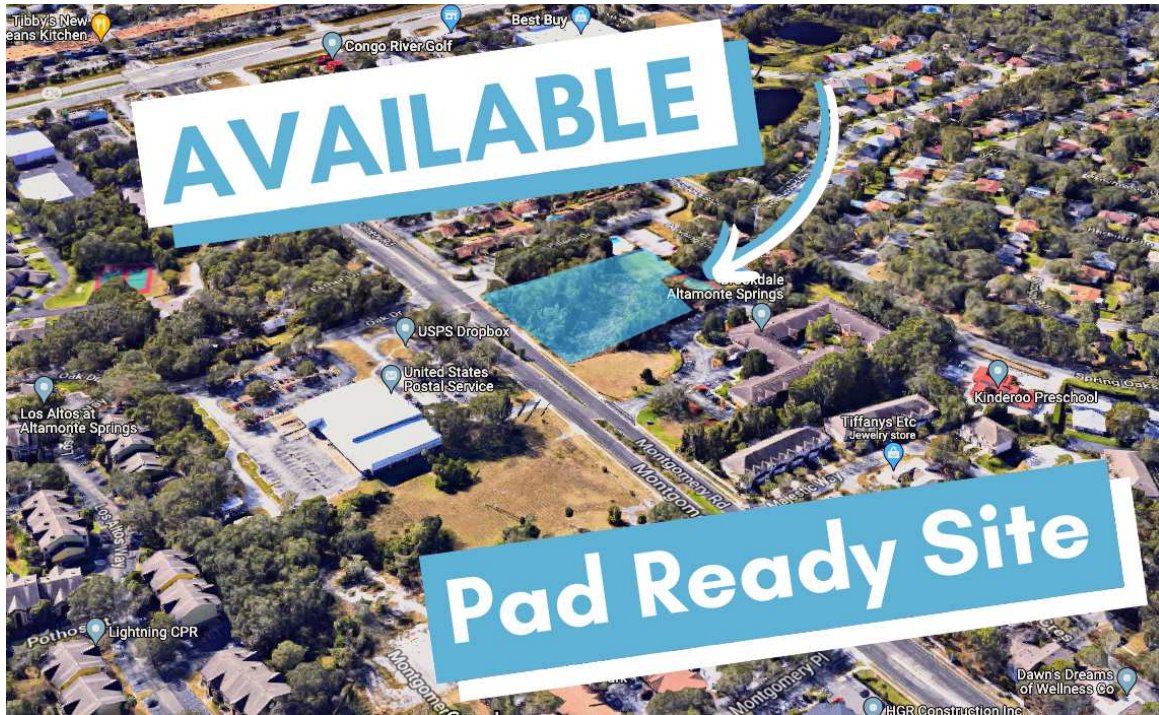


PAD READY SITE FOR SALE

ALTAMONTE SPRINGS, FL 32701

Montgomery Executive Center



OFFERING SUMMARY

Sale Price:	\$1,750,000
Buildable SF:	24,400 SF
Lot Size:	2.05 Acres
Price / Acre:	\$862,068/AC
Year Built:	2024
Zoning:	MOR-2(R) Office/Residential
Parcel ID:	15-21-29-300-0170-0000

PROPERTY OVERVIEW

2.05 AC pad-ready site is available For Sale in Altamonte Springs. The Buildable area is 24,400 +/- SF medical office building with 5/1,000 parking. The property has right-in-right-out access and is located at a signalized intersection.

Excellent location in the heart of Altamonte Springs directly across the street from the U.S Post Office. Large building facade signage is available with great exposure on Montgomery Rd (14,800 Annual Average Daily Traffic). Located 2 miles from Advent Health - Altamonte Springs and the Altamonte Springs Mall.

