

For Lease

Office / Medical

1,670 - 3,300 SF | \$20.00 - \$25.00/SF



Springs Medical & Professional Center

679-697 Douglas Avenue, Altamonte Springs, Florida 32714

Property Highlights

- Springs Medical & Professional Center is a 10-building office/medical center on 2.87 acres; Zoning: Office
- Entire individual free-standing buildings available
- Great location in Altamonte Springs, with immediate access to SR 436 (Semoran Blvd) and I-4
- Prominent monument signage on Douglas Avenue with building signage opportunities on I-4
- Less than 2 miles to AdventHealth Altamonte Springs Hospital, Cranes Roost, Uptown Altamonte, Altamonte Mall and the Altamonte SunRail station
- Beautifully landscaped; ample parking (5.43/1,000 SF)

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
685 Douglas Avenue	\$25.00 SF/yr	1,670
689 Douglas Avenue, Suite 107	\$20.00 SF/yr	3,300



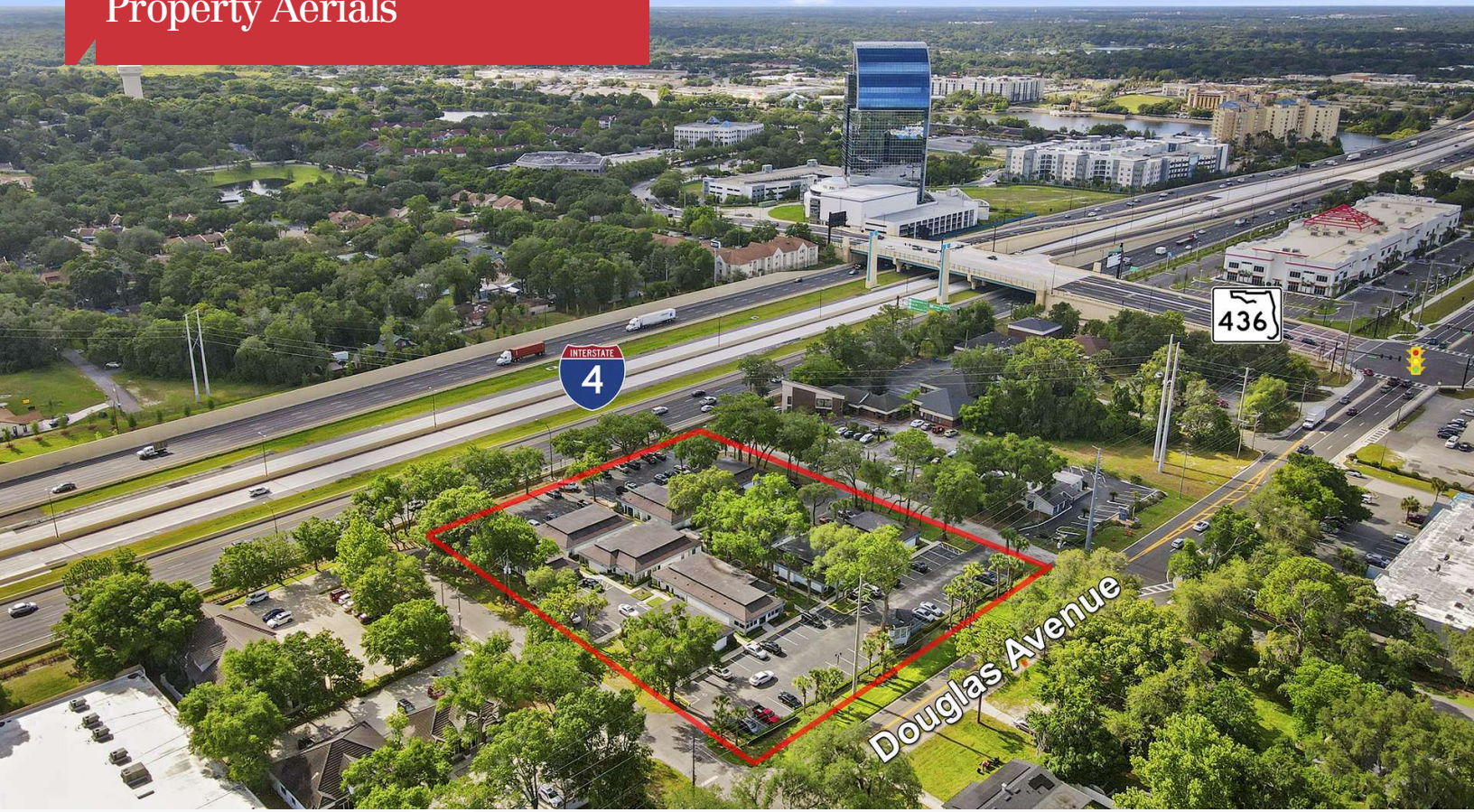
**Lease Rate: \$20.00 - \$25.00 / SF NNN
(CAM: \$5.26/SF)**

