

FOR SALE  
INVESTMENT OPPORTUNITY



THE DEPOT BUSINESS CENTER  
1159 E ALTAMONTE DR, ALTAMONTE SPRING, FL 32701





## PROPERTY SUMMARY

Offering Price	\$1,700,000.00
Building SqFt	7,900 Sqft
Year Built	1998 / 2001
Lot Size (acres)	0.79
Parcel ID	18-21-30-528-0000-0010
Zoning Type	Commercial MOC-2
County	Seminole
Frontage	200.00 Ft
Total suites	11
Current occupancy	100%
Tenancy	Multiple
Parking spaces	37
Building Class	B

Please contact broker for additional information.

## INVESTMENT SUMMARY

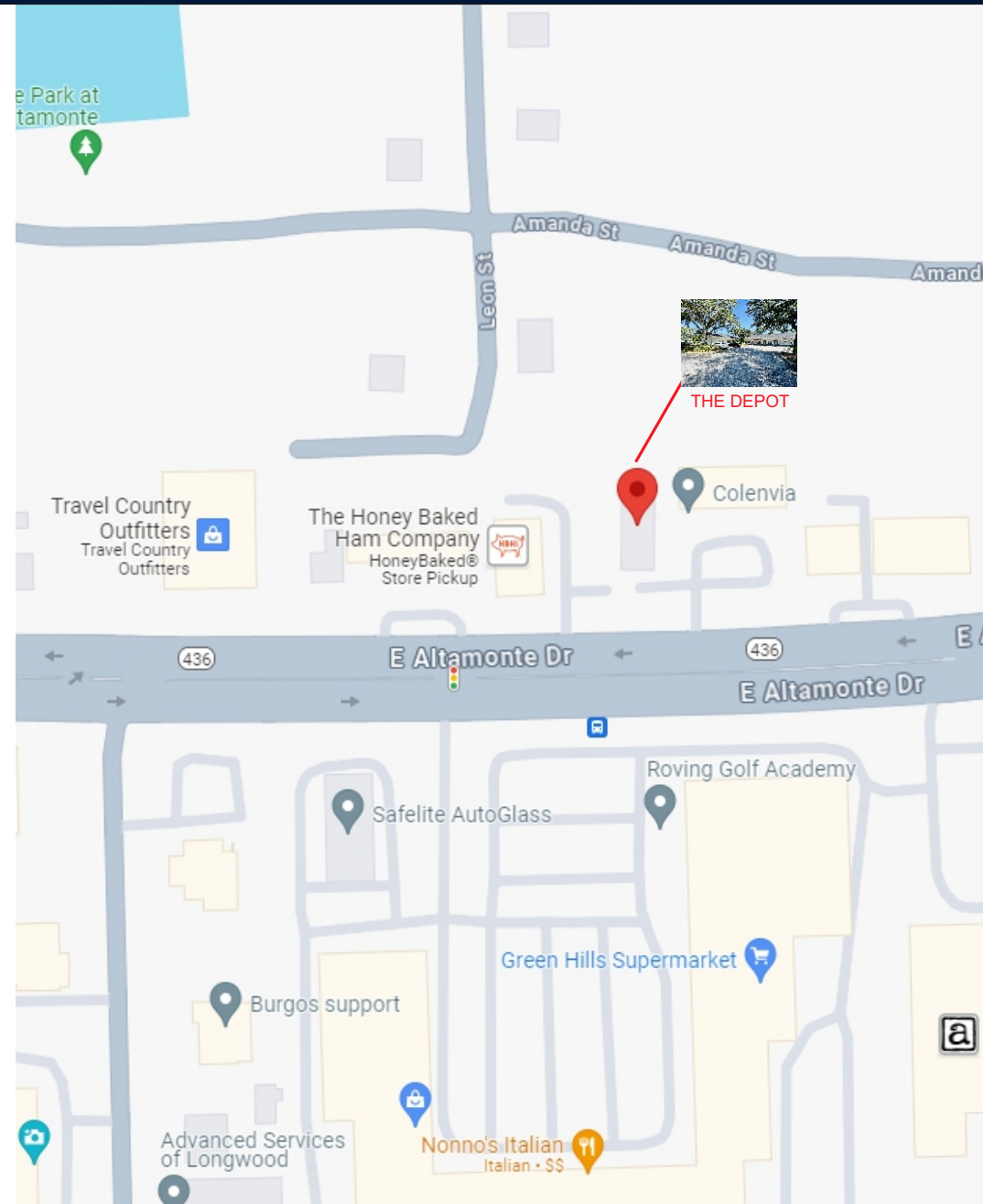
The Depot Business Center in Altamonte Springs presents a incredible investment opportunity to acquire a prime, multi-tenant, free standing multi use building; retail, office, commercial. This one-story establishment provides an ideal setting for small and medium businesses. The property offers several perks, including ample surface parking and monument signage. 1159 E Altamonte Drive provides unparalleled convenience for entrepreneur since it is directly across from several high traffic retail complexes.

