

# Altamonte Springs Professional Office

100 W Citrus St, Altamonte Springs, FL 32714



EQUITY  
INVESTMENT  
SERVICES

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- 1,861 SF Available
- Direct Visibility from I-4, which sees 131,500+ cars per day
- Located in the heart of Altamonte Springs with easy access to I-4, SR 436, SR 434, and SR 414
- Floor-to-Ceiling Windows in offices
- Recently Renovated with attractive finishes
- Multiple private offices, open space, conference area, and more!

### OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (MG)
Available SF:	1,861 SF
Building Size:	4,461 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,125	38,856	93,153
Total Population	13,076	89,511	223,634
Average HH Income	\$85,876	\$94,152	\$100,889

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7575 Dr. Phillips Blvd, Ste 390

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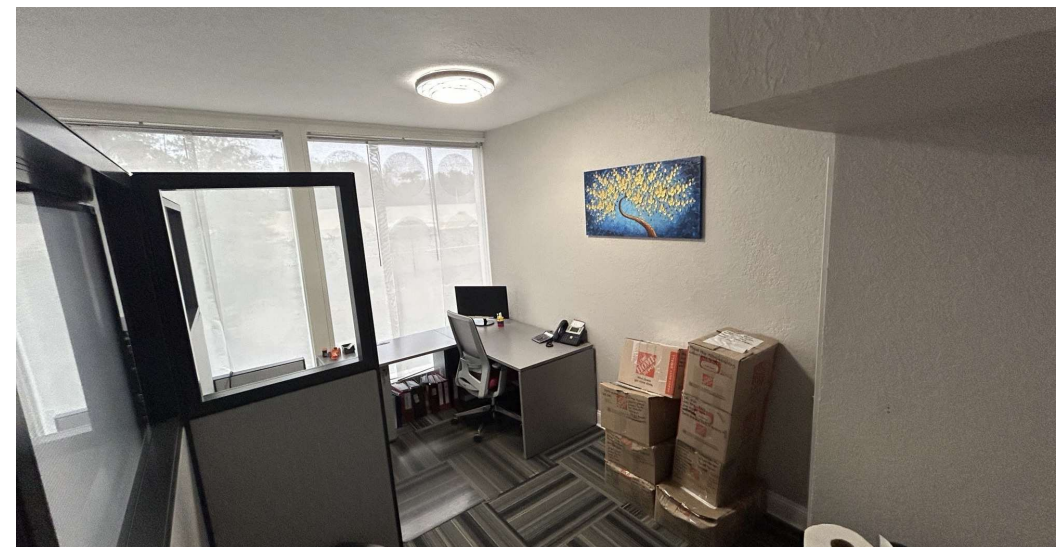
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## INTERIOR PHOTOS



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## RETAILER MAP



Map data ©2023 Google Imagery ©2023 Airbus, Lake County, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

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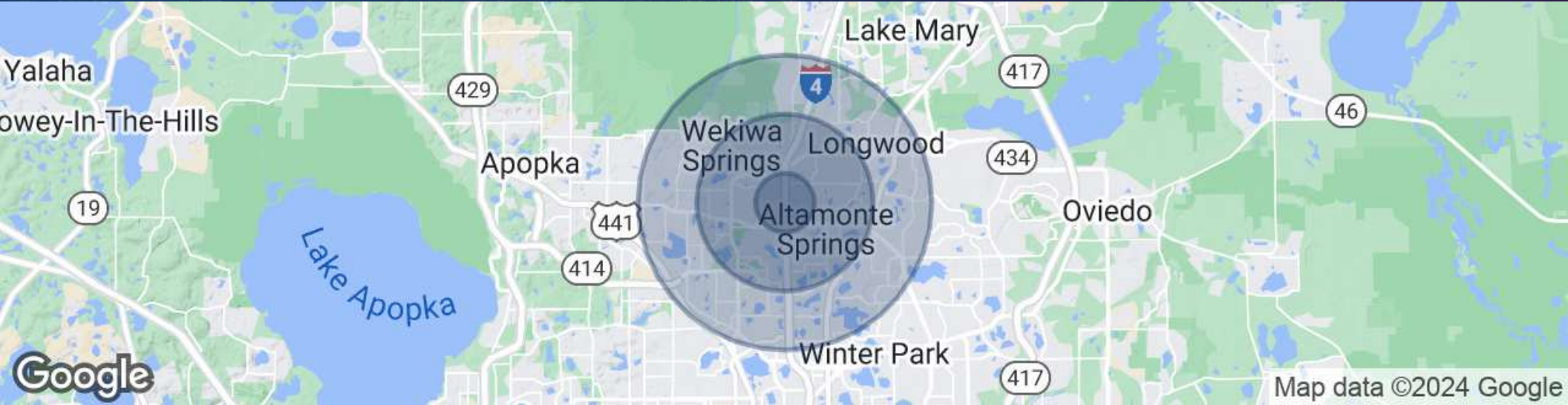
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,076	89,511	223,634
Average Age	37.9	40.8	41.1
Average Age (Male)	38.5	39.9	40.2
Average Age (Female)	38.6	42.5	42.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,125	38,856	93,153
# of Persons per HH	2.13	2.28	2.38
Average HH Income	\$85,876	\$94,152	\$100,889
Average House Value	\$324,814	\$379,437	\$399,048

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