



PROPERTY DESCRIPTION

3,467 SF | Fully Built-Out Medical Office | Adjacent to AdventHealth

This 3,467 SF medical office is located within the AdventHealth Altamonte Springs campus, offering a prime opportunity for healthcare professionals seeking a high-visibility, convenient location. The suite is fully built-out and move-in ready, featuring a versatile layout with specialized medical infrastructure suitable for a variety of healthcare practices.

The floorplan includes nine private offices and nine clinic/exam rooms, along with procedure spaces, nurse stations, restrooms, and a welcoming waiting area. Ample storage and administrative space support efficient daily operations, while the design ensures smooth patient flow and a professional environment for both staff and visitors.

Directly adjacent to AdventHealth, this medical office provides seamless access to the hospital's state-of-the-art facilities, making it ideal for medical practitioners who need to collaborate closely with hospital staff or wish to benefit from increased patient referrals. The office is filled with natural light, creating a professional and welcoming atmosphere.

OFFERING SUMMARY

Sale Price:	\$1,250,000
Number of Units:	93
Lot Size:	521 SF
Building Size:	3,467 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	374	1,367	6,214
Total Population	728	2,624	12,528
Average HH Income	\$82,450	\$85,568	\$85,251



Amy Calandrino, CCIM, SIOR

CEO/Founding Broker

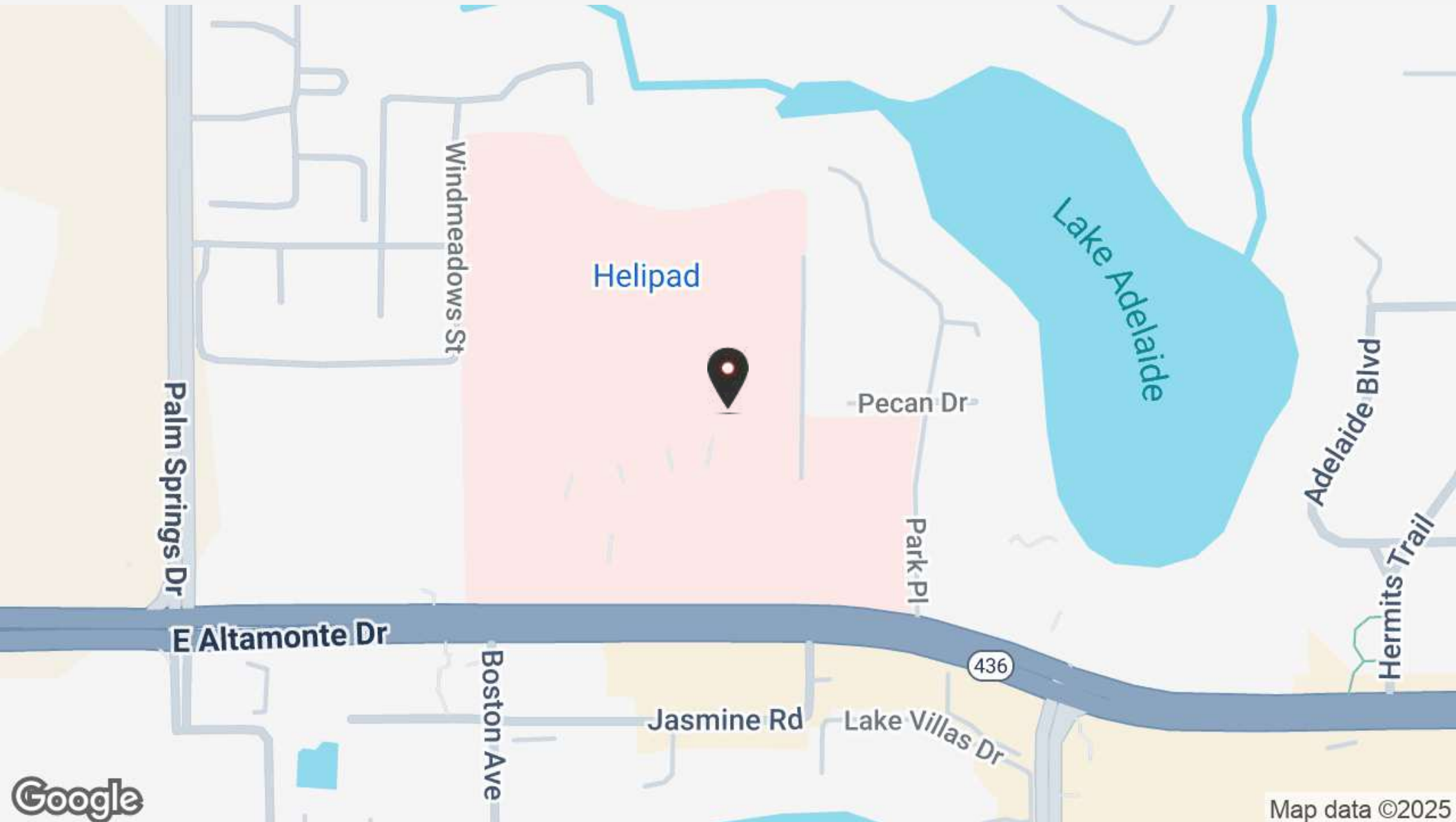
407.641.2221

amy@beyondcommercial.com