Businesses will thrive in this vibrant area, benefiting from exceptional visibility with an average of 48,500 daily vehicles passing along Altamonte Drive. Additionally, The Depot strategic positioning, just over 2 miles from Interstate 4, ensures optimal connectivity to Orlando's metro area. The property is only 13 miles from Orlando Sanford Airport (SFB) and a 30-minute drive from Orlando International Airport (MCO) and only 1.6 miles away from the Altamonte Mall.

The property features a new roof that was re-done in 2023 and is under a 10 year warranty and new exterior painting.

## INVESTMENT HIGHLIGHTS

- The Depot Business Center is a premier, one-story commercial building nestled in the heart of Altamonte Springs, a prime investment opportunity.
- Altamonte Springs is an affluent community north of Orlando's metro area, boasting seamless access to nearby amenities.
- Fully occupied, tenants enjoy the property's ample parking, monument signage, and various office layouts catering to their business needs.
- Positioned along a bustling roadway, traffic counts of approximately 48,500 vehicles daily help establish new businesses through enhanced visibility.
- Connectivity is a breeze, with access to Interstate 4 just over 1 mile away, connecting customers, staff, and visitors to the Greater Orlando region.



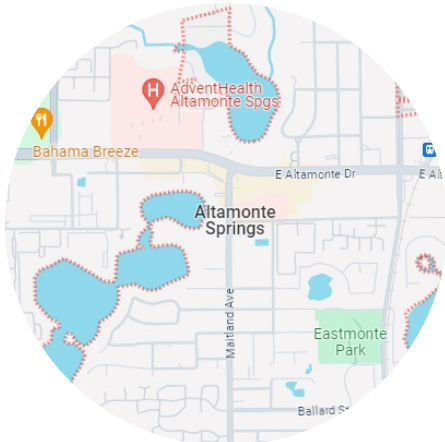


# ABOUT ALTAMONTE SPRINGS

Altamonte Springs is a growing suburban office node for the Orlando region, situated roughly 15 minutes from downtown Orlando. The area has direct access to two prime roadway arteries, Interstate 4 and State Route 436, and is within a 45-minute drive from Orlando International Airport, Orlando-Sanford International Airport, and Orlando Executive Airport.

There are numerous public transportation options within Altamonte Springs, including SunRail's Center Pointe station and the LYNX bus transit system. The local workforce is highly educated, with many holding college degrees. Office tenants have many daytime shopping and eating options, including Altamonte Mall, and there are numerous popular green spaces such as Cranes Roost Park.

Altamonte Springs offers many of the amenities of urban core office nodes in a suburban setting. Most office properties have spectacular landscaping and lush greenery. The office tenant mix in this area is diverse, reflecting Altamonte Spring's appeal to nearly any office use.



## AREA

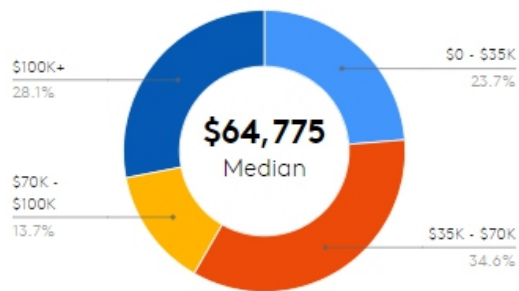
CITY	9.4 MI <sup>2</sup>
LAND	8.9 SQ MI <sup>2</sup>
WATER	0.6 SQ MI <sup>2</sup>
ELEVATION	79 FT



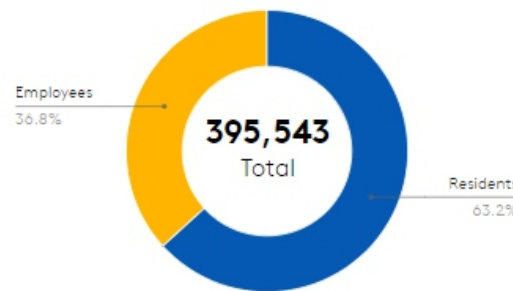
# DEMOGRAPHICS

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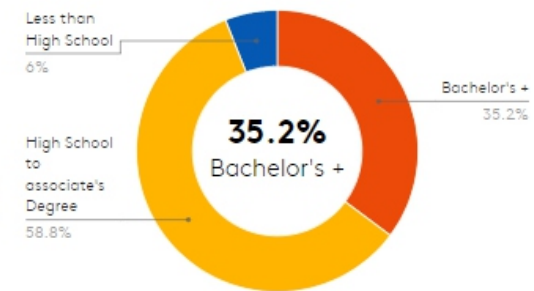
HOUSEHOLD INCOME



