

Colliers

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For Sale

# Altamonte Oaks

460 E. Altamonte Dr. | Altamonte Springs, FL

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# Property Highlights



**Size**  
31,674 SF | 2.92 AC | 3 stories



**Built/Renovated**  
1989 | 2022



**Opportunity**  
Medical/Retail investment



**Drive-Thru Lanes**  
6 (Covered) with 2 ATMs and exclusive parking adjacent to the branch entrance



**Parking Ratio**  
±4.7/1,000 SF



**Location Perks**  
Located across from the 1.15M SF Altamonte Mall & AdventHealth's Altamonte Springs



**Frontage**  
SR-436 (E. Altamonte Drive) | 62,000 AADT



**Connectivity**  
1.2 mile down the road from SunRail's Altamonte Springs Station



**Zoning**  
C-G



Nestled in the heart of Central Florida, **Altamonte Springs** offers a perfect blend of urban amenities and natural beauty. With its **vibrant community**, top-rated schools, and easy access to Orlando's attractions, it's an ideal place for families and professionals alike. Visitors and residents can enjoy shopping at the **Altamonte Mall**, relaxing in the scenic Cranes Roost Park, and exploring a variety of dining and entertainment options. Altamonte Springs combines the charm of a small town with the conveniences of a bustling city, making it a great place to **live, work, and play**.







