

FOR LEASE

Medical Office Suites

106 Boston Avenue Altamonte Springs, Florida 32701

Lease Incentives Available!!
6 Months of Rent Abatement on 5-year+ Leases

**ALTAMONTE
MEDICAL CENTER**

Associates in Dermatology	Sterling Medical Group
Center for Urology and Wellness	Community Care Resources of Florida
Florida Cancer Specialists & Research Institute	General & Forensic Psychiatry
LabCorp	Amore Medical
Professionally Managed By	Avison Young 407.831.1400

FranklinStreet

FSOI, LLC | A Licensed Florida Broker # CQ1048040

KATHERINE SCATUORCHIO | Director
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PROPERTY SUMMARY

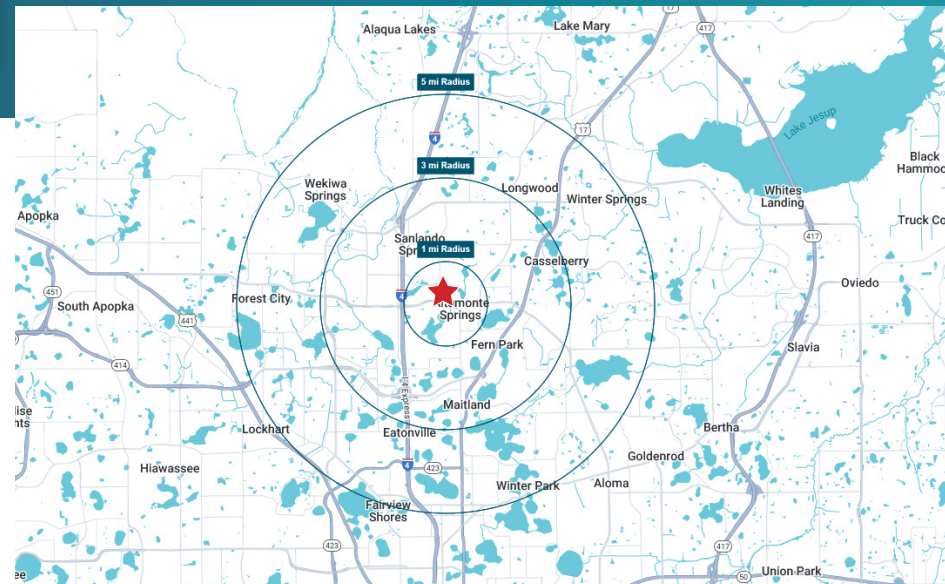


PROPERTY HIGHLIGHTS

- 6,138 RSF Available Medical/Office
- Newly Renovated/Spec Suites!
- New, motivated ownership!
- Significant improvements completed and more underway!
- Fully renovated 2nd generation medical office suites
- Excellent proximity to the Florida Hospital Altamonte Springs Campus
- Lynx bus stop within walking distance, great access to major thoroughfares
- Abundant parking & monument signage