For more information

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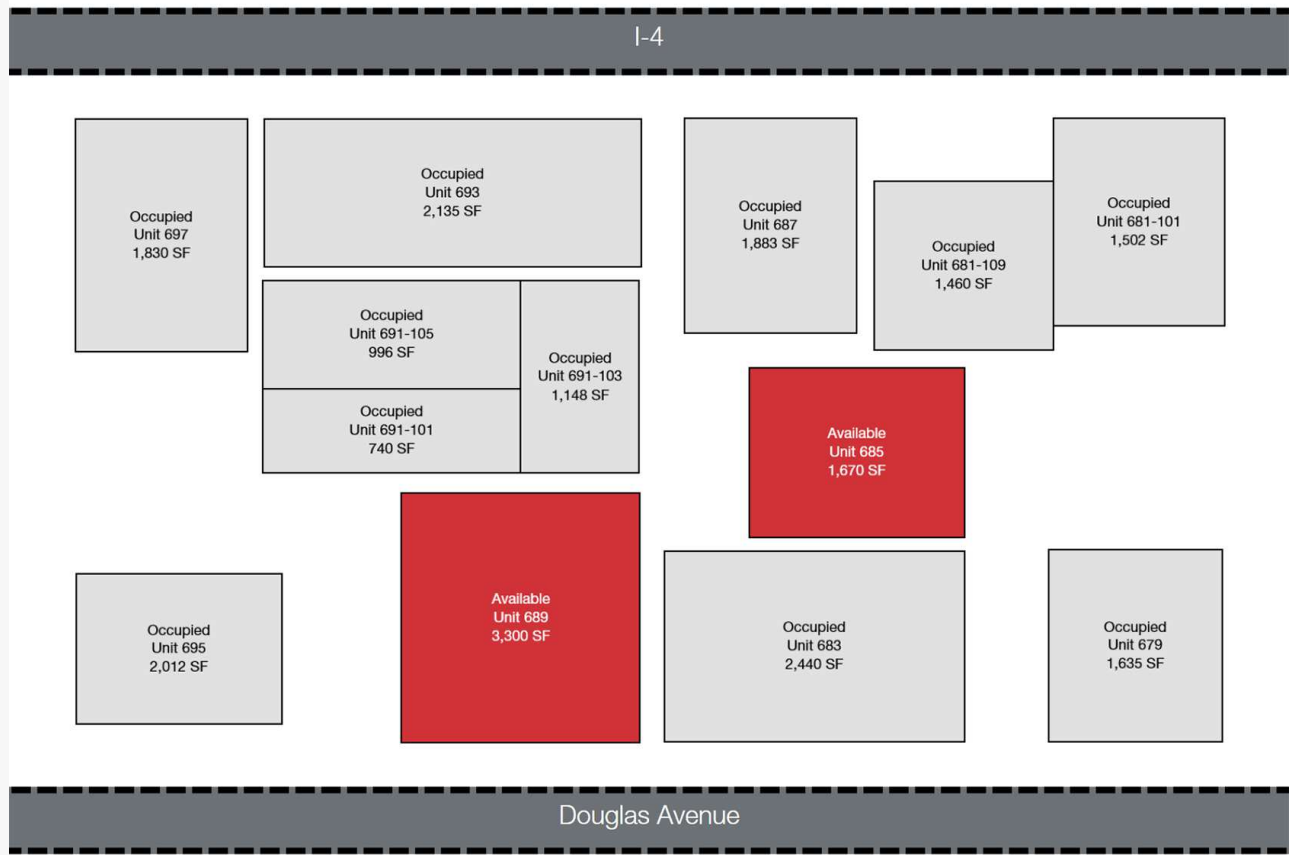
Property Aerials