661 E ALTAMONTE DR STE 231

661 E Altamonte Dr Ste 231
Altamonte Springs, FL 32701

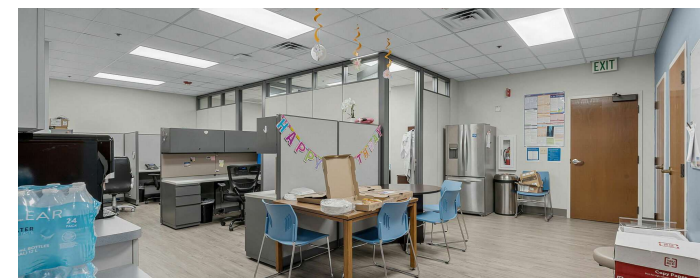
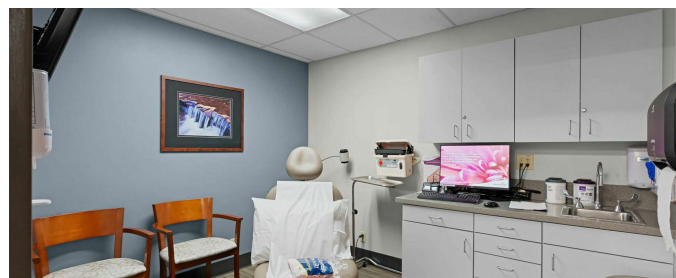
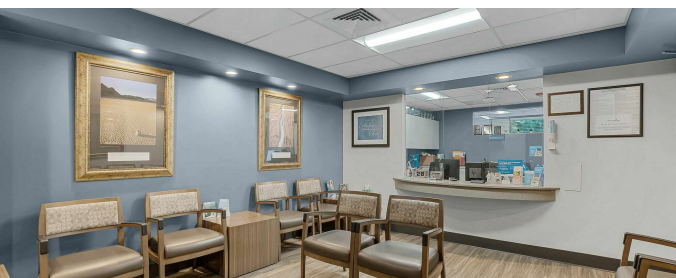
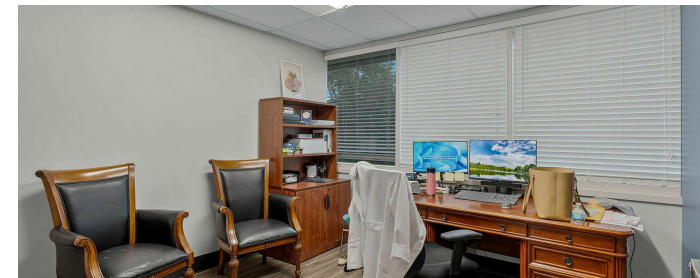
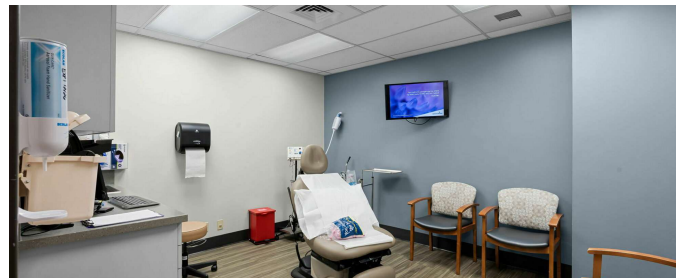
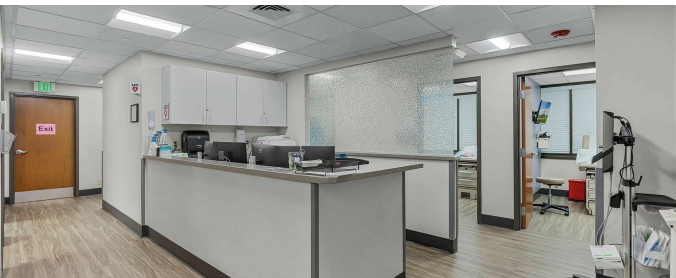
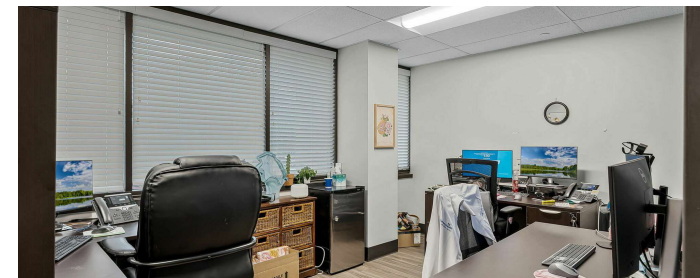
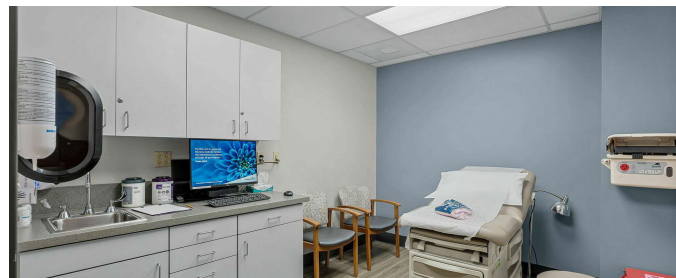
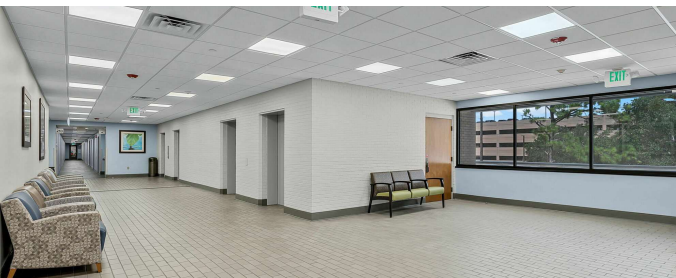
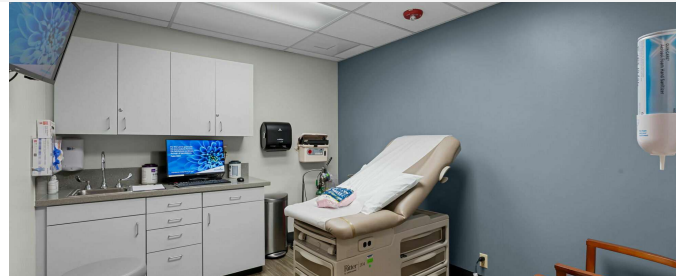
OFFICE BUILDING FOR SALE



Amy Calandrino, CCIM, SIOR
CEO/Founding Broker
407.641.2221
amy@beyondcommercial.com



Amy Calandrino, CCIM, SIOR
CEO/Founding Broker
407.641.2221
amy@beyondcommercial.com



Amy Calandrino, CCIM, SIOR
CEO/Founding Broker
407.641.2221
amy@beyondcommercial.com