**Altamonte Mall**

Dillard's   macy's   JCPenney

amo THEATRES   Apple   H&M   Chick-fil-A   TACO BELL

Starbucks   SEPHORA   SHOE CARNIVAL   FOREVER 21

Bath&BodyWorks   PANDORA

AdventHealth

Publix

SunRail

Subject Site

E. Altamonte Dr.

62,000 AADT

MILLER'S ALE-HOUSE

Bahama Breeze ISLAND GRILLE

FULL ACCESS

Season FRESH GRILL

# Area Demographics



**Population**

1-Mile: 14,241  
2-Mile: 41,996  
3-Mile: 95,753  
5-Mile: 243,922



**Daytime Population**

1-Mile: 18,228  
2-Mile: 50,060  
3-Mile: 136,934  
5-Mile: 275,887



**Average HH Income**

1-Mile: \$95,898  
2-Mile: 96,805  
3-Mile: \$106,771  
5-Mile: \$110,005



**Households**

1-Mile: 7,318  
2-Mile: 19,025  
3-Mile: 42,071  
5-Mile: 102,976

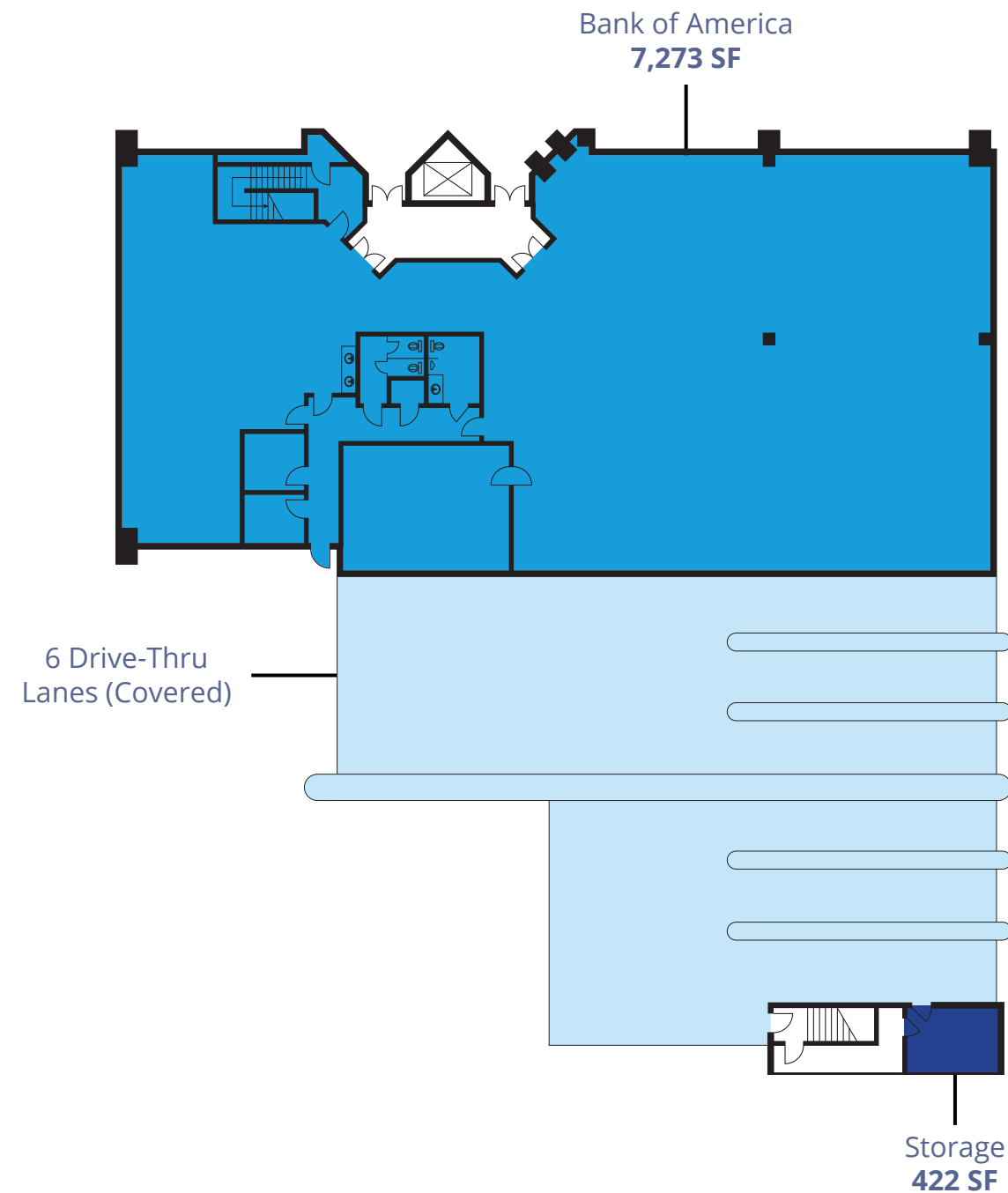
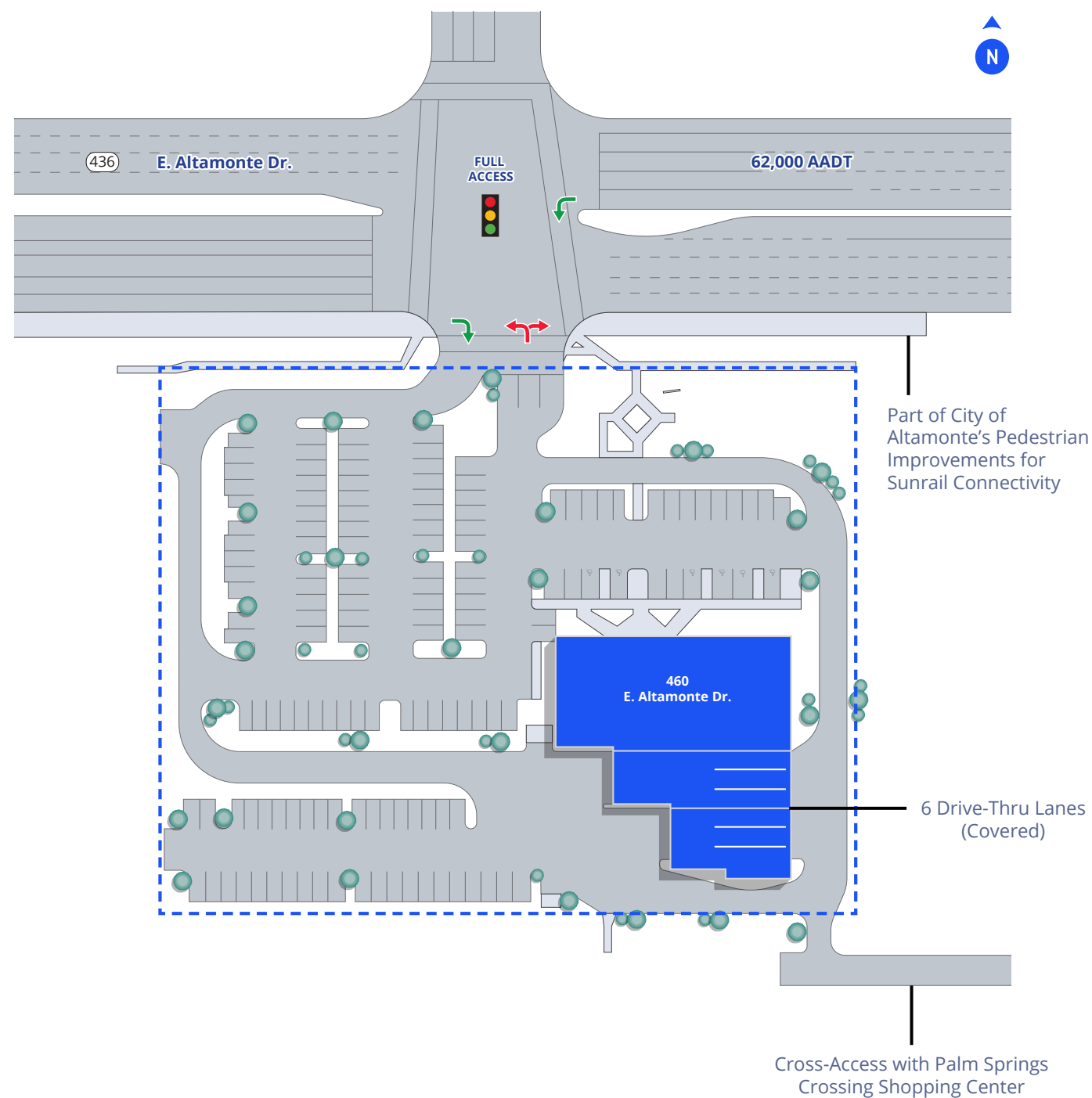