PROPERTY HIGHLIGHTS

- 2.05 Pad-Ready Site For Sale - All Buildable!
- Off-Site Retention in Place
- 24,400 SF Buildable w/ 5/1,000 Parking - Site Plan Approved!
- Close Proximity to Advent Health Altamonte Springs
- Surrounded by Multi-Family and Single Family Housing
- Minutes from I-4 (125,000 AADT), SR 436 (50,500 AADT), and SR 434 (36,000 AADT)

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LAND

For Sale

POTENTIAL BUILDING RENDERINGS

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NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

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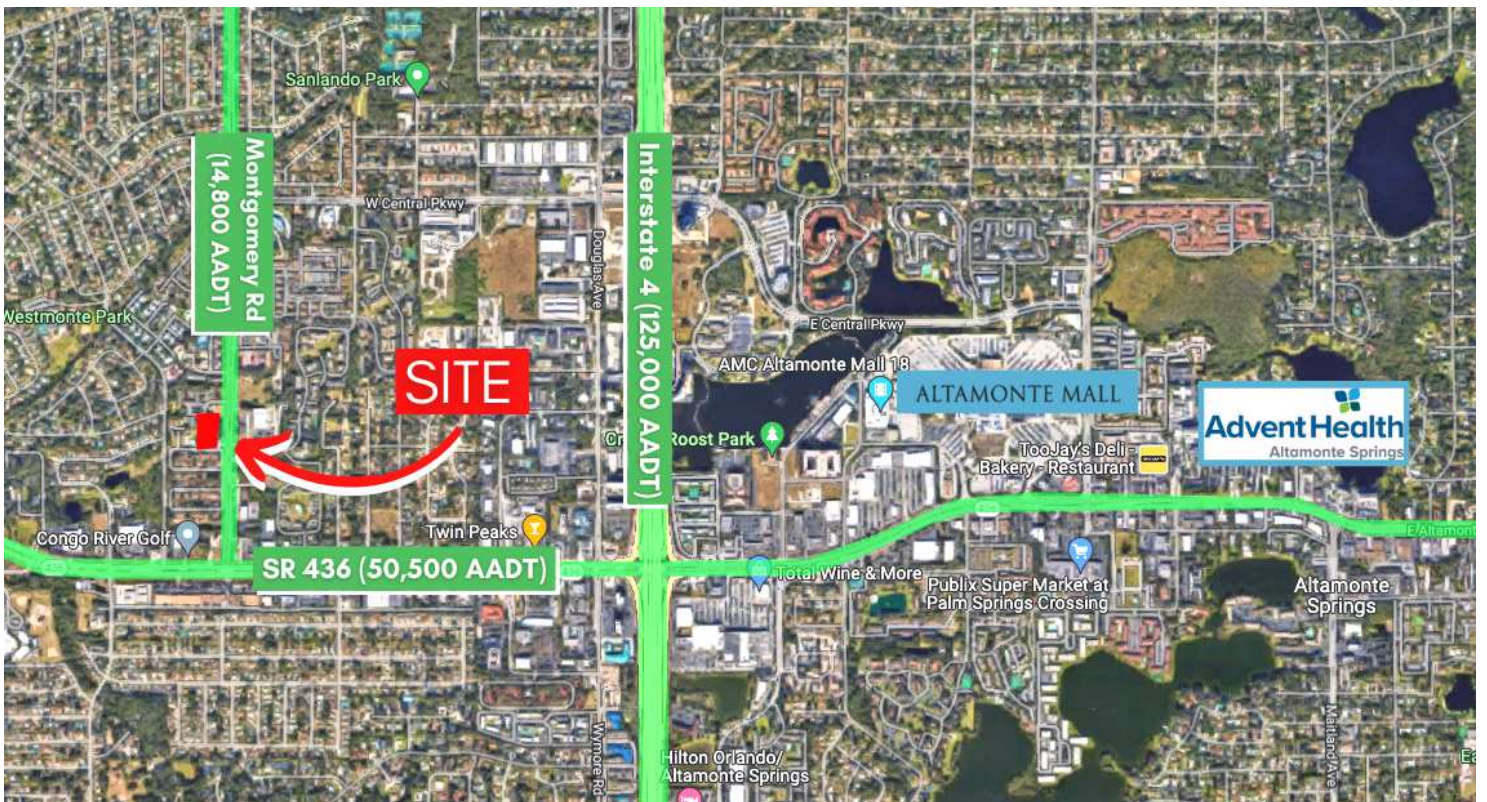
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HIGH TRAFFIC MARKET

