



FOR SALE

860 Campello St. Altamonte Springs, Fl 32701

**3500 sf Freestanding
Church
1.15 acres
\$875,000**

PRESENTED BY
MELANIE KAYALEH

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FLORIDIAN REAL ESTATE GROUP
483 MONTGOMERY PLACE
ALTAMONTE SPRINGS, FL 32714



Property Overview

Presenting a unique opportunity to acquire a 3,500-square-foot freestanding church facility situated on approximately 1.15 acres in the established Altamonte Springs market of Seminole County. The property is currently zoned and utilized for religious use, making it ideal for a growing congregation, faith-based organization, ministry center, or community outreach facility.

Constructed in 1989 with durable concrete block construction, the building offers long-term structural integrity and functionality. The property has been well maintained and benefits from a new roof installed in 2021, providing a significant capital improvement and reducing near-term maintenance concerns.

Sanctuary Features

The church sanctuary is thoughtfully designed to accommodate worship services, special events, and community gatherings. Features include:

- 4 pews positioned at the altar
- 28 pews serving the congregation
- Traditional worship layout
- Spacious sanctuary environment
- Flexible space suitable for worship, education, fellowship, and ministry activities

Location Highlights

Altamonte Springs is one of Central Florida's most established and accessible communities, positioned just north of Orlando. The property enjoys excellent connectivity to major transportation corridors including Interstate 4, SR-436, and US Highway 17-92, allowing convenient access for congregants throughout Seminole County and the greater Orlando region.

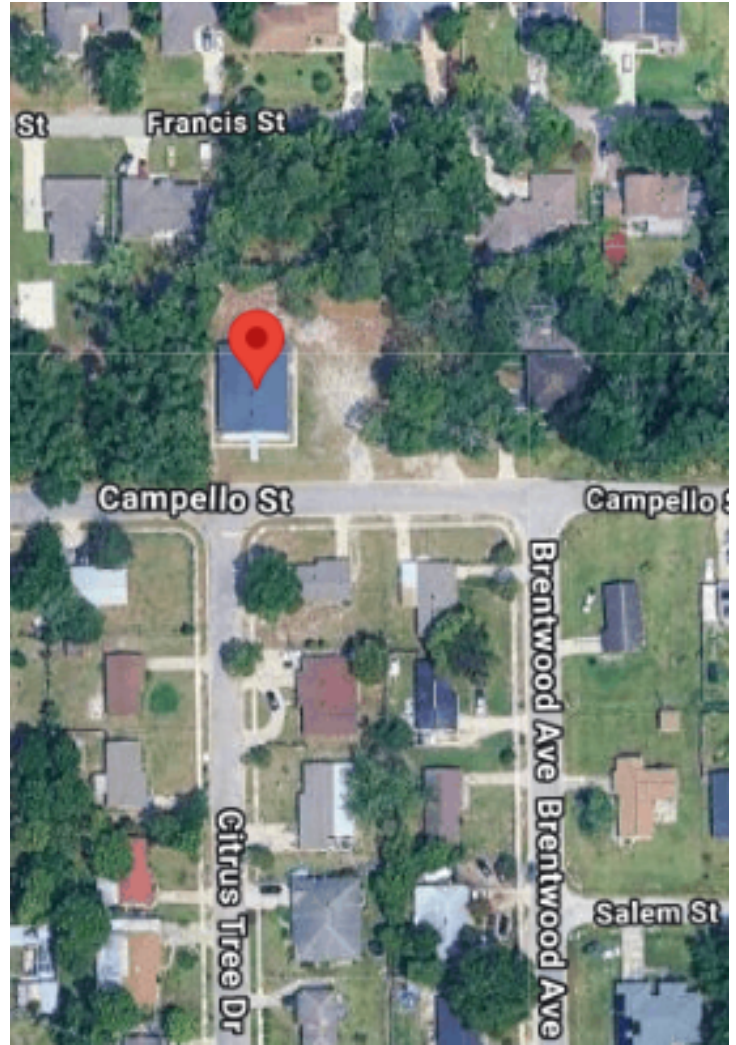
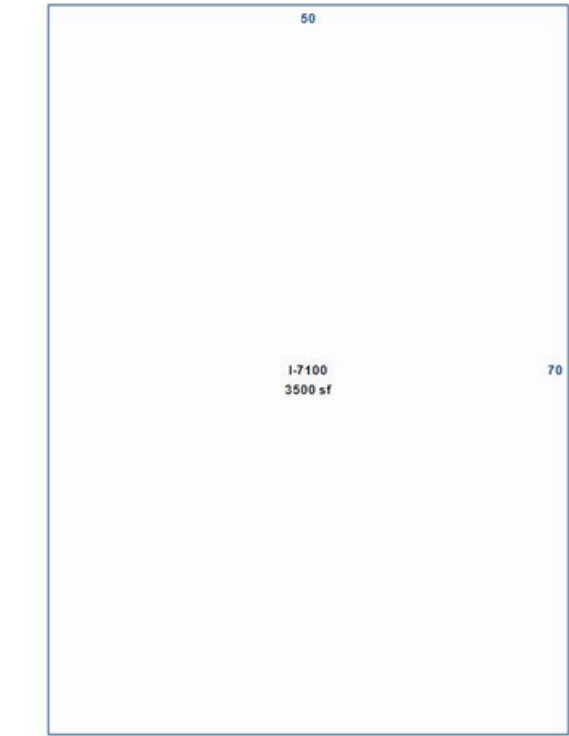
The surrounding area features a strong residential population base, established neighborhoods, schools, retail centers, and community services that support continued growth and outreach opportunities. Altamonte Springs is recognized for its stable demographics, vibrant business environment, and central location within the Orlando metropolitan market

