

OFFICE SPACE AVAILABLE

THE LAUREL BUILDING

498 Palm Springs Dr. | Altamonte Springs, FL 32701

PROPERTY	Class B+ Office
LEASING RATE	\$18.00/SF MG
SPACE AVAILABLE	680 SF - 3,982 SF
TRAFFIC COUNT	25,268 AADT



LEASING HIGHLIGHTS

- 43,269 SF Office Building
- Lighted intersection access via both Central Parkway and Palm Springs Drive, in addition to access via internal Altamonte Mall roads
- Conveniently located for all types of shopping, restaurants, medical, and services
- 136 parking spaces (includes 5 handicap spaces) with a ratio of 3.6/1,000 SF
- Powerful new LED lighting in all parking areas
- 2023 traffic counts of 25,268 AADT on Palm Springs Drive
- Leasing Rate: \$18.00/SF MG



MARTIN FORSTER, CCIM
M: 321-299-4164
T: 407-691-0505
mforster@holdthyssen.com

301 S. New York Avenue
Suite 200
Winter Park, FL 32789
www.holdthyssen.com

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LOCATION



ADVENT HEALTH
NORTH

SR436

ALTAMONTE MALL



CRANES ROOST PARK

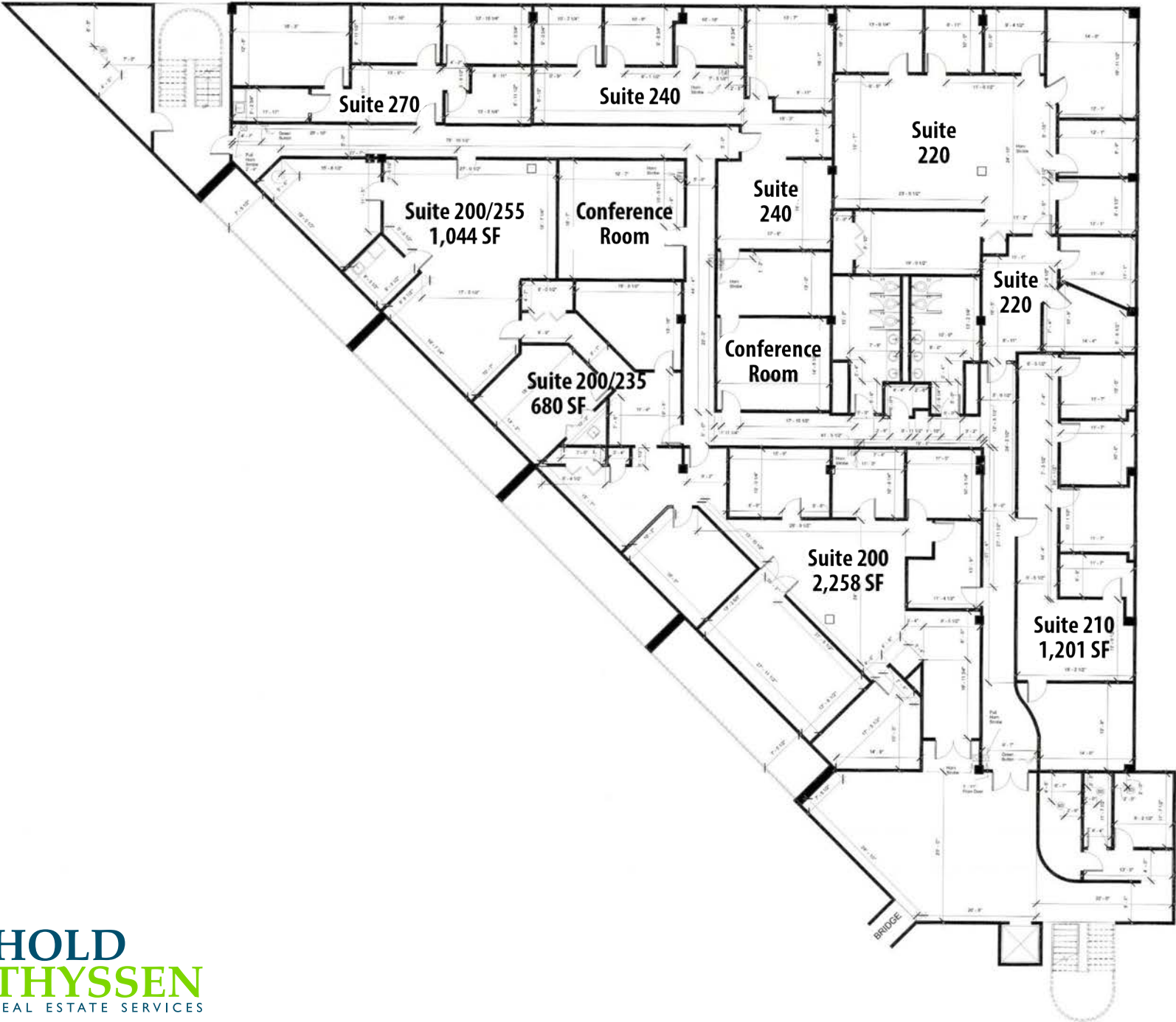
PALM SPRINGS DR.