Property Photos

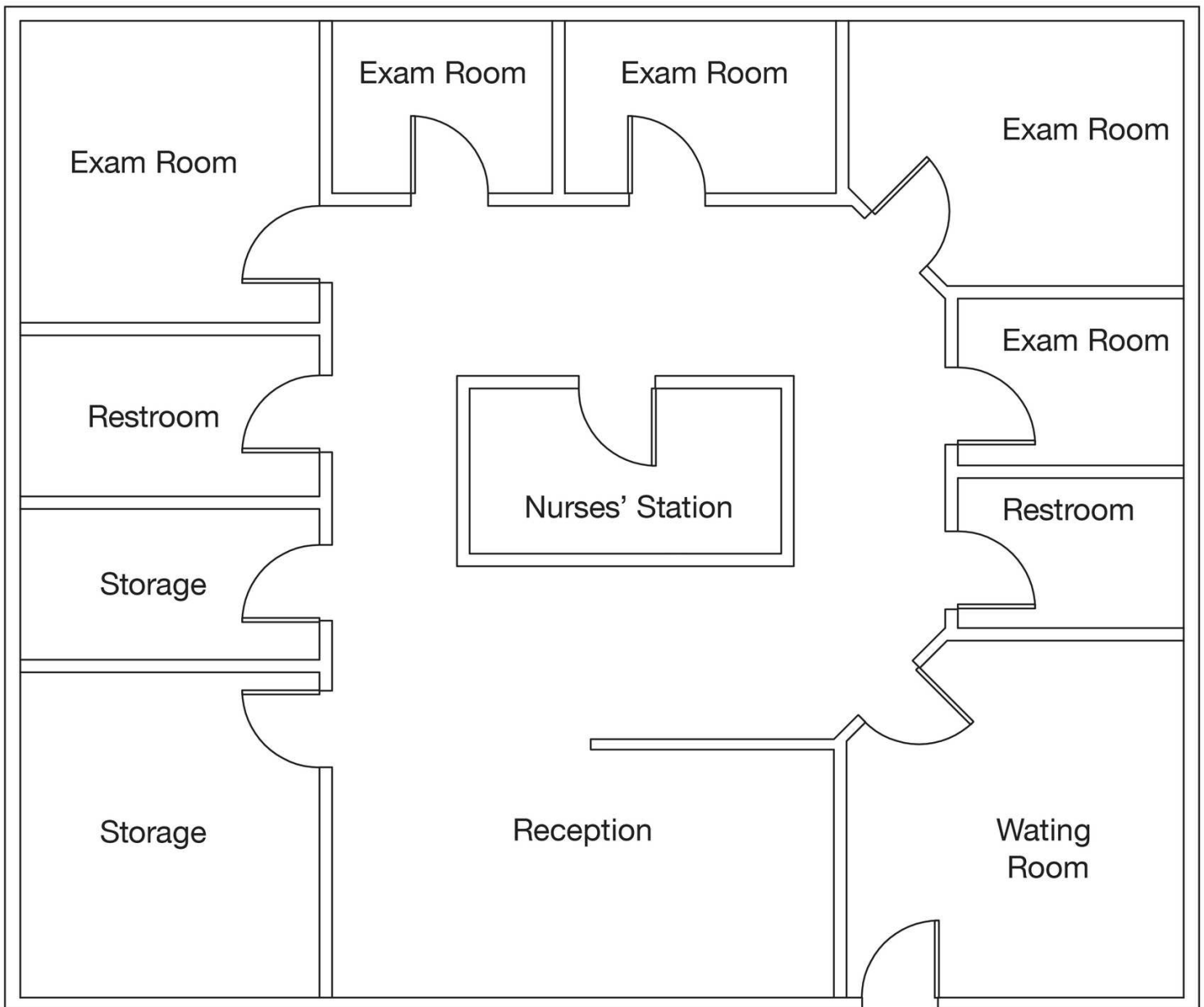


Available Spaces

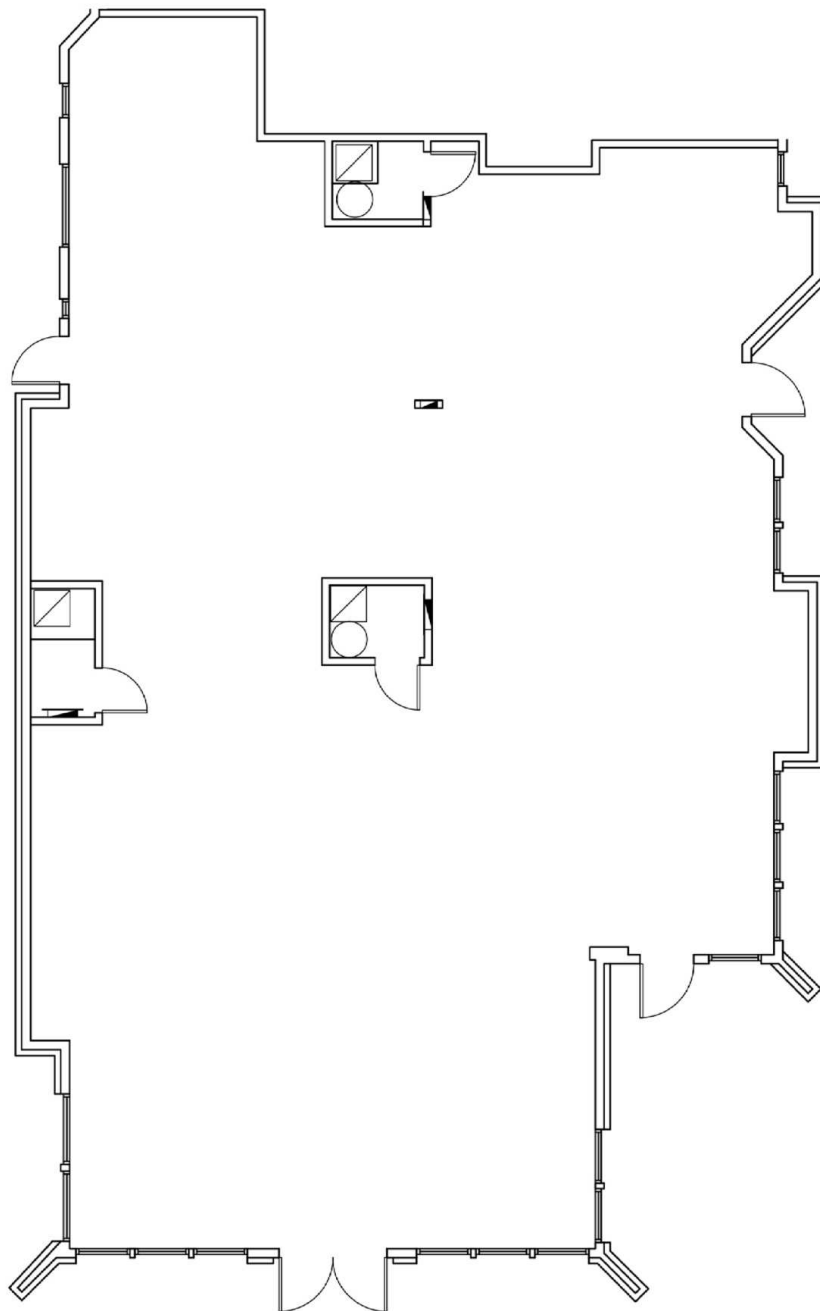


Space	Space Use	Lease Rate	Lease Type	Size (SF)	Term	Comments
685 Douglas Avenue	Medical	\$25.00 SF/yr	NNN	1,670 SF	Negotiable	Plumbed Exam Rooms
689 Douglas Avenue, Suite 107	Office Building	\$20.00 SF/yr	NNN	3,300 SF	Negotiable	Shell condition

