



 **JLL** SEE A BRIGHTER WAY

For lease

375-455 Douglas Avenue
Altamonte Springs, FL 32714

Property highlights

- Four-building office park located off Douglas Avenue in Altamonte Springs
- Interstate-4 frontage with building and monument signage available
- On-site management office and building engineer
- Utilities and M-F in-suite janitorial included

 On-site management

 Ample parking

 Signage available



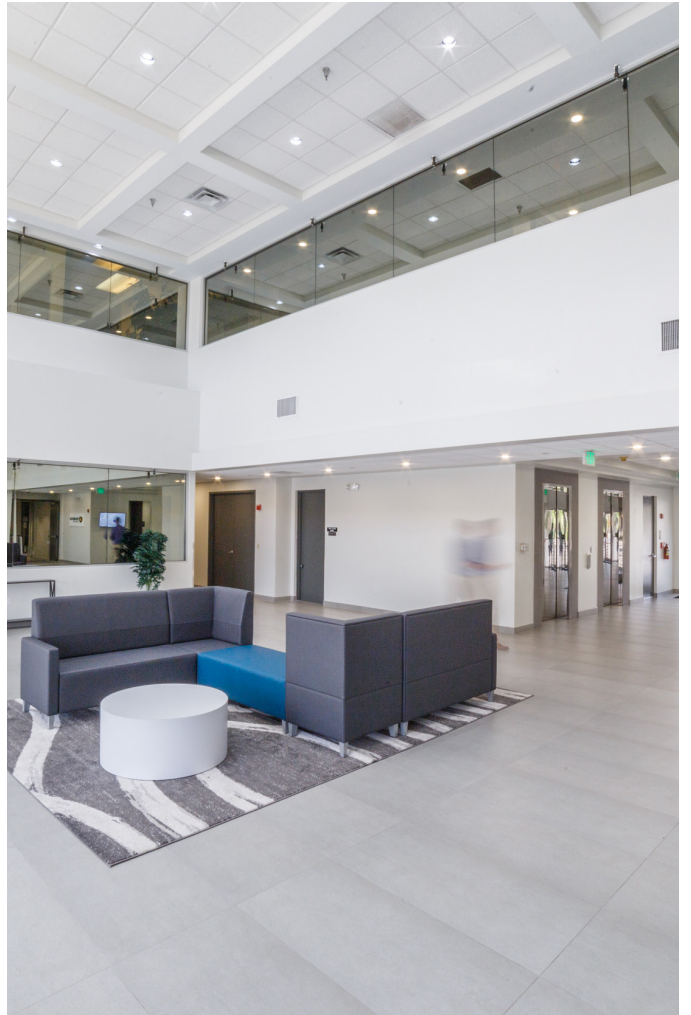
Asking rate::

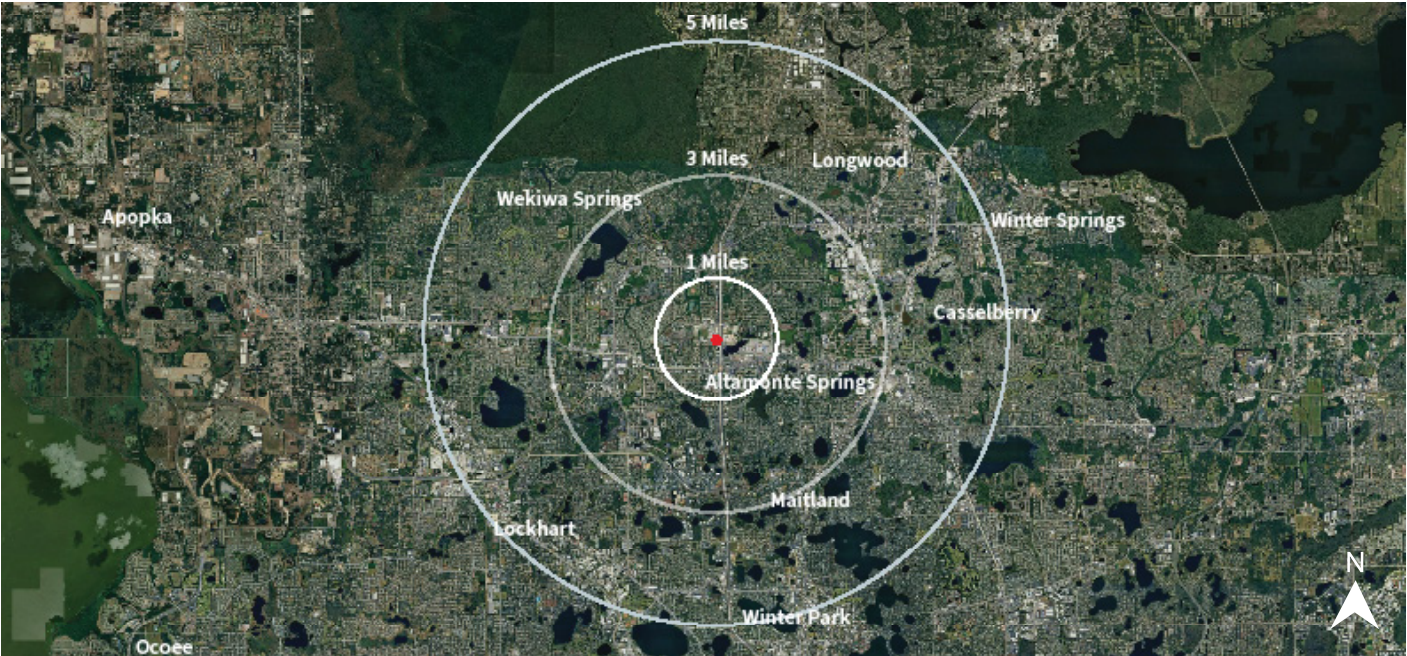
\$19.00/SF Full Service



			
233,101	1.3%	\$89,498	130,606
Population	Growth by 2026	Average HH income	Employees