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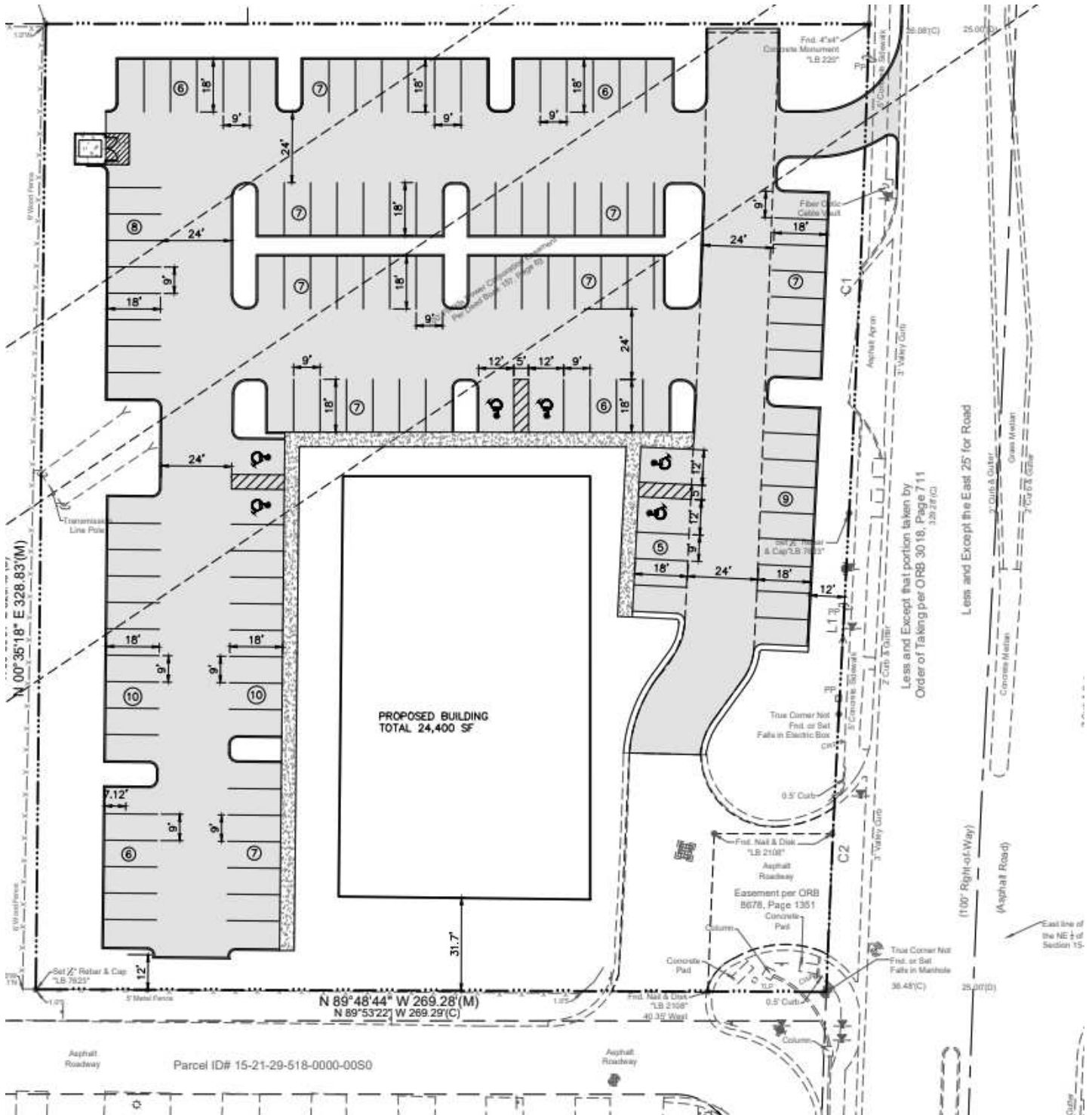
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SITE PLAN