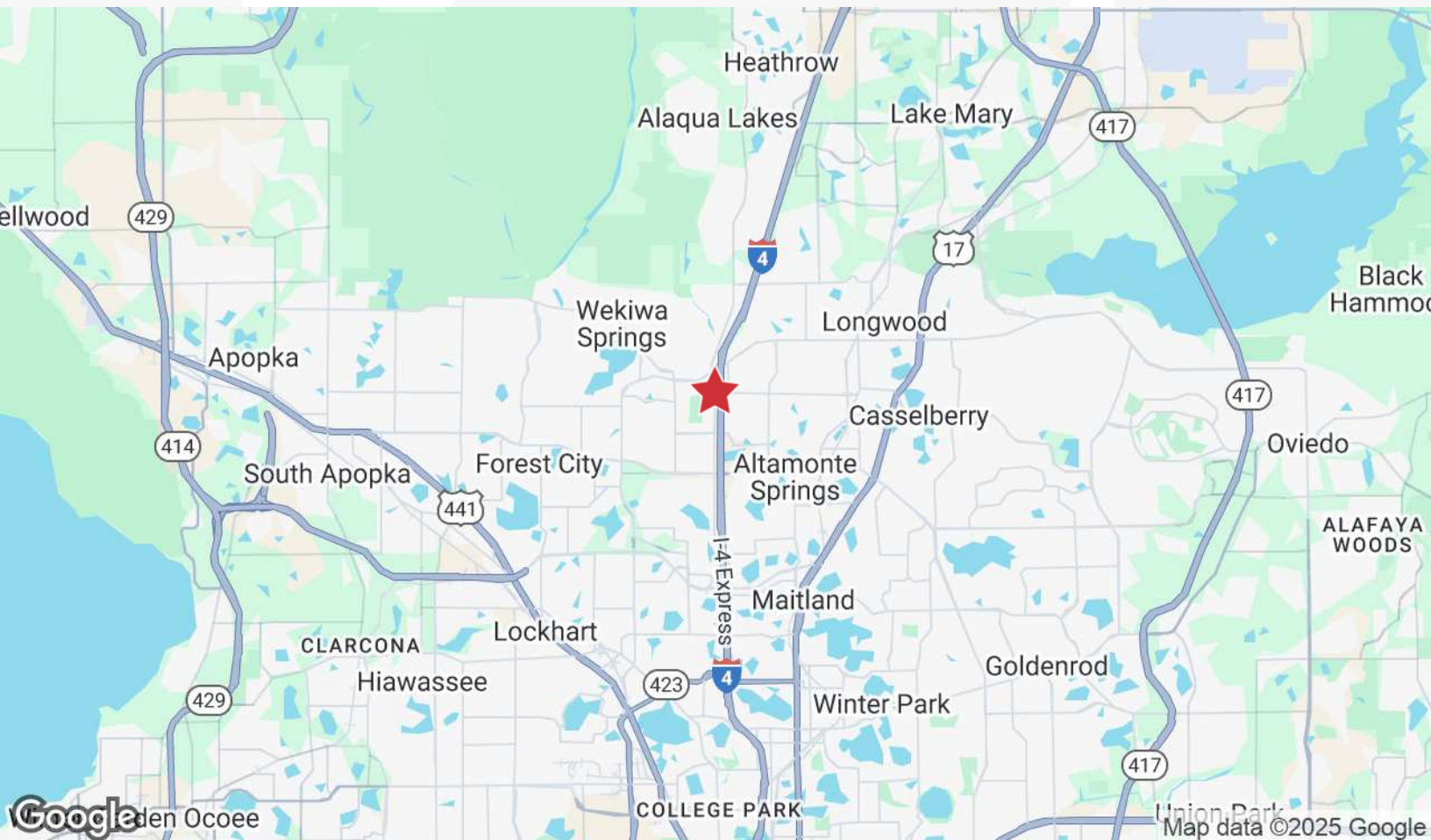