CENTRAL PKWY

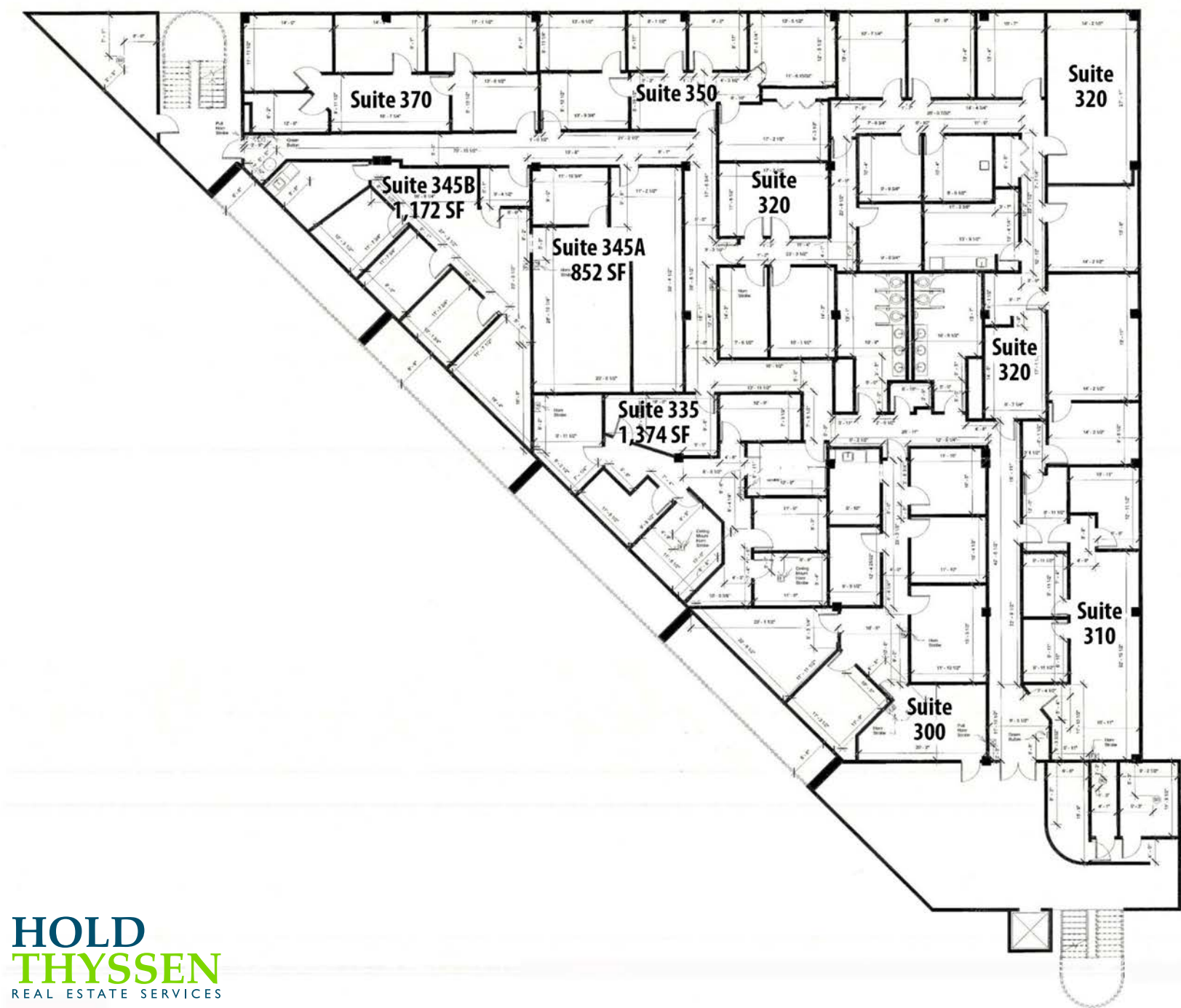


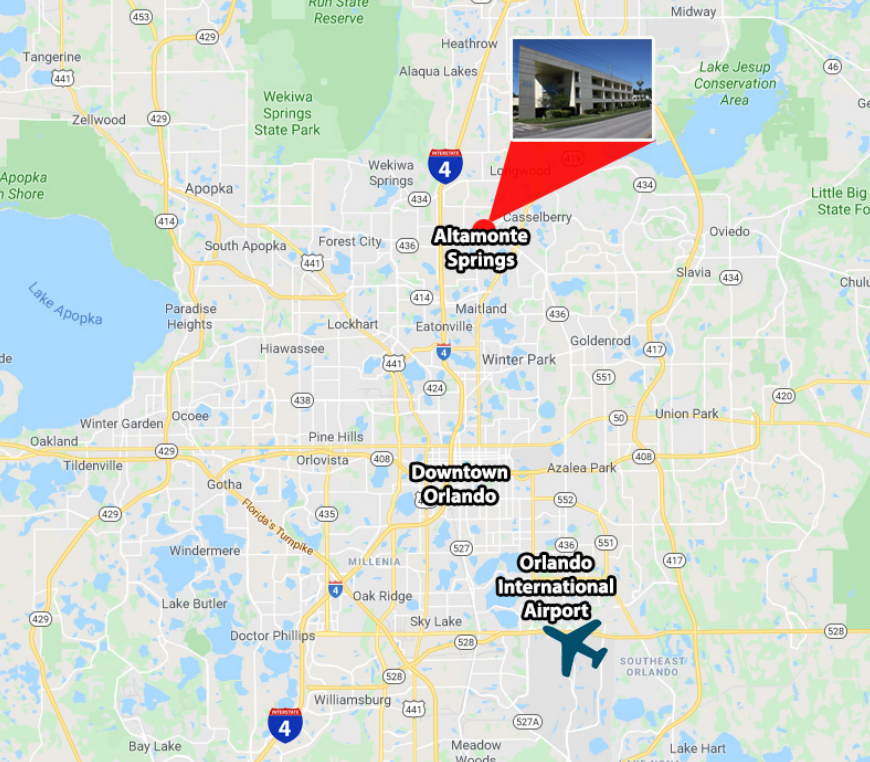
**HOLD
THYSSEN**
REAL ESTATE SERVICES

FLOOR PLAN



FLOOR PLAN





The Laurel Building | Altamonte Springs, FL

MARKET DEMOGRAPHICS



POPULATION

	1-MILE	3-MILE	5-MILE
2028 Projection	13,105	94,367	241,915
2023 Estimate	13,021	93,526	240,894
Growth 2010-2023	1.0%	1.1%	0.8%
Growth 2023-2028	0.1%	0.2%	0.1%
Median Age	42.2	42.1	41.3



HOUSEHOLDS

	1-MILE	3-MILE	5-MILE
2028 Projection	6,586	40,272	100,107
2023 Estimate	6,541	39,960	99,759
Growth 2010-2023	0.7%	0.9%	0.6%
Growth 2023-2028	0.1%	0.2%	0.1%



INCOME

	1-MILE	3-MILE	5-MILE
2023 Average Household Income	\$85,942	\$84,851	\$87,967
2023 Median Household Income	\$65,591	\$63,102	\$65,186



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