

Altamonte Springs Freestanding Office

112 W Citrus St. Altamonte Springs, FL 32714

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



\$22psf Mod Gross

LOCATION HIGHLIGHTS

Conveniently located off Douglas Ave with immediate access to I-4 via W Central Pkwy, offering excellent access to the interstate and connectivity throughout the greater Orlando area. Nearby SR 434 and SR 436 provide added regional accessibility. Nearby amenities include Uptown Altamonte, Cranes Roost Park, Altamonte Mall, and AdventHealth Hospital.



LISTING HIGHLIGHTS

- **±2,600 SF** Freestanding Office
- **Full build-out** includes:
 - Reception area
 - 5 private offices
 - Break room with kitchen
 - 2 restrooms
 - Open work areas
- 39 shared parking spaces

2026 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	13,203	91,824	226,003
Median HH Income	\$69,118	\$78,158	\$83,690
Average HH Income	\$86,917	\$106,790	\$115,573

Contact For More Information

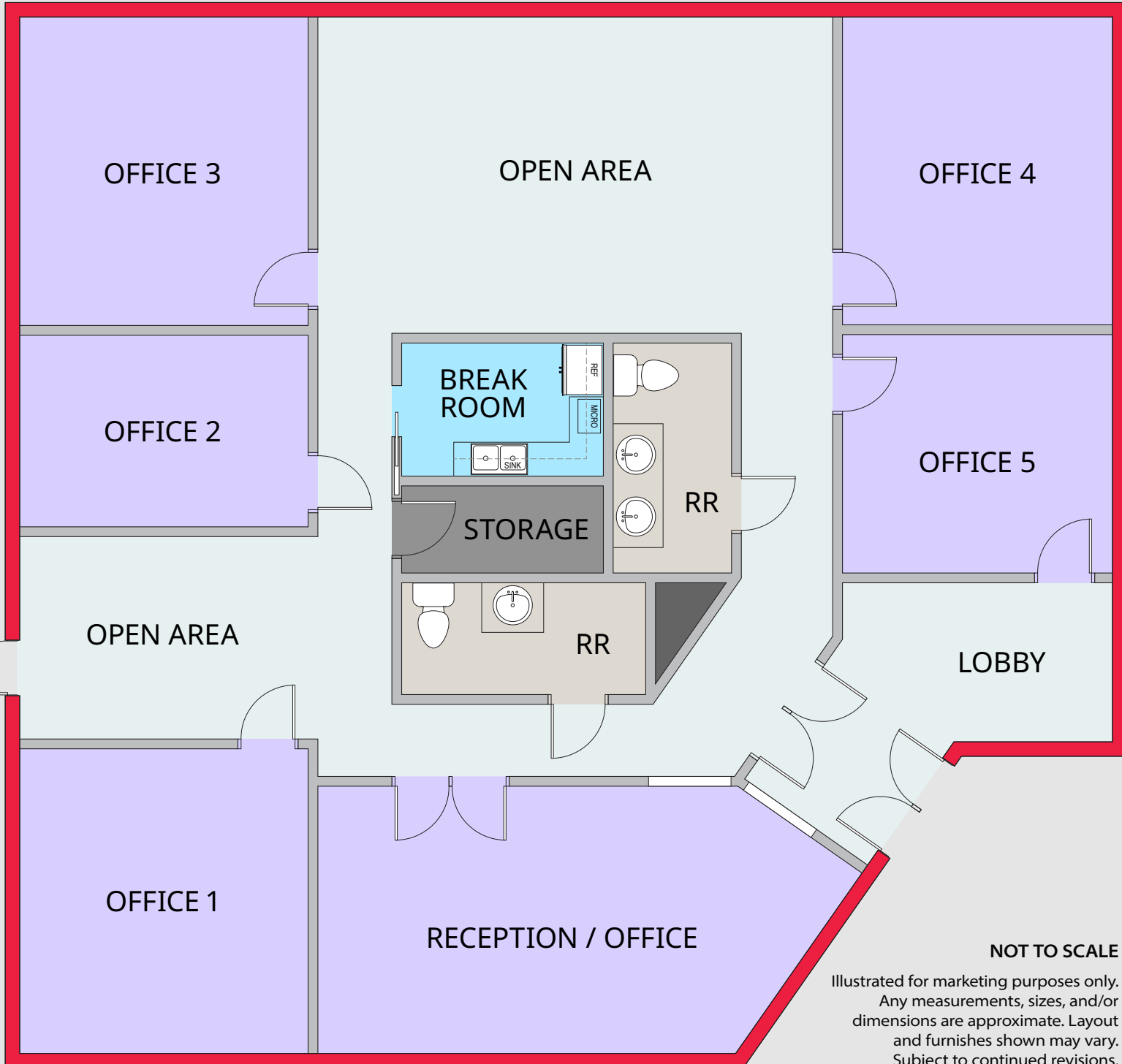
Marie Shorey, CCIM

(407) 383-8142

Marie@palkiper.com

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NOT TO SCALE

Illustrated for marketing purposes only.
Any measurements, sizes, and/or
dimensions are approximate. Layout
and furnishes shown may vary.
Subject to continued revisions.

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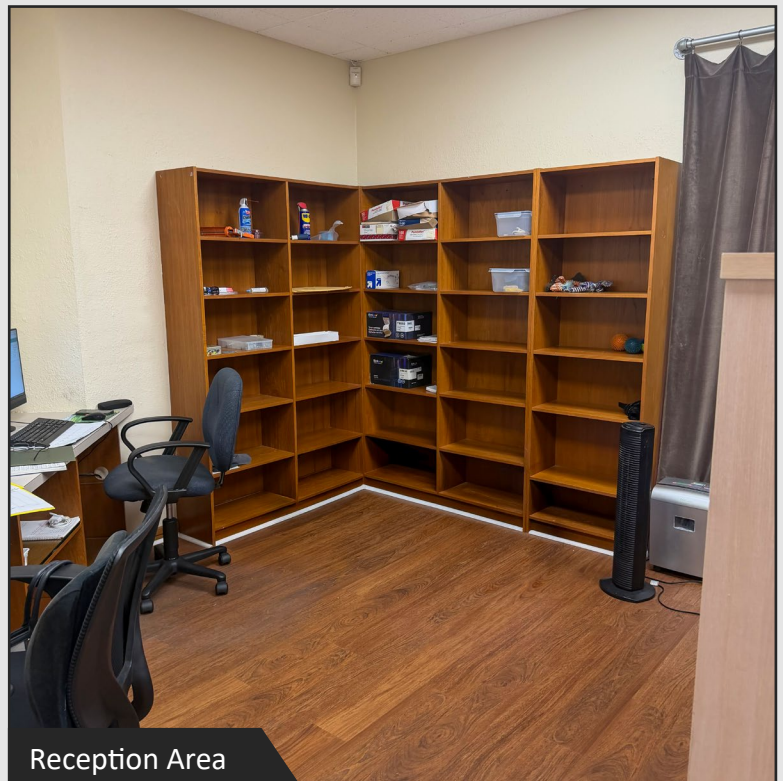
Entrance/Check-In



Entrance/Waiting Area



Reception Area



Reception Area

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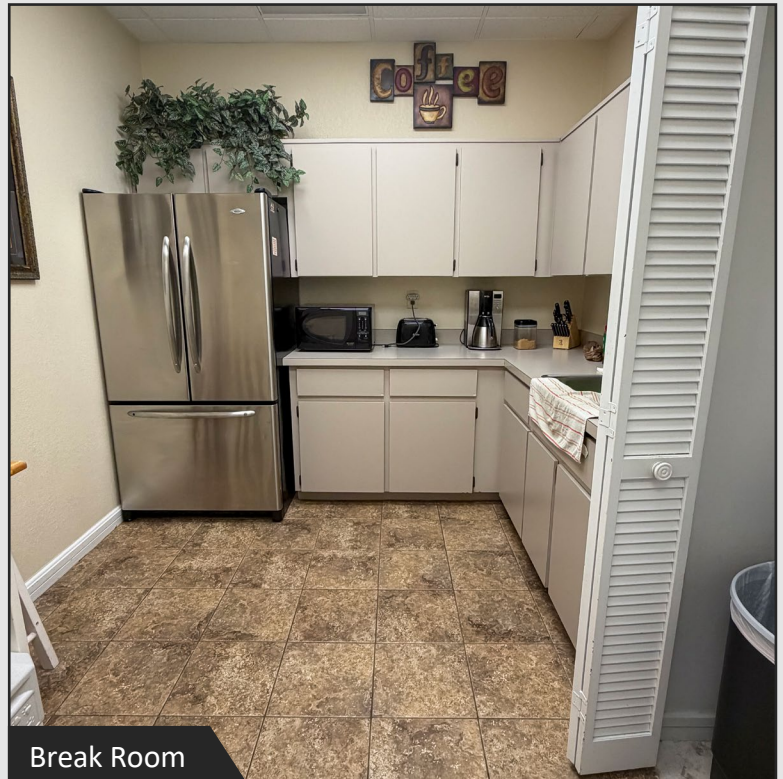
Office 01



