



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

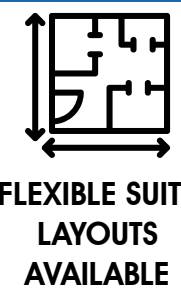
E: Dan@FCPG.com
P: 407.872.0177 ext. 117

Contact: Ben Kuykendall
Sales & Leasing Associate

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

For Lease: Inquire For Rate, Full Service

± 515 RSF 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

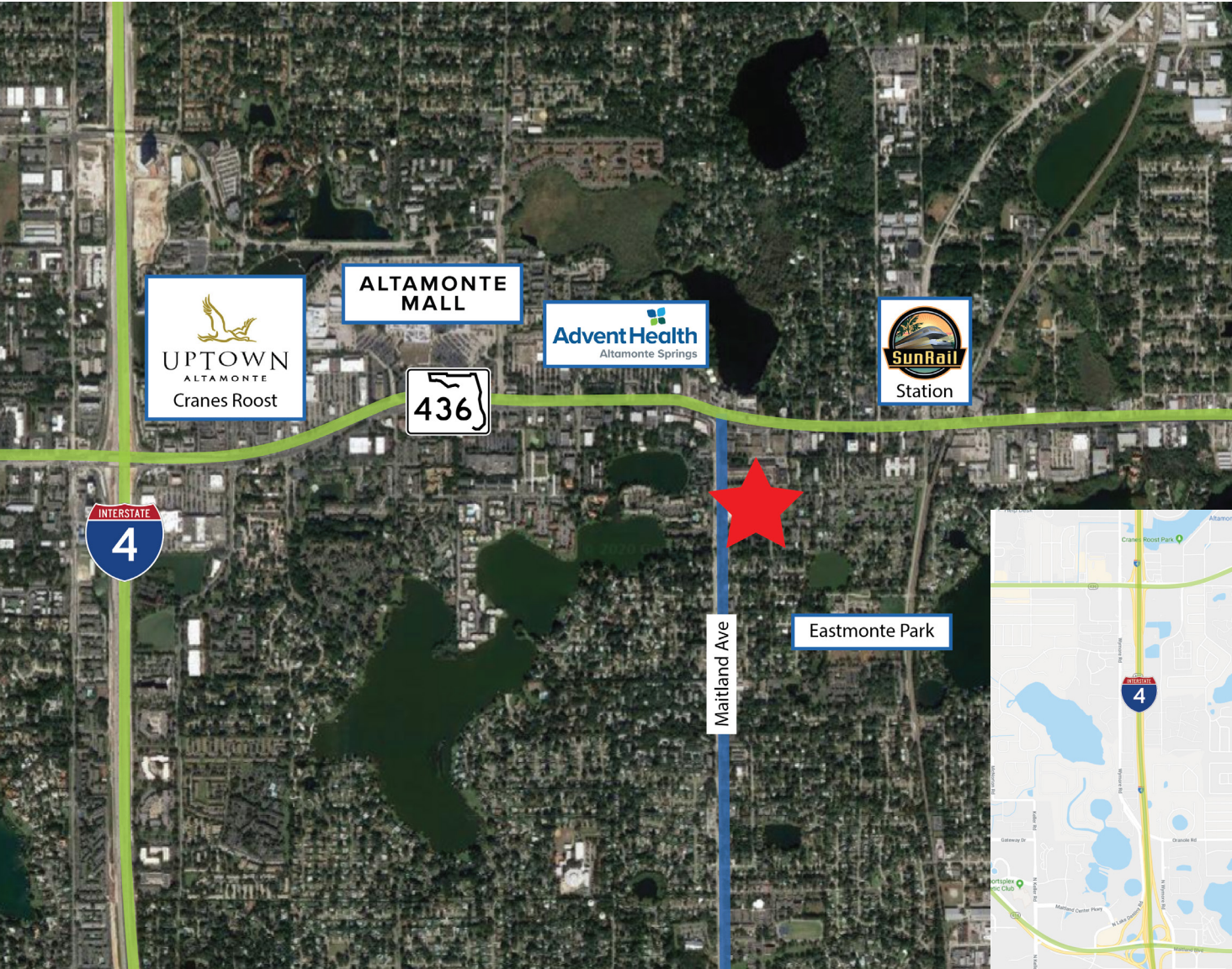
DEMOGRAPHICS

| 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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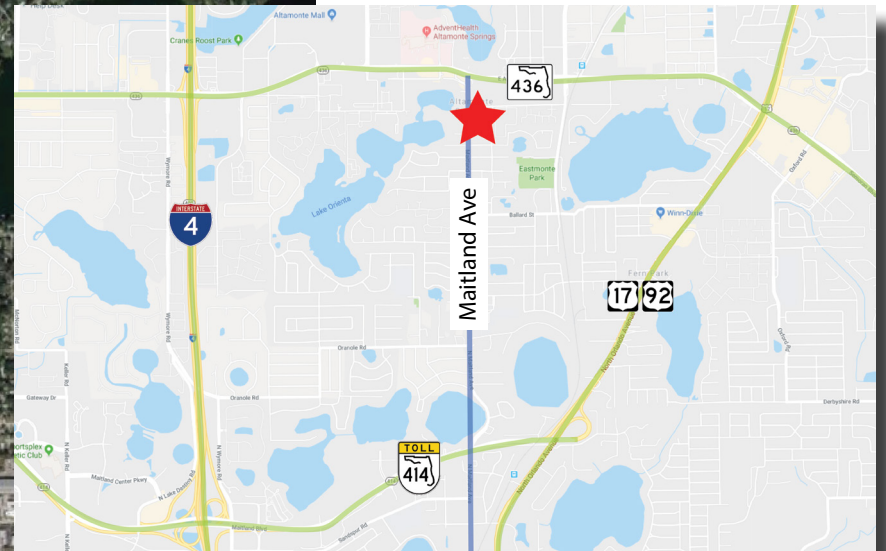
LOCATION



\$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



Floorplans Available by Request.

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