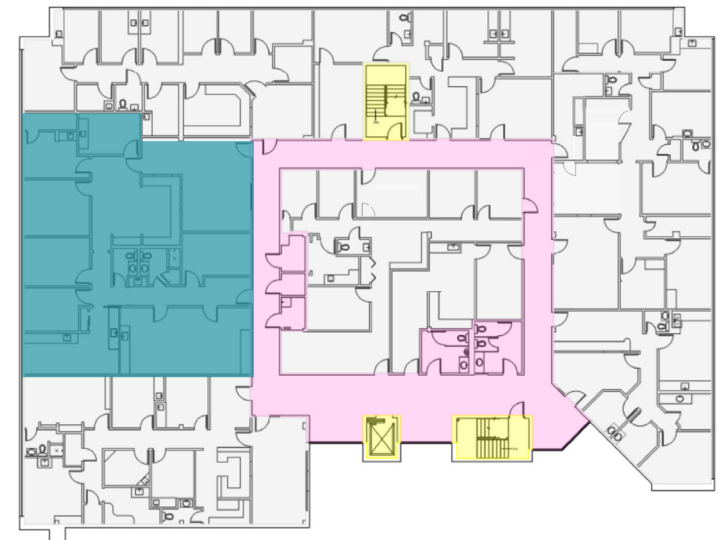
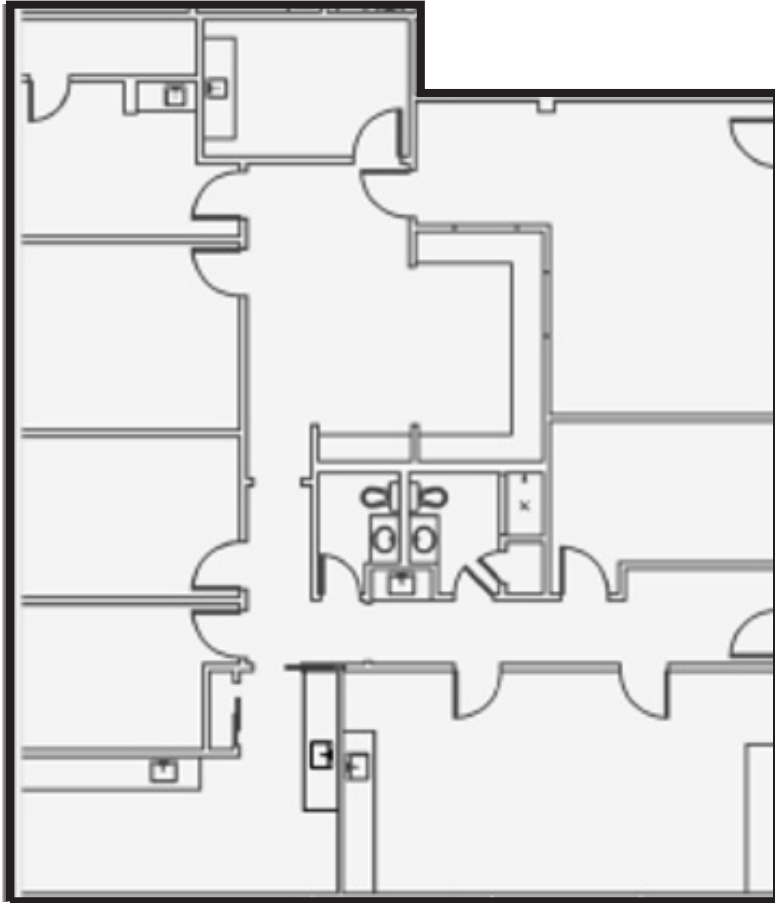
AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	14,739	94,906	246,226
Total Households	7,374	40,635	102,050
Average Income	\$77,812	\$85,307	\$87,413
Median Age	41.4	40.7	40.8
Daytime Population	11,064	78,970	146,119



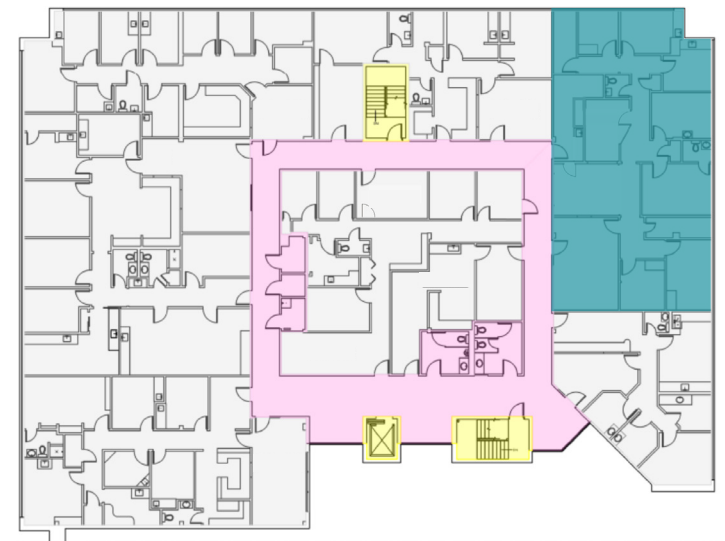
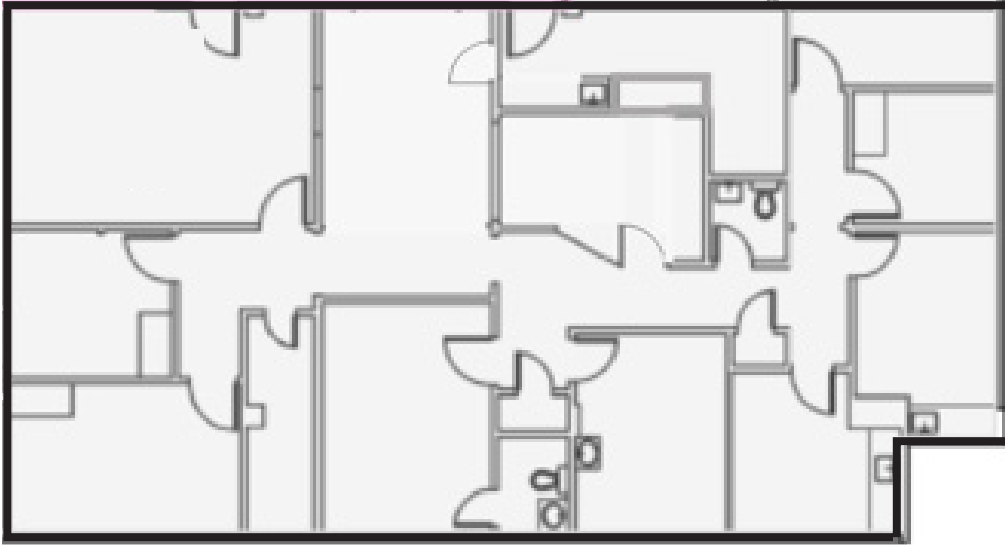
FLOOR PLAN