Office 02



Office 03



Break Room

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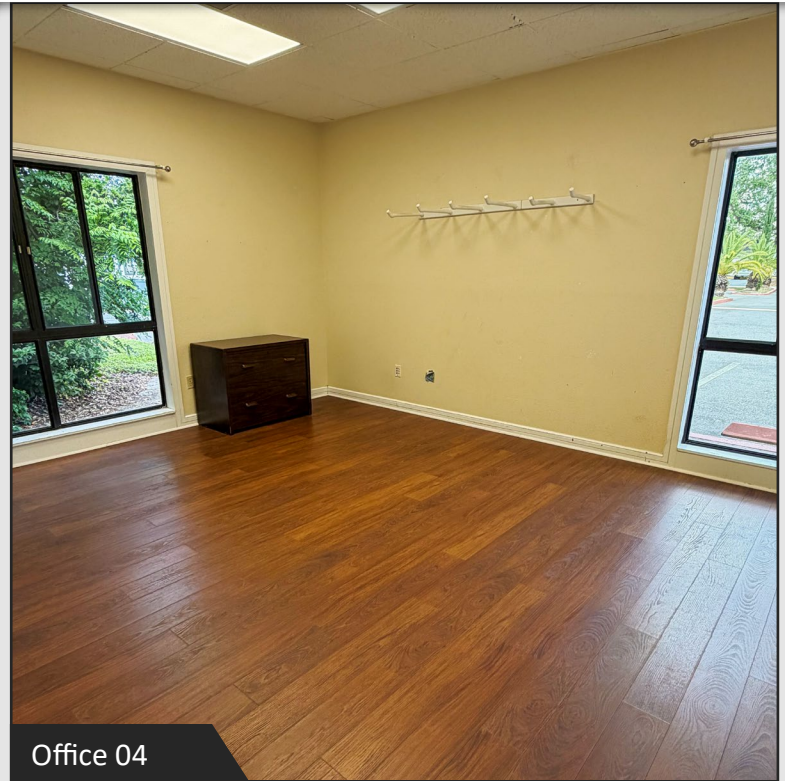
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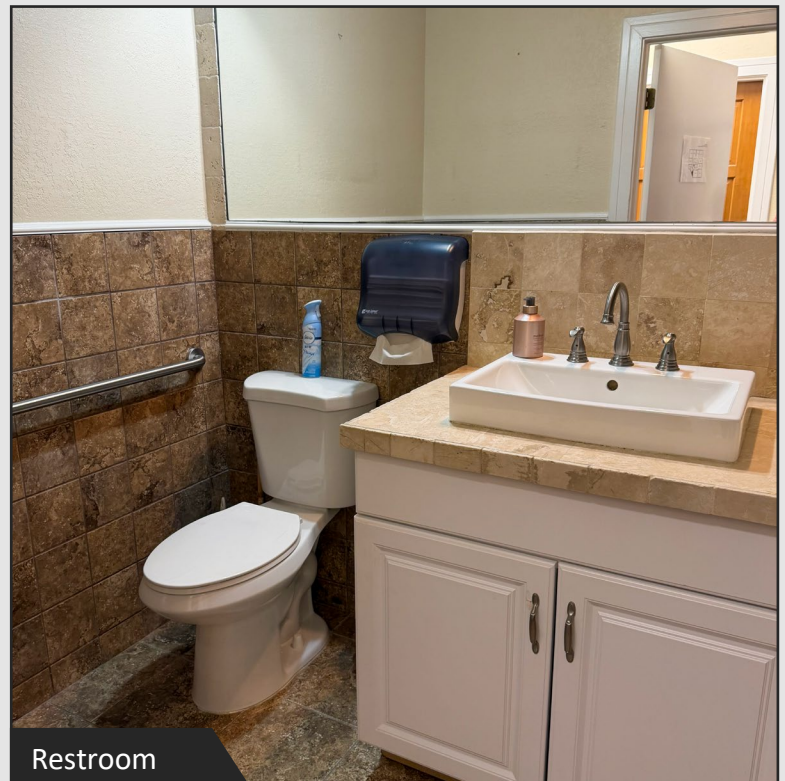
Open Area



Office 04



Restroom



Restroom

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