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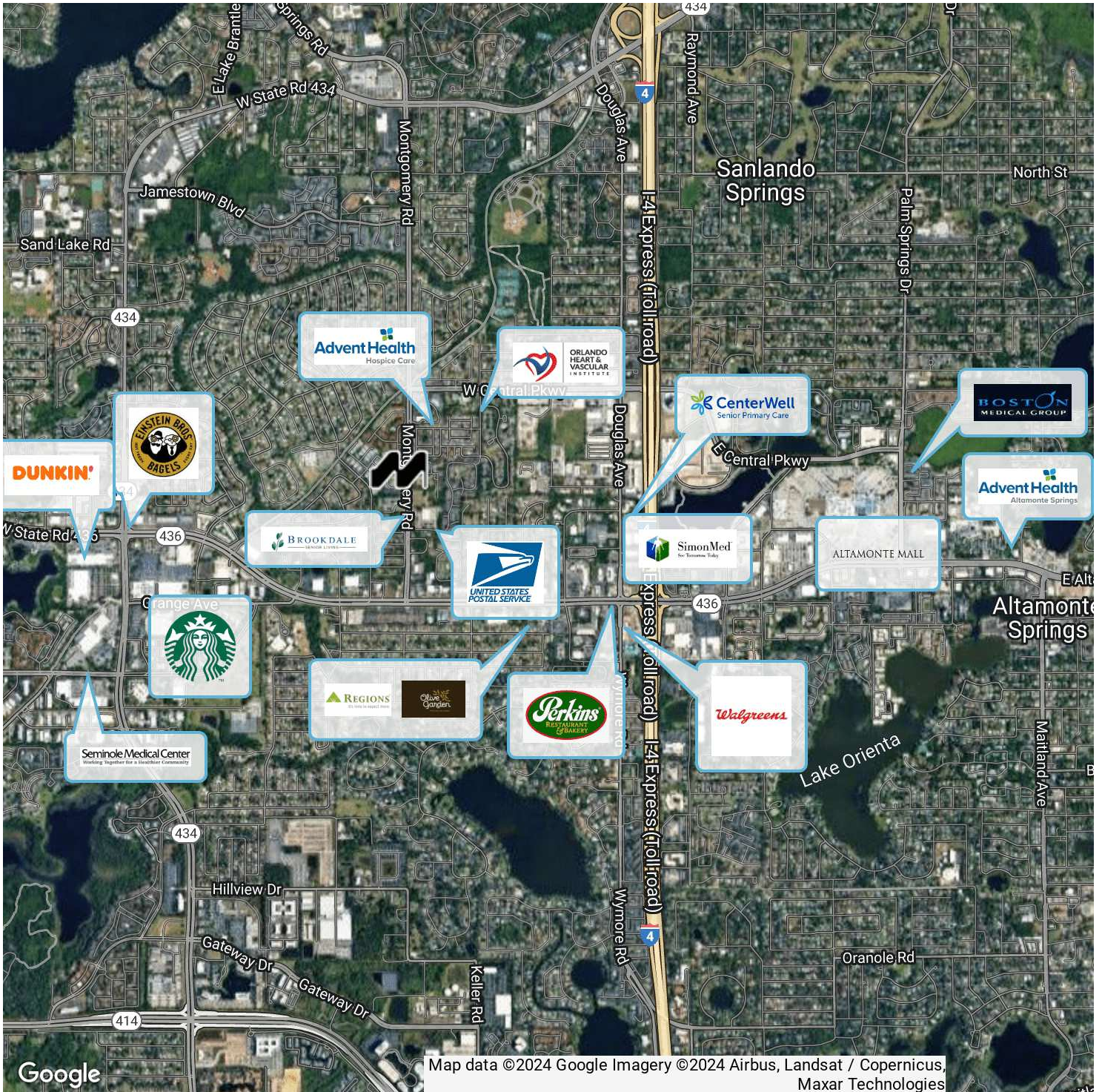
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LOCATION MAP