375-455 Douglas Avenue / Altamonte Springs, FL





Population	1 mile	3 miles	5 miles
2021 Estimated population	16,605	94,013	233,101
2026 Estimated population	16,914	99,747	248,546
Projected annual growth 2021 to 2026	0.7%	1.2%	1.3%
Households			
2021 Estimated households	7,857	41,123	96,194
2026 Estimated households	8,157	43,554	102,540
Projected household growth 2021 to 2026	0.7%	1.2%	1.3%
Household income			
2021 Estimated average household income	\$73,078	\$84,279	\$89,498
2026 Estimated median household income	\$56,325	\$61,114	\$63,786
Business and employees			
2021 Total businesses	1,686	1,686	1,686
2021 Total employees	16,858	73,058	130,606
Employee / Residential Ratio (per 100 residents)	103	78	56

Office space

I-4 Express Ramps

- General Use Lanes (Non-Tolled) 
- I-4 Express Managed Lanes 
- I-4 Express Entrance Ramp 
- I-4 Express Exit Ramp 

1. East of State Road 434

WB I-4 Express begins. EB I-4 Express ends.

I-4 Express traffic merges with EB I-4 general use lanes.

2. Central Parkway

Direct connect entrance ramp from Central Parkway to WB I-4 Express

Direct connect exit ramp from EB I-4 Express to Central Parkway

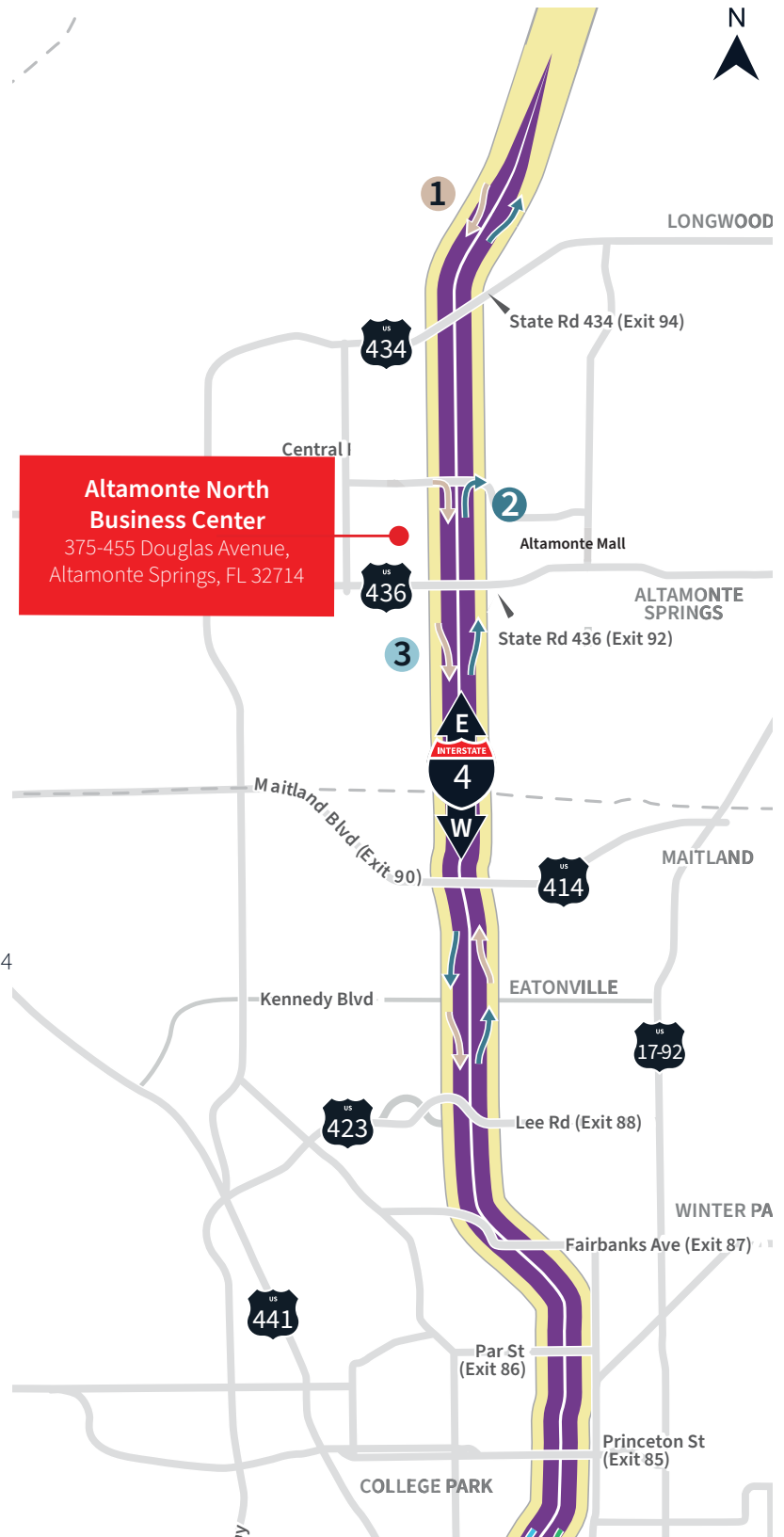
3. West of State Road 436

I-4 Express entrance from WB I-4 general use lanes to WB I-4 Express

I-4 Express exit from EB I-4 Express to EB I-4 general use lanes

* Direct connect ramps allow direct access to and from I-4 Express via surface streets and other highways.

Nearby amenities



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