



132 E CITRUS ST, ALTAMONTE SPRINGS, FL 32701

RESIDENTIAL BUILDING FOR SALE

ZONING

R-1AA

SIZE

2,617± SF
5 BEDS / 2.5 BATHS

YEAR BUILT

2014

DAMIEN MADSEN

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For More Information: MadsenSmith.com | 400 S Park Ave, Suite 225, Winter Park, FL 32789

01 THE PROPERTY

- Updated concrete driveway with accessible entrance
- Zoning: R-1AA - Low Density Residential
- Sprinklers and fire alarm system installed
- Year built: 2014

TYPE	SIZE	RATE	AVAILABLE
Building	2,617± SF	Contact Broker	Immediately
Land	0.33± Acres	Contact Broker	Immediately



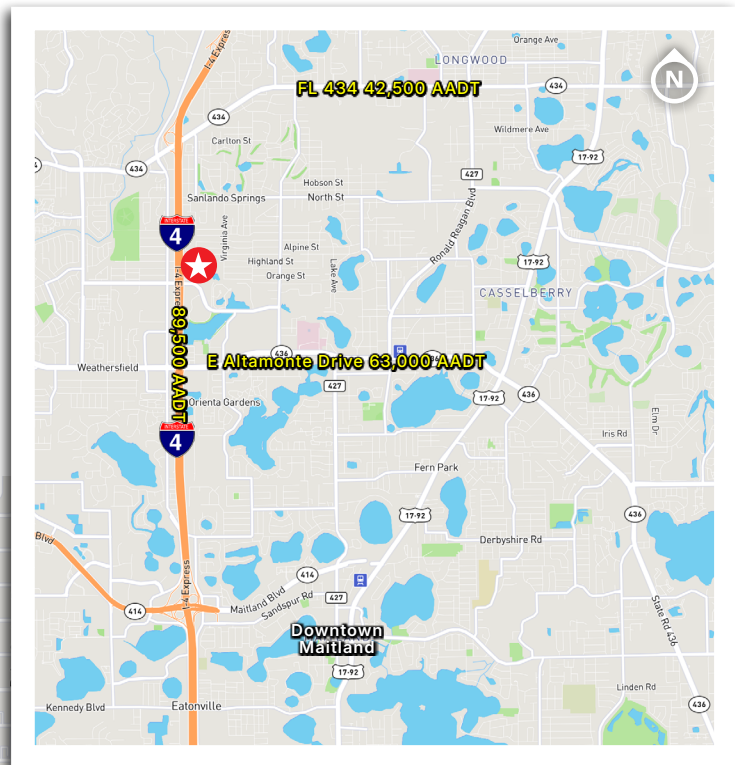
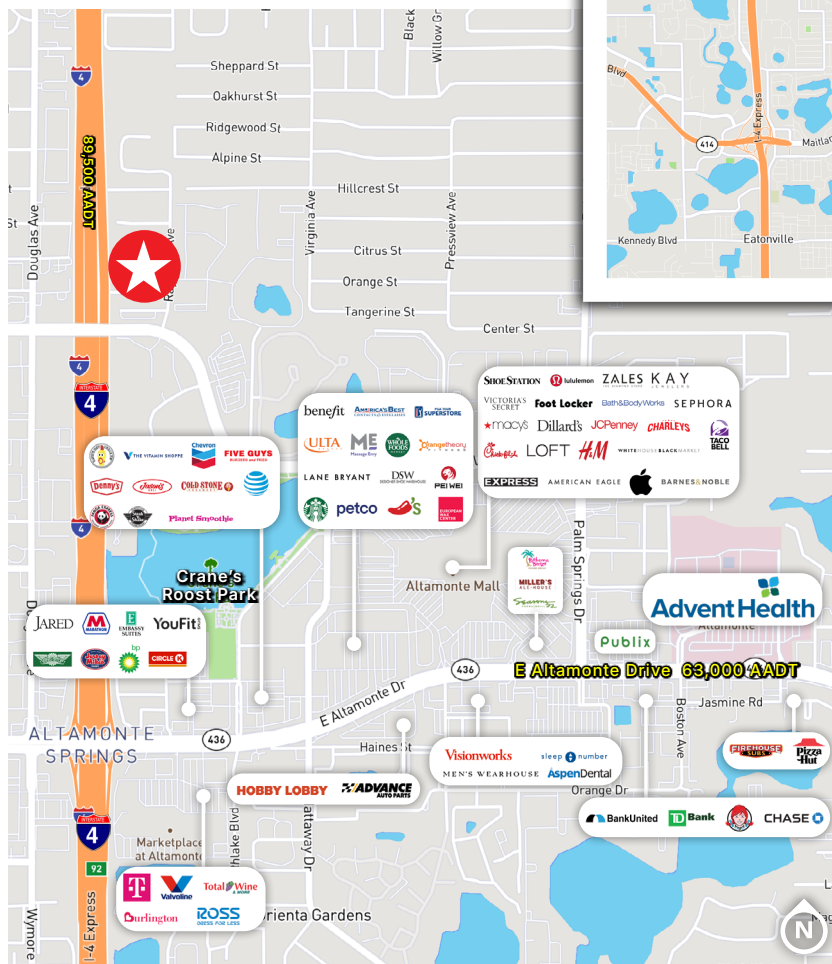
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02 LOCATION

CONVENIENT LOCATION

132 E. Citrus Street offers an exceptional Central Florida location with convenient access to Interstate 4, State Road 436 (Semoran Boulevard), and Ronald Reagan Boulevard, providing efficient connectivity throughout the Orlando metropolitan area. Its position in the heart of Altamonte Springs places the property just minutes from Uptown Altamonte, AdventHealth Altamonte Springs, Altamonte Mall, and a wide array of restaurants, retail, and business services, making it an ideal location for both employees and visitors.



POPULATION

1 Mile	3 Miles	5 Miles
14,634	92,484	230,441

EMPLOYEES

1 Mile	3 Miles	5 Miles
15,568	81,366	162,068

AVG HH INCOME

1 Mile	3 Miles	5 Miles
\$98,210	\$117,351	\$127,399

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