988
PARKING:	Plenty of Parking Available Company vehicles are allowed for overnight parking. Still up to the buyer to verify.
PARKING RATIO:	5 per 1000

PROPERTY OVERVIEW

Nestled within the Professional Business Park in Altamonte Springs, this expansive 8,445 square foot freestanding building offers a prime opportunity for professionals seeking a versatile space to call their own. Currently owner-occupied, the property boasts a strategic location at the rear of the park, ensuring privacy and a serene working environment.

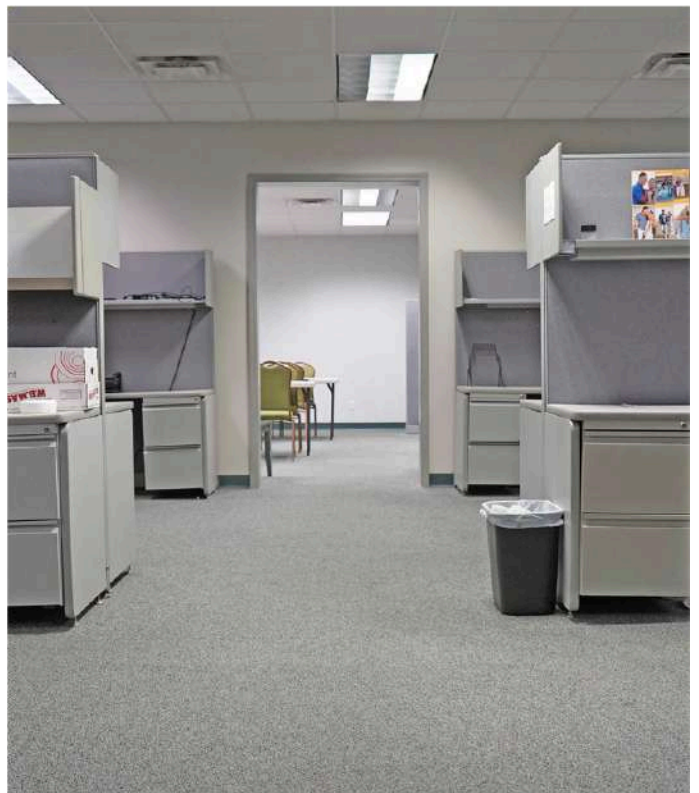
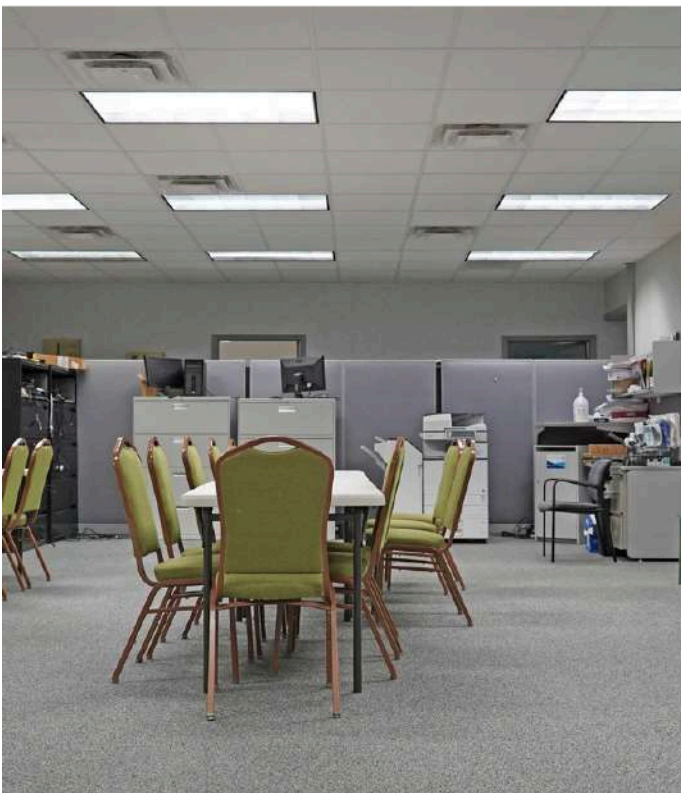
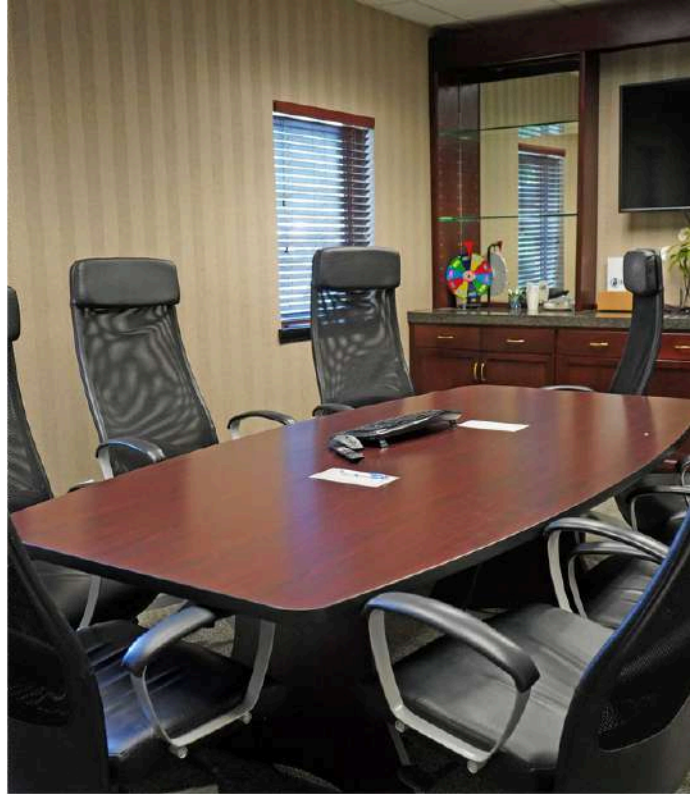
With ample parking available, accessibility is never a concern for clients or employees. The interior layout is designed with flexibility in mind, catering to a range of professional office needs. Whether you're a law firm, CPA practice, title company, or medical office, this space provides the canvas for your business vision to flourish.

