



Altamonte Capital Center



MEDICAL / OFFICE SPACE FOR LEASE

249 & 251 Maitland Ave., Altamonte Springs, FL 32701

Contact: Dan Van Nada, CCIM
Vice President of Brokerage Services

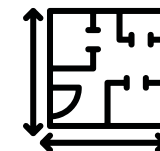
E: Dan@FCPG.com
P: 407.872.0177 ext. 117

Contact: Ben Kuykendall
Sales & Leasing Associate

E: Ben@FCPG.com
P: 407.872.0177 ext. 131

For Lease: Inquire For Rate, Full Service

± 515 - 1,047 RSF Available



FLEXIBLE SUITE LAYOUTS AVAILABLE

Under new management & ownership: extensive building renovations recently completed

On-site parking with a ratio of 7 / 1,000

Prominent monument signage available

Strategically located just South of high-traffic Semoran Blvd / SR 436 (AADT 62,000) and 4 minutes from I-4 interchange

Varied suite layouts available for high degree of flexibility and customization

Within 1 mile of Florida Hospital, Uptown Altamonte / Cranes Roost, Altamonte Mall, Sunrail Station and Eastmonte Park

DEMOGRAPHICS

2024



Total Population



Total Households



Average HH Income

1 Mile

9,239

4,528

\$155,676

3 Miles

99,588

45,108

\$115,733

5 Miles

271,966

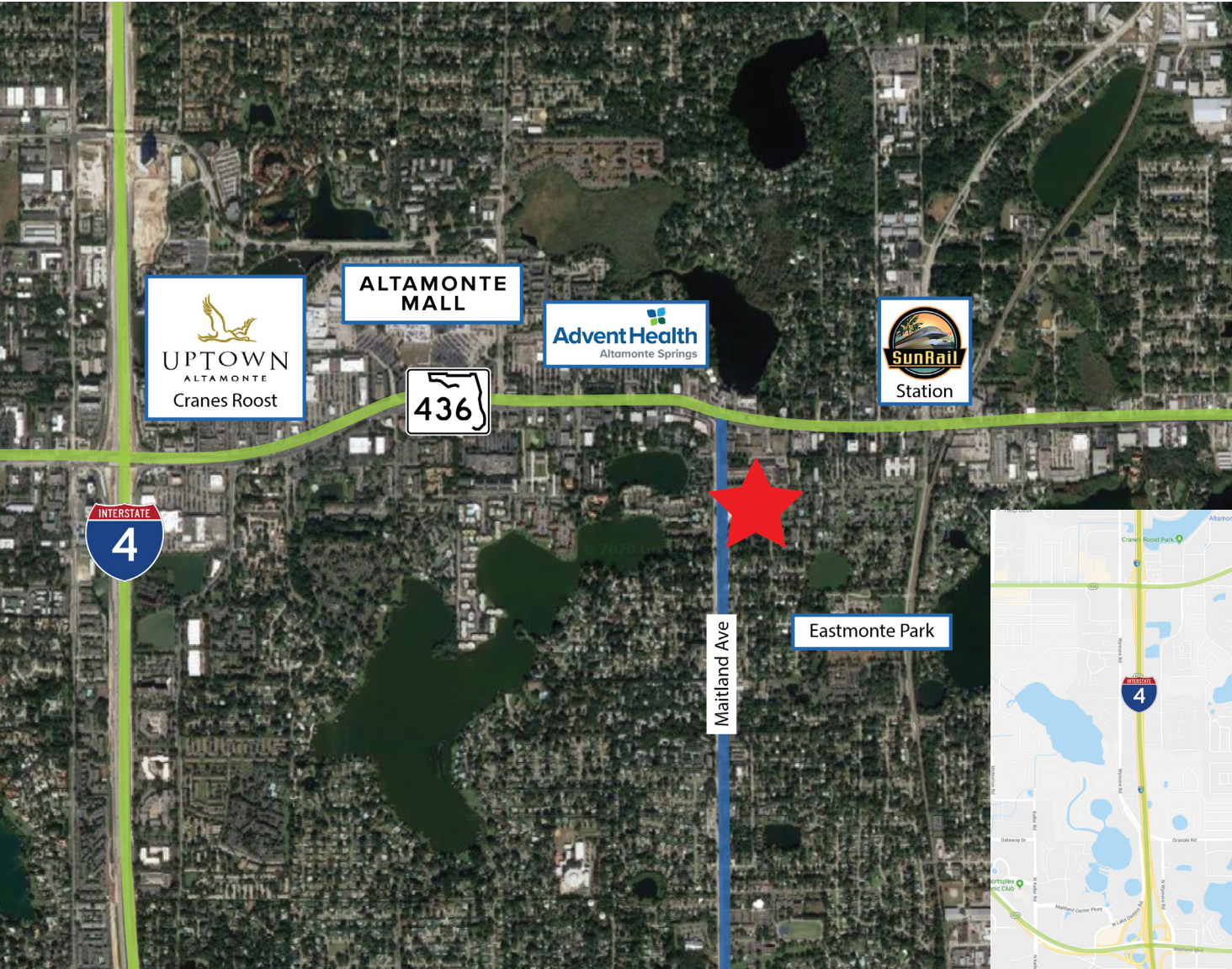
118,408

\$114,077

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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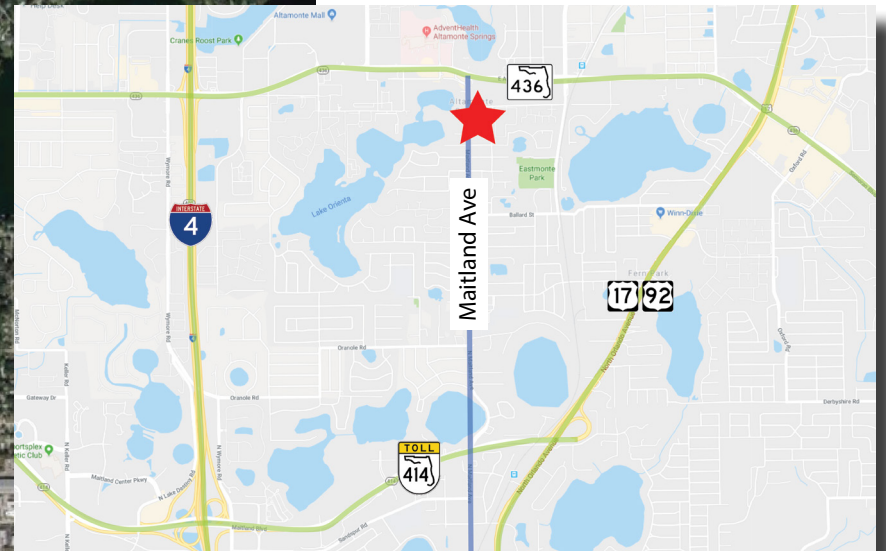
LOCATION



\$114,077
AVERAGE HH INCOME
WITHIN 5 MILE RADIUS



118,408
HOUSEHOLDS
WITHIN 5 MILE RADIUS



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AVAILABILITY

AVAILABLE IMMEDIATELY

Building 251

Suite 212: 515 RSF

Suite 302: 1,047 RSF



Floorplans Available by Request.

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