**AdventHealth Altamonte Springs**, established in 1973, is a comprehensive medical facility with 393 beds, staffed by 385 doctors and 2,085 dedicated team members. This hospital serves approximately 200,000 patients annually, offering a wide range of healthcare services and maintaining a strong commitment to patient care and community health in the Altamonte Springs area.



# Site Plan

# Floor Plan 1st Floor





# Floor Plan 2nd Floor

# Floor Plan 3rd Floor

Beyond Chiropractic  
2,857 SF

Kanan Medical  
7,385 SF

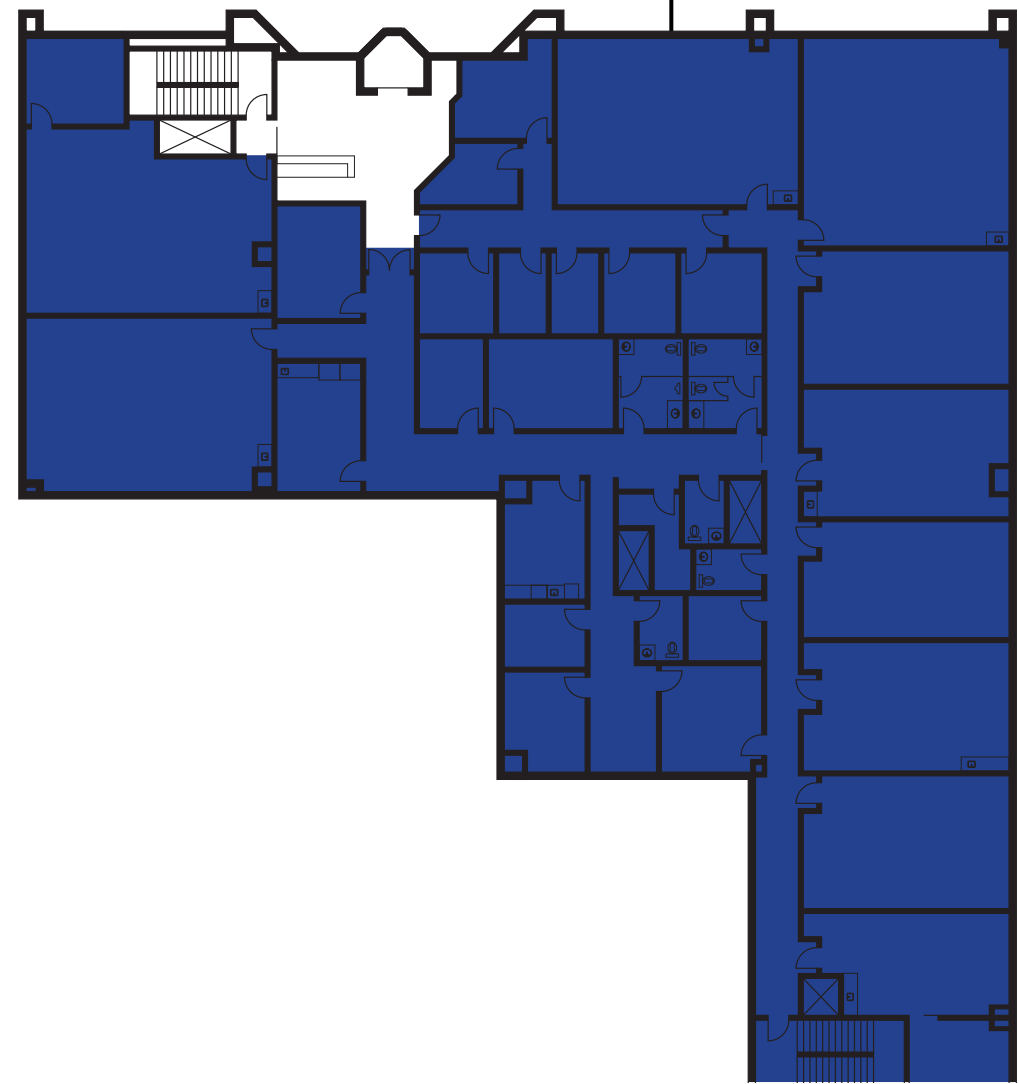
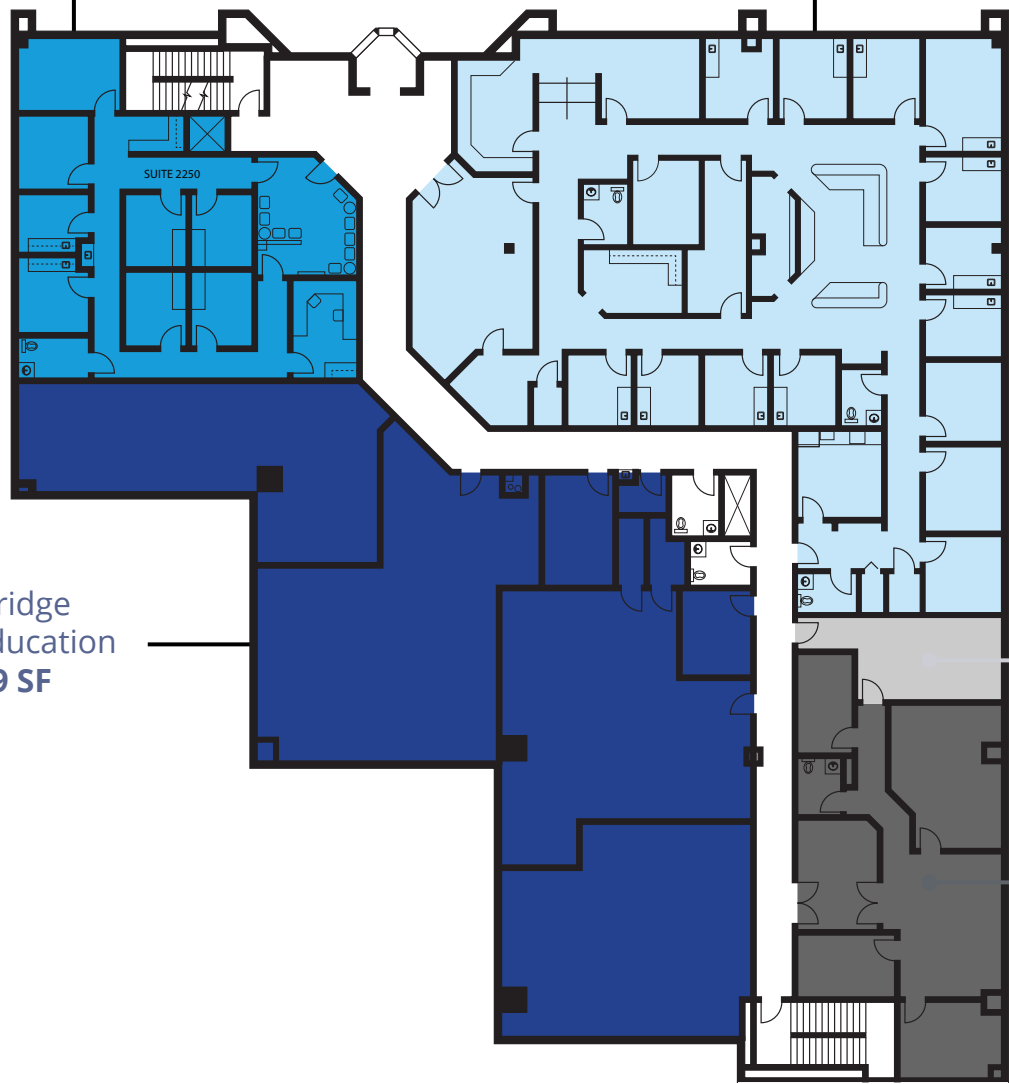
Cambridge Health Education  
10,738 SF

Cambridge  
Health Education  
2,999 SF

Vacant  
749 SF

Vacant  
1,499 SF

These two spaces offered for lease by  
Kanan Medical separately.







The Subject Site is located in **Altamonte Springs, FL** – one of four activity centers in the city designated as major business districts. **The Vision Plan** for the center encompasses the **120 acres** surrounding the **new Altamonte Springs SunRail commuter rail station**, with a focus on providing a dense, pedestrian-oriented urban area with safe and accessible pedestrian facilities, reduced parking to foster transit use, and mixed housing.







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