Moreover, the property is perfectly suited for various specialized uses, including primary care facilities, multi-disciplinary medical practices, ABA therapy centers, and call centers. Its spacious design allows for seamless expansion, enabling businesses to grow and adapt to evolving needs.

Experience the convenience of a well-designed workspace tailored to optimize productivity and efficiency. With its strategic location, ample amenities, and versatile layout, this property stands as an exceptional choice for businesses looking to elevate their operations in Altamonte Springs.

PROPERTY PHOTOS

483 MONTGOMERY PLACE



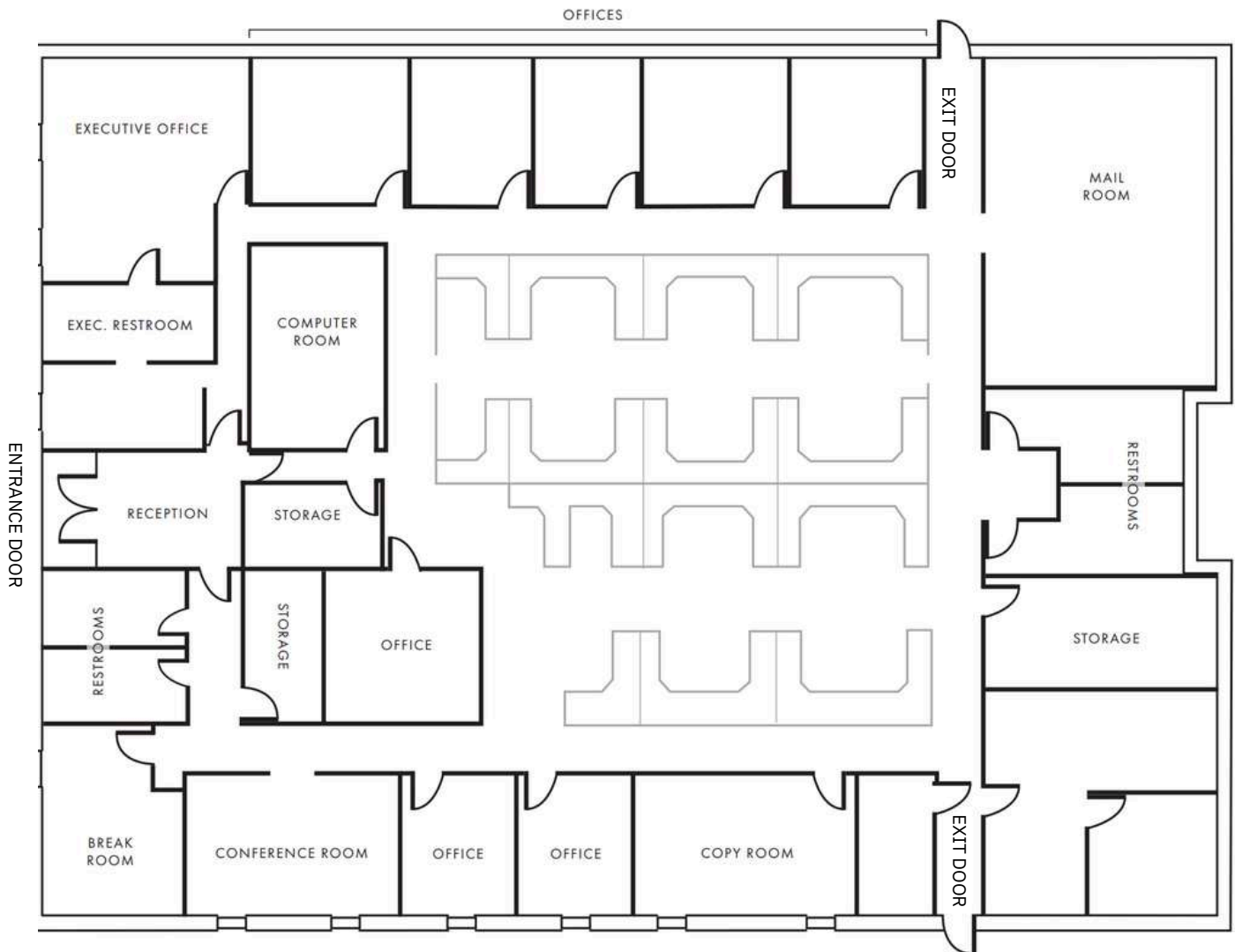
PROPERTY PHOTOS

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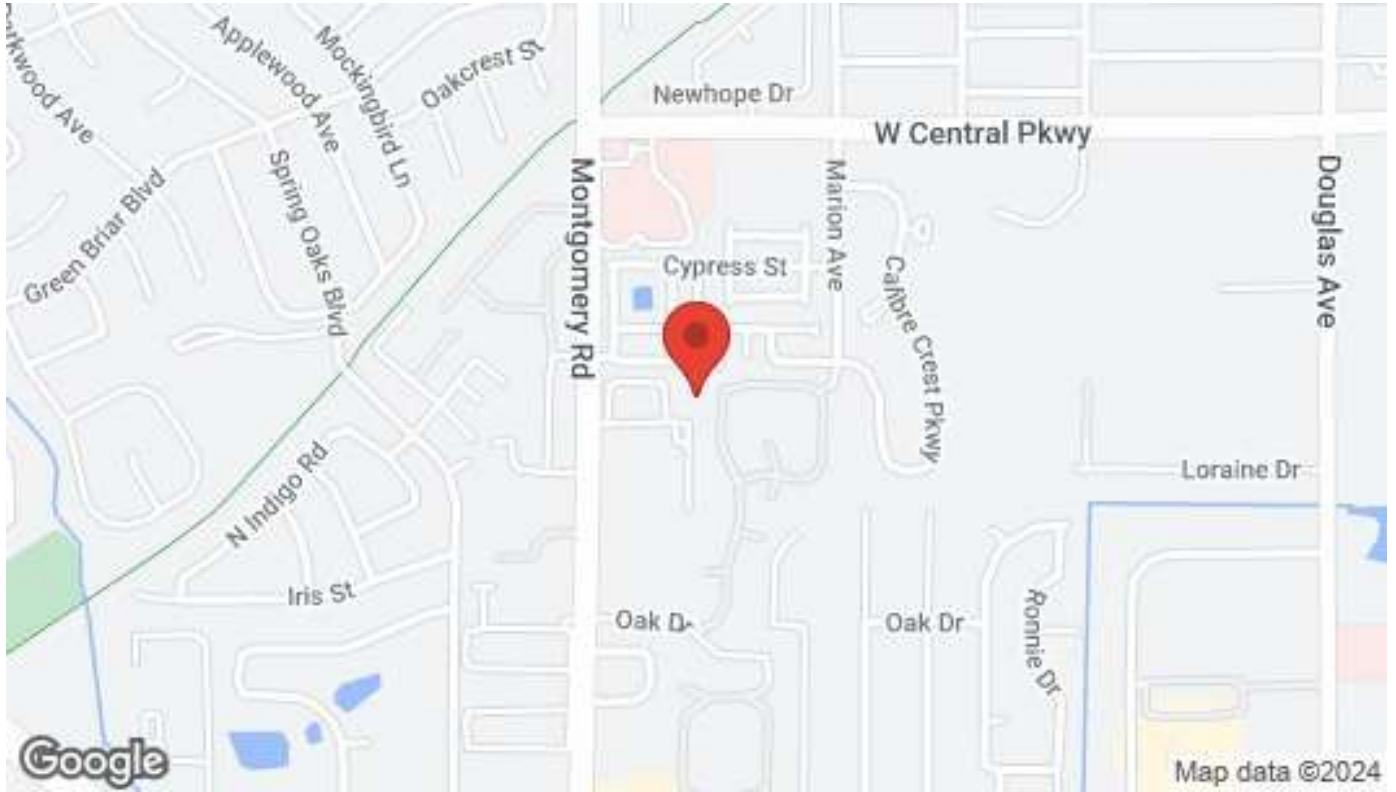
PROPERTY PHOTOS