ALTAMONTE SPRINGS, FL 32701

Montgomery Executive Center



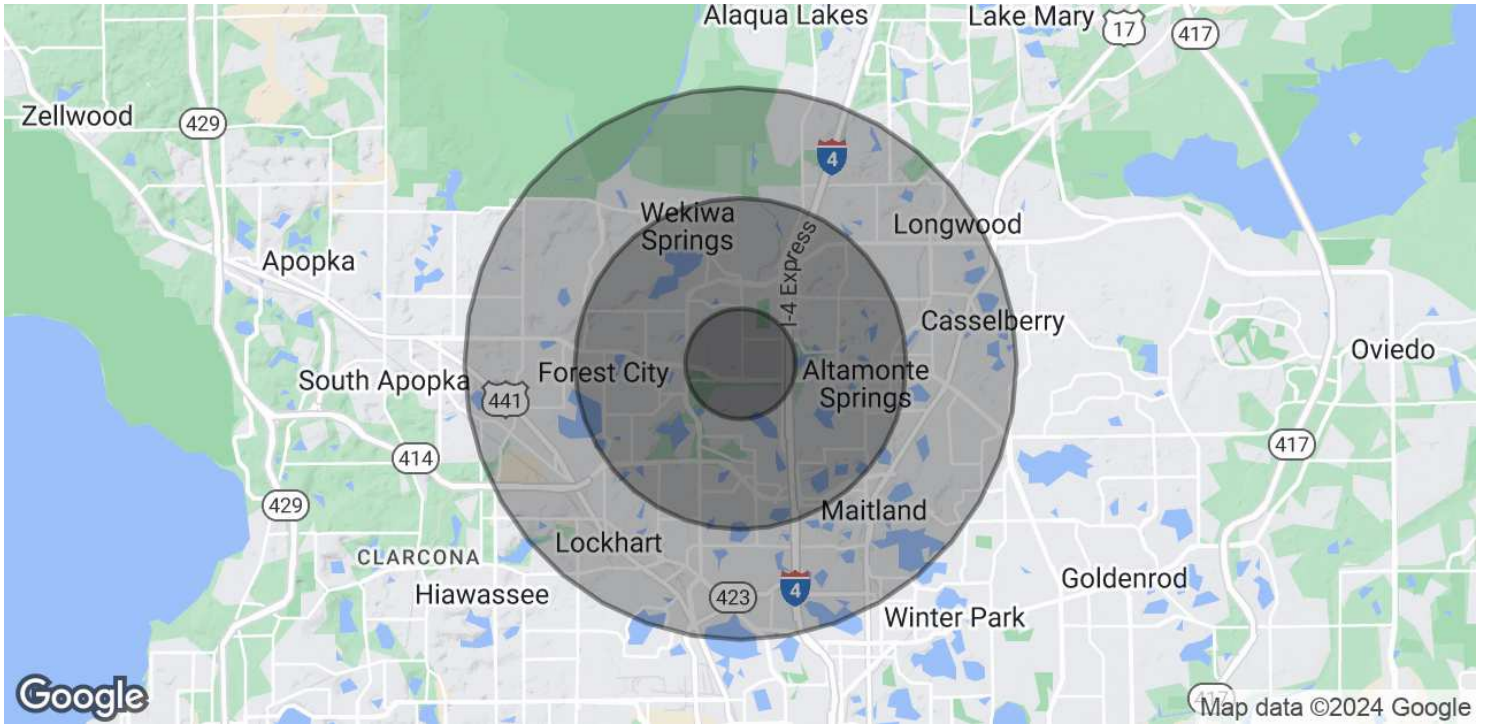
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DEMOGRAPHICS MAP & REPORT

ALTAMONTE SPRINGS, FL 32701

Montgomery Executive Center



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,228	102,218	223,293
Average Age	41	42	42
Average Age (Male)	40	40	40
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,204	43,445	91,473
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$85,960	\$98,545	\$100,160
Average House Value	\$388,718	\$401,981	\$404,648

* Demographic data derived from 2020 ACS - US Census

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For Sale