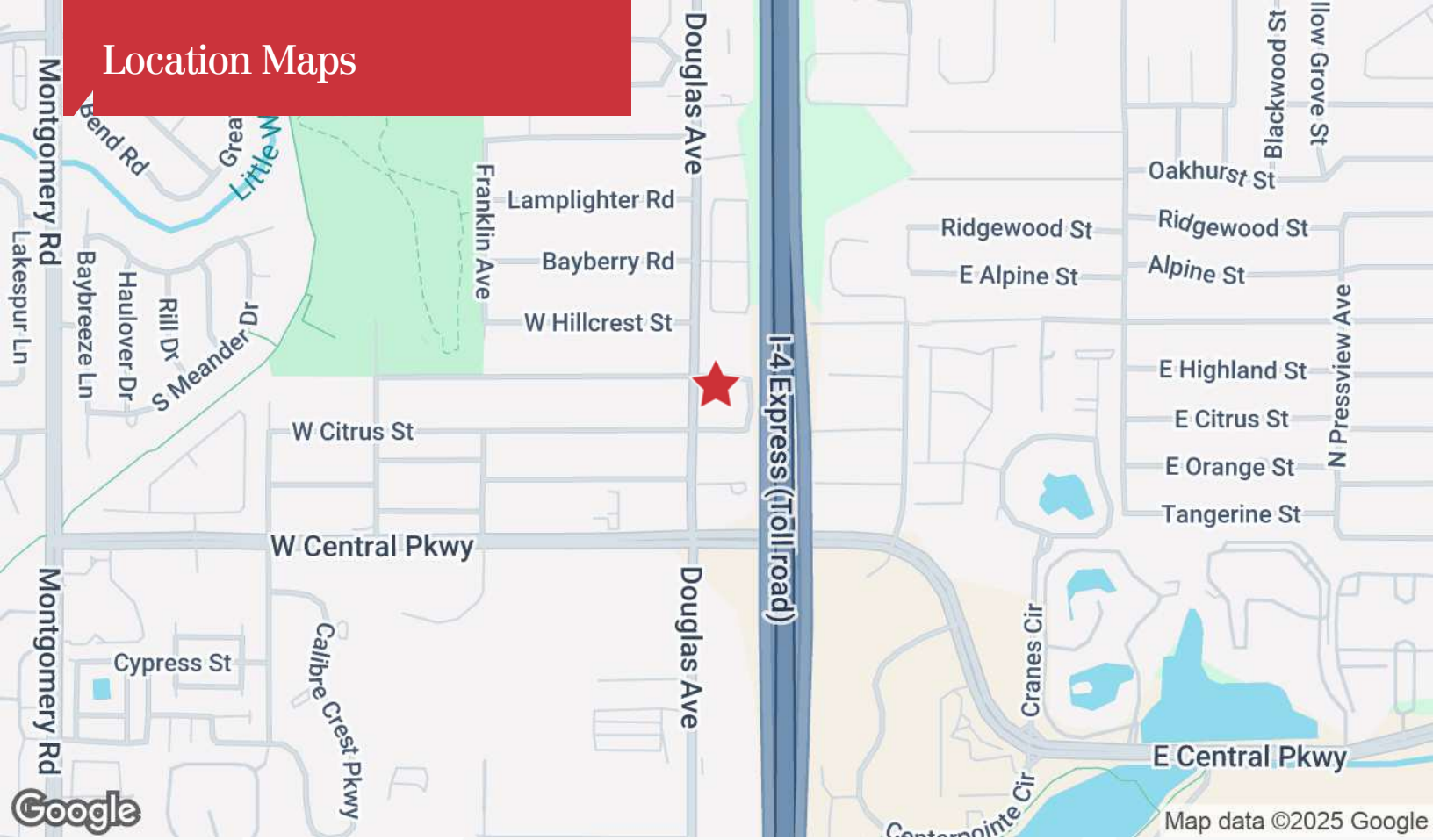
685 Douglas Ave - 1,670± SF