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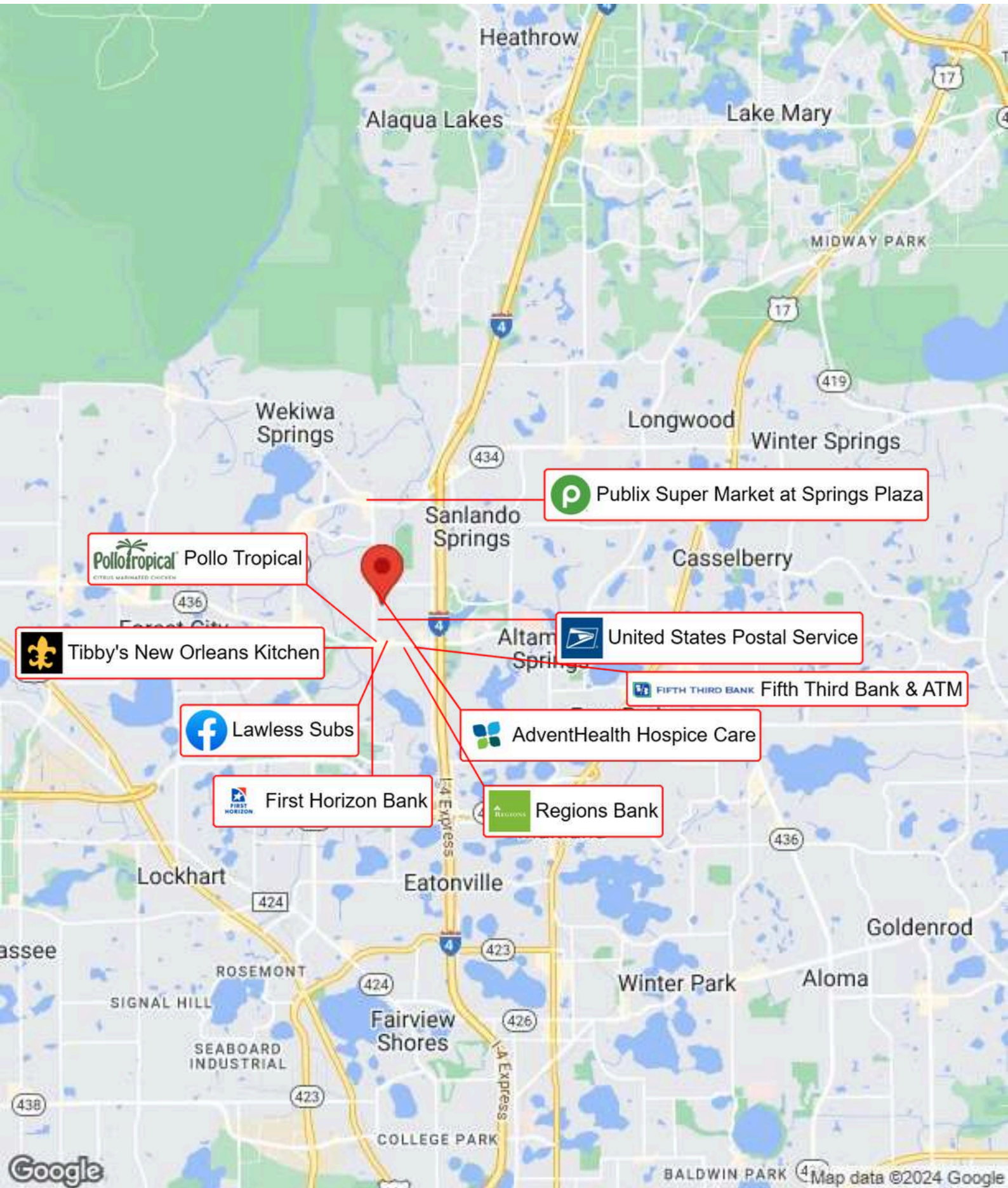
LOCATION MAPS