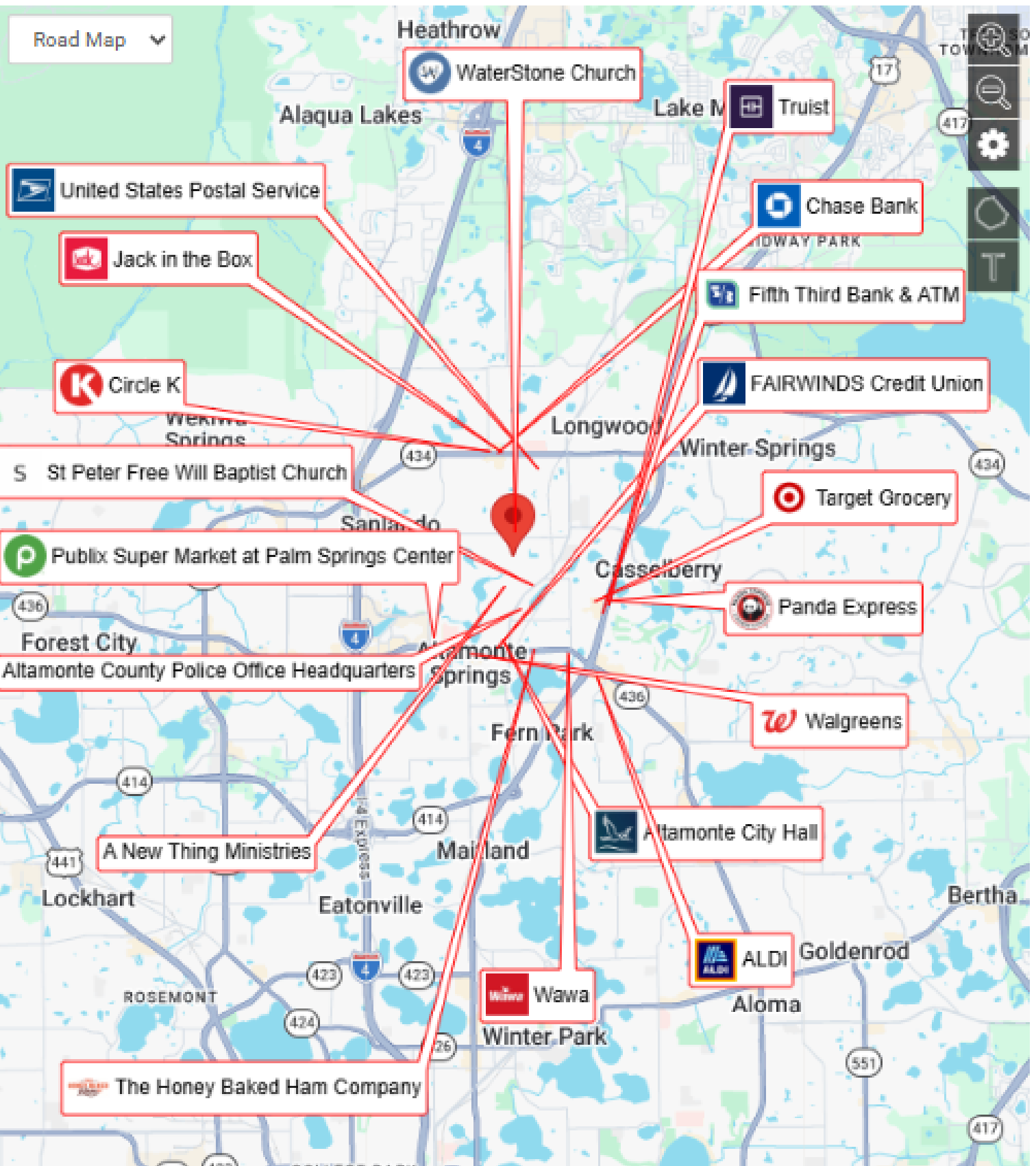
Offering Summary

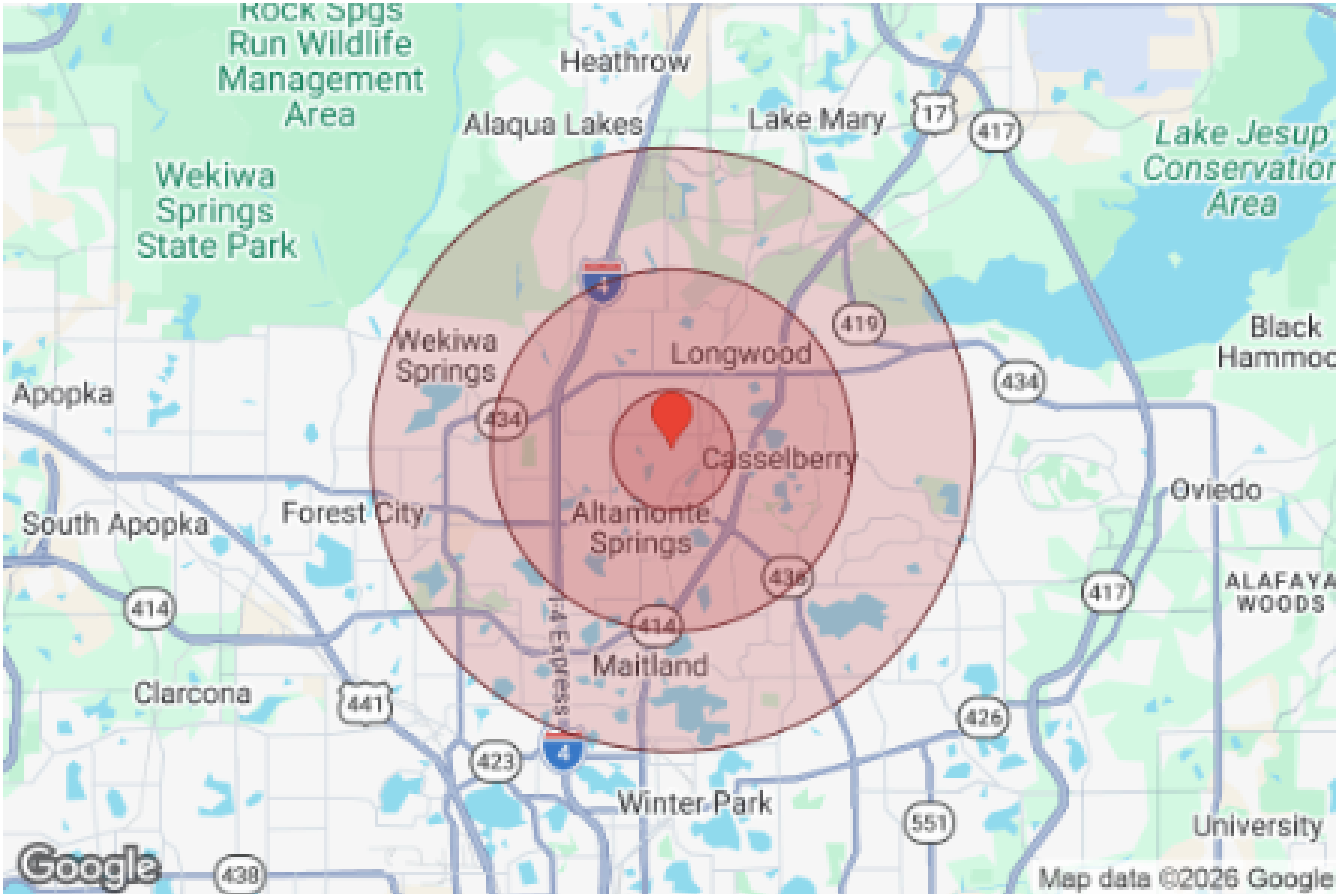
860 Campello Street presents an exceptional opportunity to own a well-maintained church property in the heart of Altamonte Springs. Combining a functional 3,500-square-foot sanctuary, durable concrete block construction, a new roof, religious zoning, and a generous 1.15-acre site, this property is well suited for an established congregation, expanding ministry, or faith-based organization seeking a strategic Central Florida location











Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,254	44,342	112,639
Female	3,056	47,185	120,562
Total Population	6,310	91,527	233,201
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,154	49,159	126,278
Black	1,513	12,109	30,339
Am In/AK Nat	7	82	187
Hawaiian	5	27	47
Hispanic	1,296	24,099	59,490
Asian	197	3,817	11,334
Multiracial	122	1,995	4,874
Other	16	238	630
Housing	1 Mile	3 Miles	5 Miles
Total Units	2,626	42,161	106,172
Occupied	2,522	40,519	101,604
Owner Occupied	1,575	22,022	56,081
Renter Occupied	947	18,497	45,523
Vacant	105	1,642	4,569

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	865	13,617	35,814
Ages 15 - 24	600	9,379	24,932
Ages 25 - 54	2,559	39,291	100,288
Ages 55 - 64	746	10,974	28,518
Ages 65+	1,539	18,266	43,649
Income	1 Mile	3 Miles	5 Miles
Median	\$66,891	\$72,929	\$83,290
Under \$15k	313	2,605	5,968
\$15k - \$25k	99	1,856	4,588
\$25k - \$35k	209	3,156	6,589
\$35k - \$50k	334	4,973	9,970
\$50k - \$75k	448	8,292	19,052
\$75k - \$100k	234	5,363	13,980
\$100k - \$150k	493	7,589	19,089
\$150k - \$200k	241	2,944	9,500
Over \$200k	150	3,742	12,870

LET'S DISCUSS YOUR NEXT STEPS

Contact me today for further discussion, or to schedule a meeting or call for a more detailed consultation.



MELANIE KAYALEH

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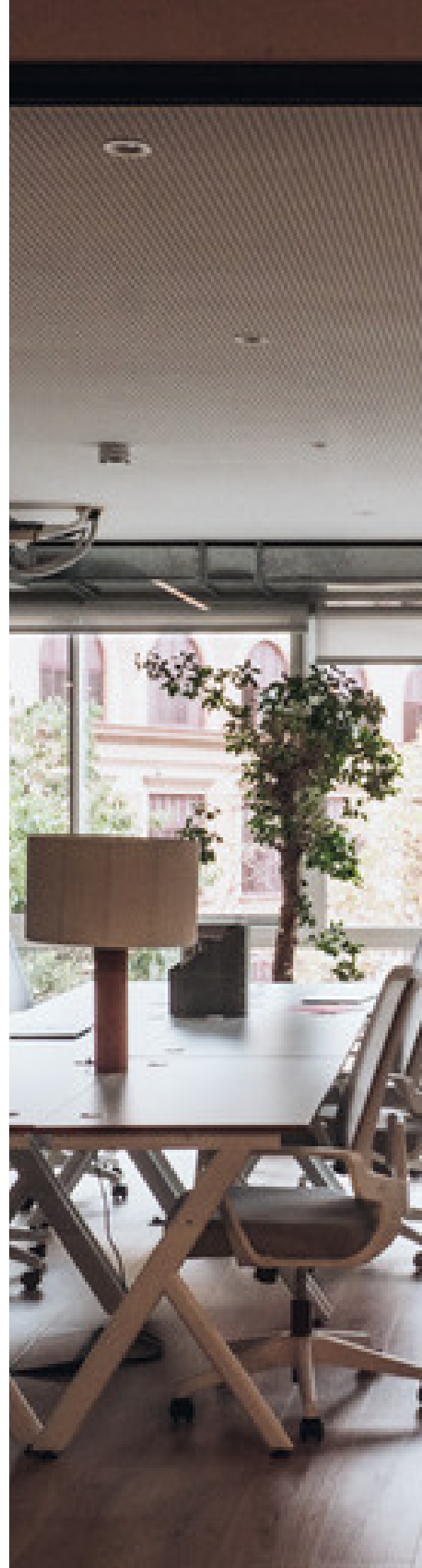
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