SUITE 203: \$16.00/RSF NNN
3,365 RSF



FLOOR PLAN

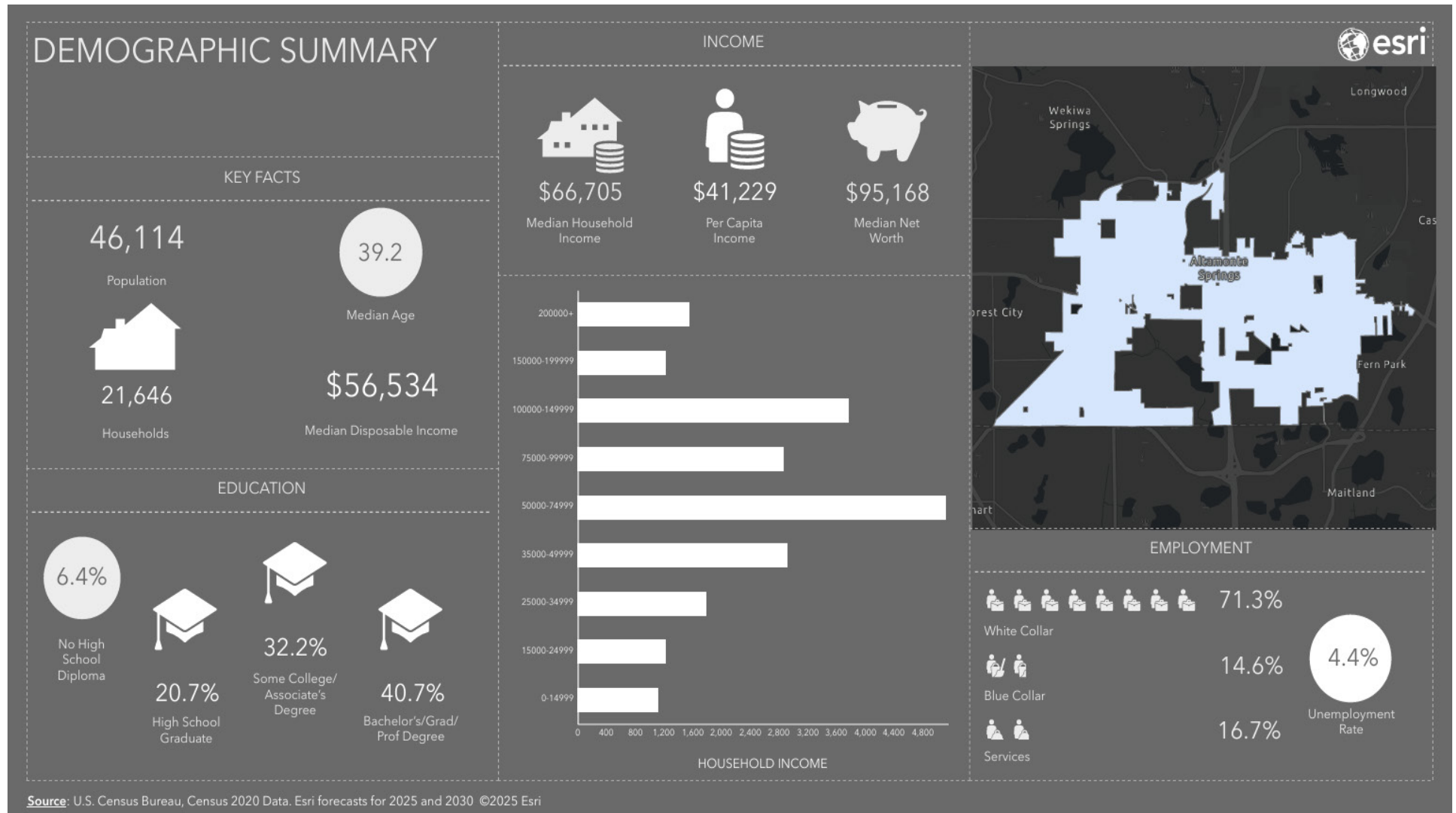
SUITE 208: \$16.00/RSF NNN
2,773 RSF



PHOTOS



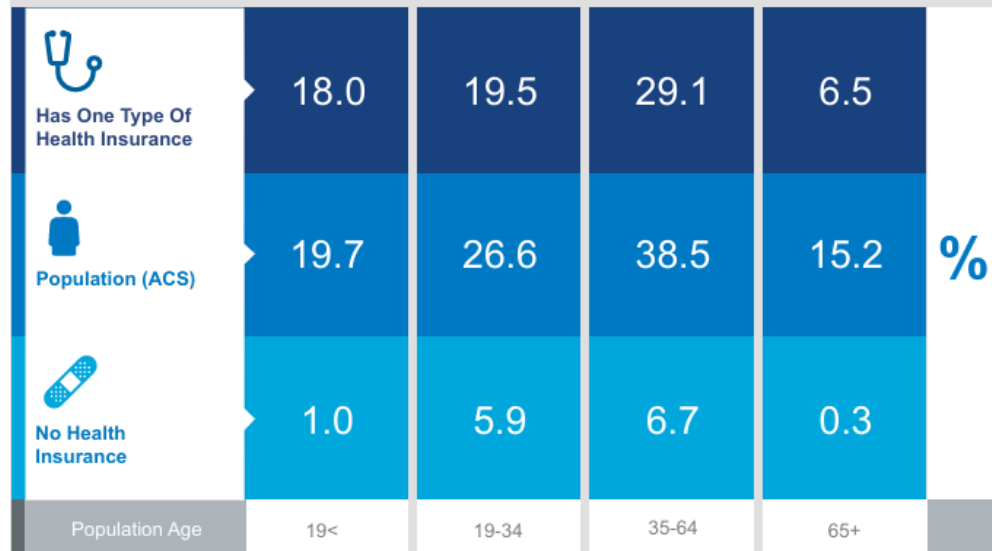
DEMOGRAPHICS



DEMOGRAPHICS

Health Care & Insurance

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



Population



46,390
Civilian Noninstitutionalized
Population (ACS)

Exercise (Percent of Adults)



44.9%
Exercise at home 2+
times per week



14.0%
Exercise at club 2+
times per week

Health Care Expenditure