483 MONTGOMERY PLACE



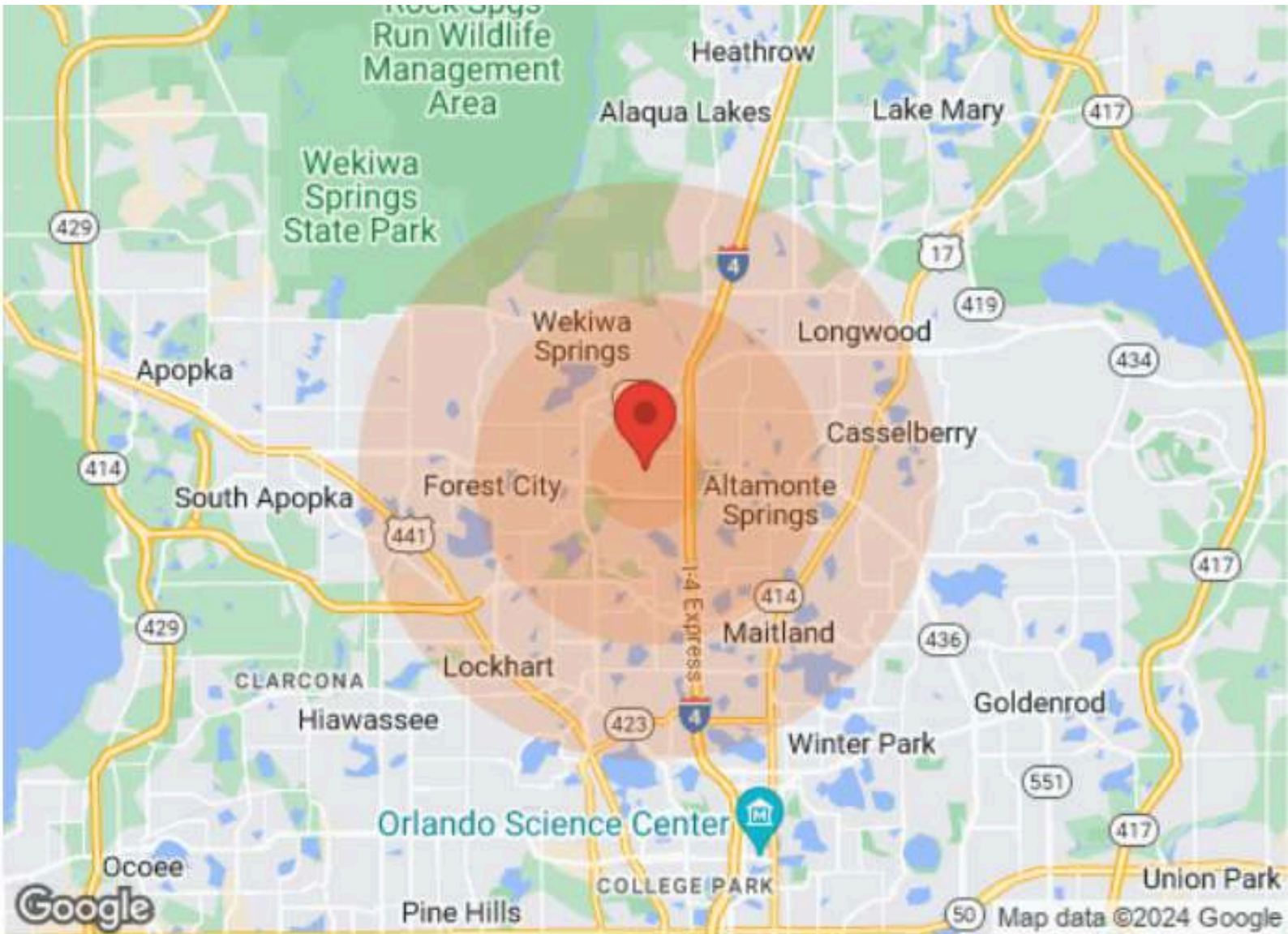
BUSINESS MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	7,271	46,204	98,742
Female	7,690	49,265	104,003
Total Population	14,961	95,469	202,745

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,536	15,808	35,261
Ages 15-24	1,816	11,332	25,264
Ages 25-54	6,158	39,151	80,127
Ages 55-64	1,891	12,514	26,521
Ages 65+	2,560	16,664	35,572

Race	1 Mile	3 Miles	5 Miles
White	11,715	75,641	155,412
Black	1,550	10,440	28,483
Am In/AK Nat	7	17	83
Hawaiian	N/A	N/A	18
Hispanic	4,500	20,470	39,135
Multi-Racial	2,928	14,266	28,654

Income	1 Mile	3 Miles	5 Miles
Median	\$51,038	\$55,790	\$57,397
< \$15,000	328	2,957	7,315
\$15,000-\$24,999	811	4,278	8,607
\$25,000-\$34,999	750	4,803	9,100
\$35,000-\$49,999	1,213	6,995	13,395
\$50,000-\$74,999	1,415	9,044	16,990
\$75,000-\$99,999	962	5,100	10,020
\$100,000-\$149,999	619	5,060	10,711
\$150,000-\$199,999	100	1,369	3,270
> \$200,000	116	1,333	3,214

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,434	47,646	96,918
Occupied	6,619	42,263	86,115
Owner Occupied	3,525	23,086	52,788
Renter Occupied	3,094	19,177	33,327
Vacant	815	5,383	10,803

DISCLAIMER

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PRESENTED BY:

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