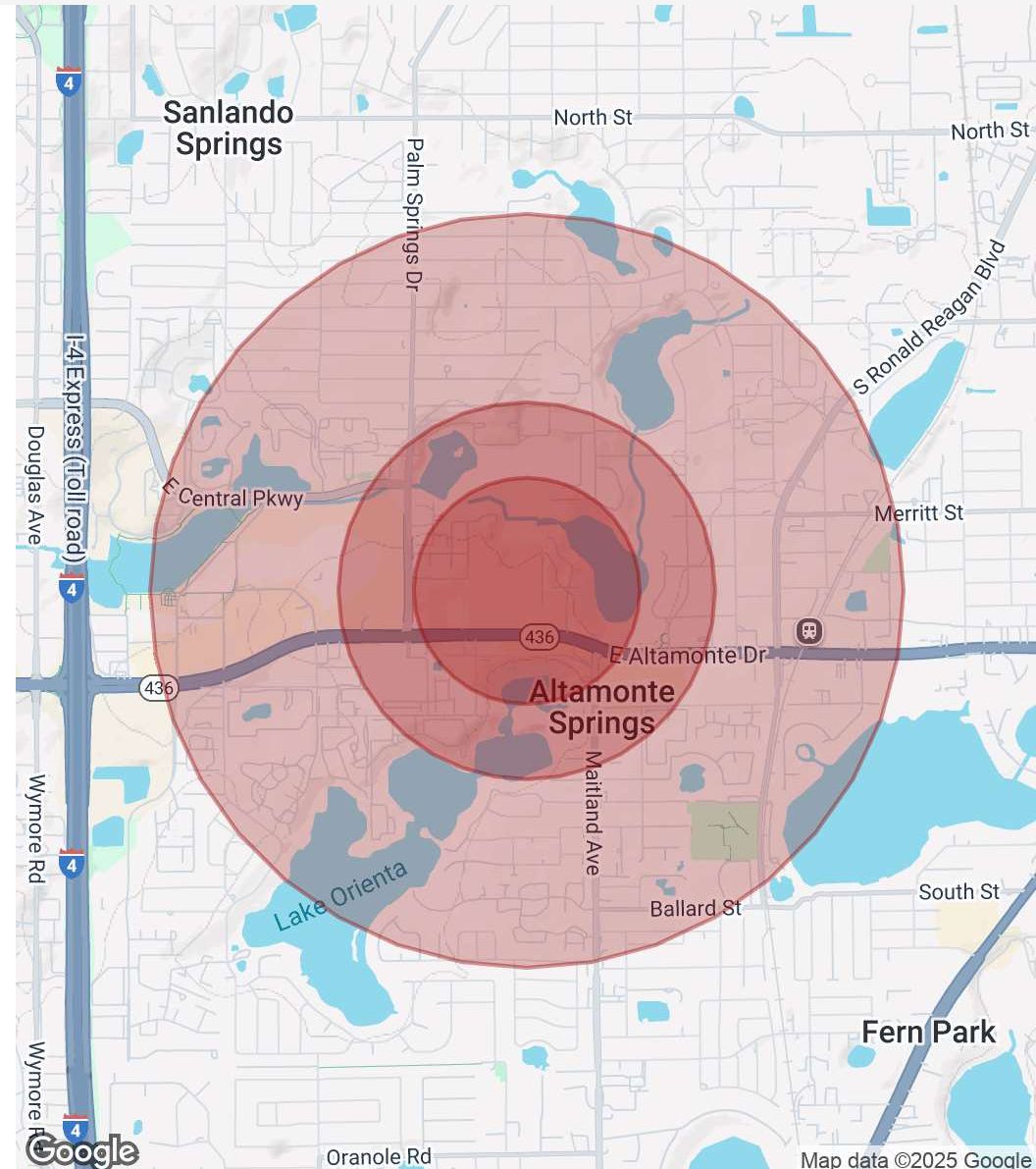
661 E ALTAMONTE DR STE 231

661 E Altamonte Dr Ste 231
Altamonte Springs, FL 32701

OFFICE BUILDING FOR SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	728	2,624	12,528
Average Age	48	47	45
Average Age (Male)	45	44	42
Average Age (Female)	50	49	47
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	374	1,367	6,214
# of Persons per HH	1.9	1.9	2
Average HH Income	\$82,450	\$85,568	\$85,251
Average House Value	\$296,227	\$314,065	\$326,672

Demographics data derived from AlphaMap



Amy Calandrino, CCIM, SIOR
CEO/Founding Broker
407.641.2221
amy@beyondcommercial.com