689 Douglas Ave, Suite 107 -
3,300 SF / Shell Condition

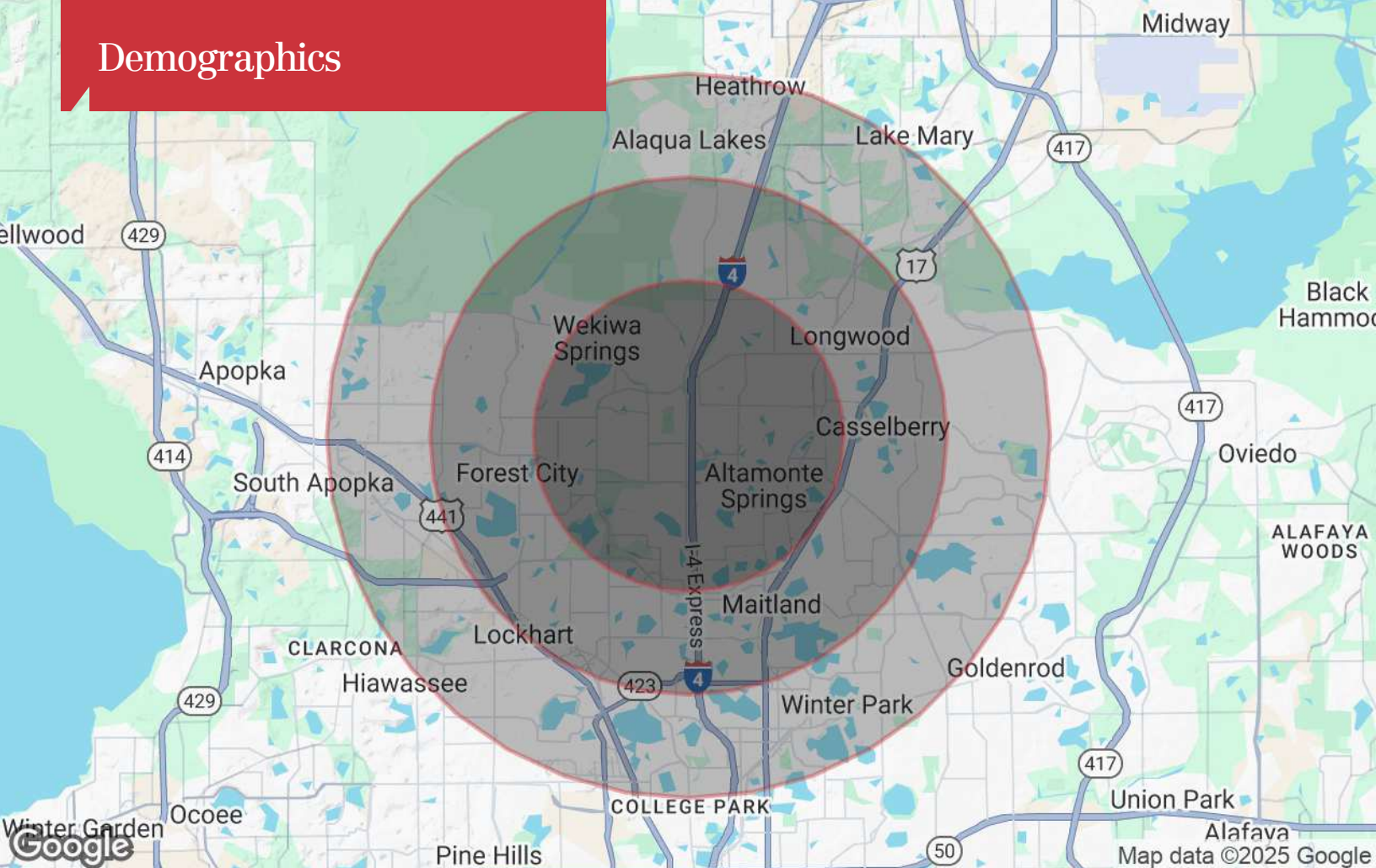


Location Maps



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

Demographics



Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	94,940	221,891	388,029
MEDIAN AGE	42	42	42
MEDIAN AGE (MALE)	40	41	40
MEDIAN AGE (FEMALE)	44	43	43

Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	40,597	91,303	156,028
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$96,197	\$105,581	\$103,150
AVERAGE HOUSE VALUE	\$400,700	\$421,663	\$424,374

* Demographic data derived from 2020 ACS - US Census