\$3,737
Annual Health Insurance
Expenditures



\$2,068
Medical Care



Medicare:
Population 65+

2,694
Medicare Only

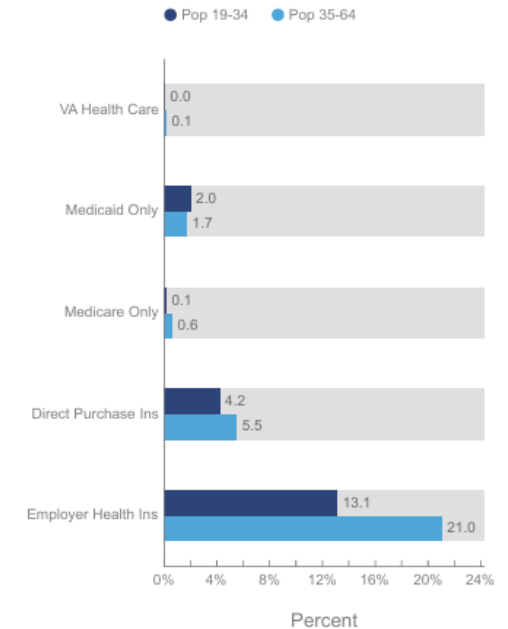
1,448
Direct-Purch & Medicare

888
Employer & Medicare

340
Medicare & Medicaid

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,006.3
Medicare Payments	\$849.9
Physician Services	\$237.7
Dental Services	\$393.6
Eyecare Services	\$70.3
Lab Tests/X-rays	\$67.3
Hospital Room & Hospital Service	\$211.1
Convalescent/Nursing Home Care	\$31.9

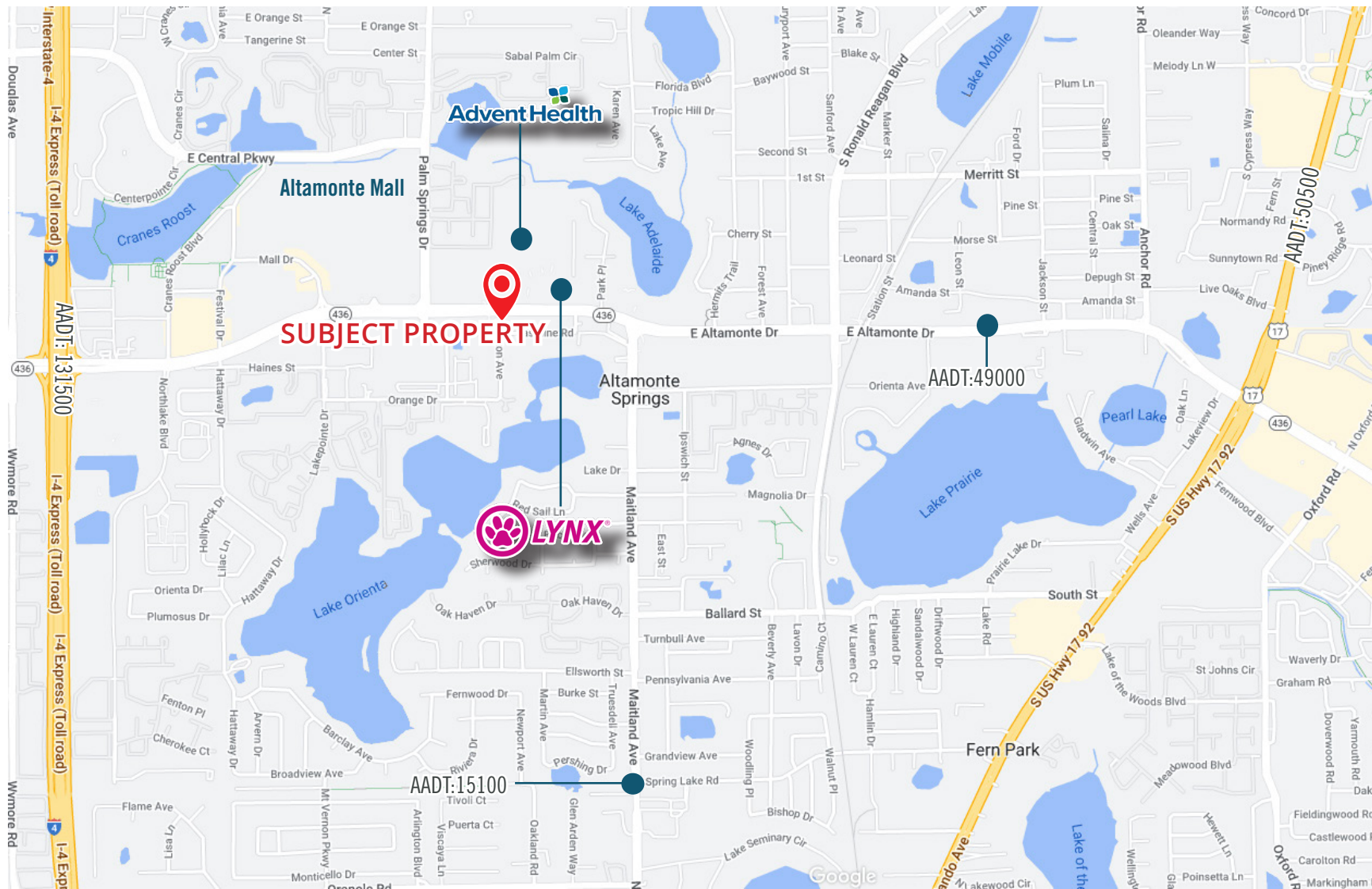
Health Insurance Coverage (ACS)



Source: U.S. Census Bureau, Census 2020
Data: Esri forecasts for 2025 and 2030

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AREA OVERVIEW



CONTACT

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