ABSOLUTE POPULATION



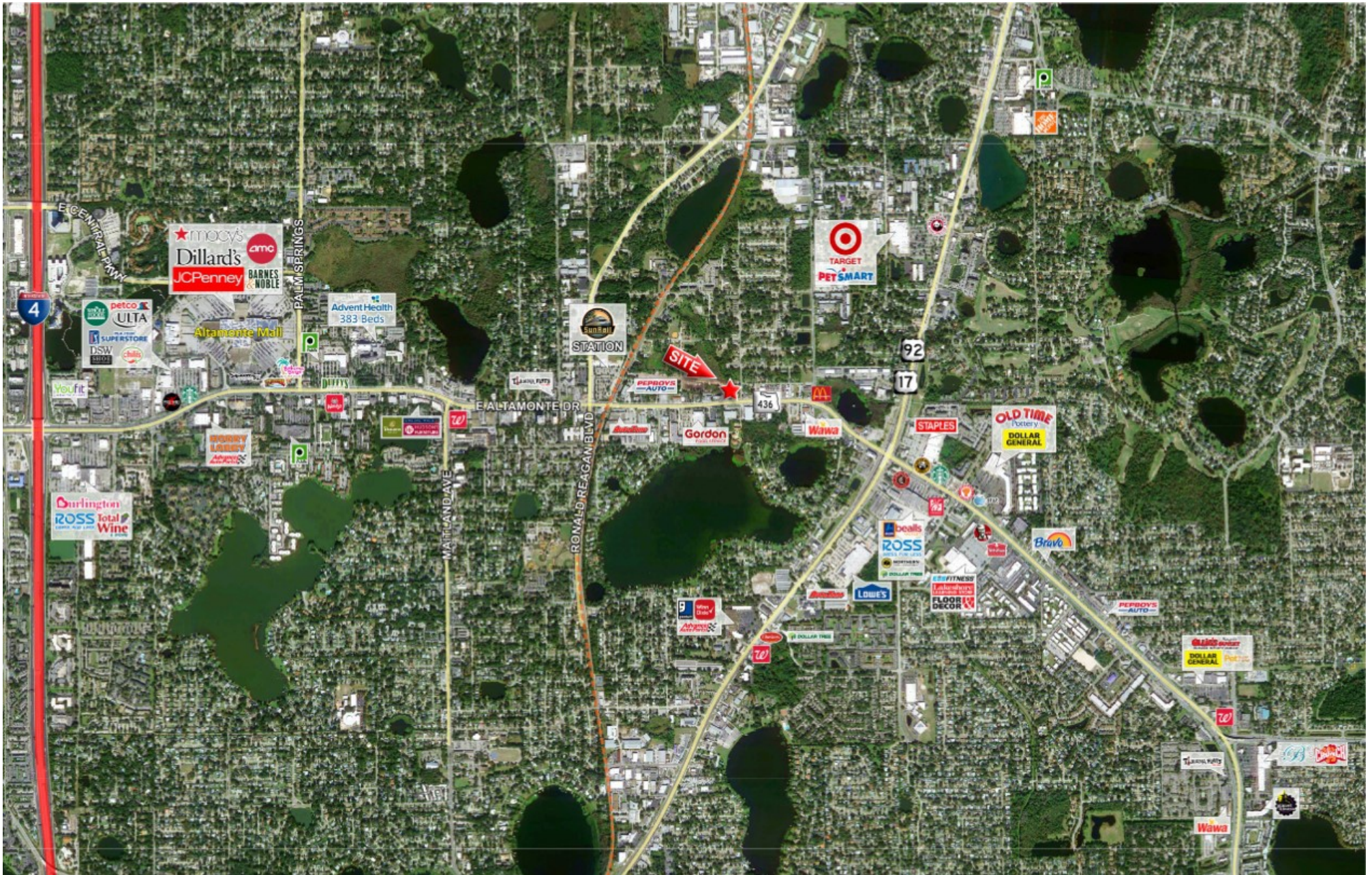
EDUCATIONAL ATTAINMENT



	1 MILE	3 MILE	5 MILE
2010 Population	12,102	83,234	225,342
2023 Population	13,344	94,438	250,107
Population Growth '10-'23	10.3%	13.5%	11.0%
2010 Households	5,981	35,770	93,984
2023 Households	6,612	40,312	104,087
Household Growth '10-'23	10.6%	12.7%	10.8%
Average Age	42	42	41
Median Household Income	\$56,698	\$62,830	\$64,775
Daytime Employees	10,515	73,809	145,436
Total Businesses	1,492	9,223	18,733
College Degree + Higher	35%	37%	35%

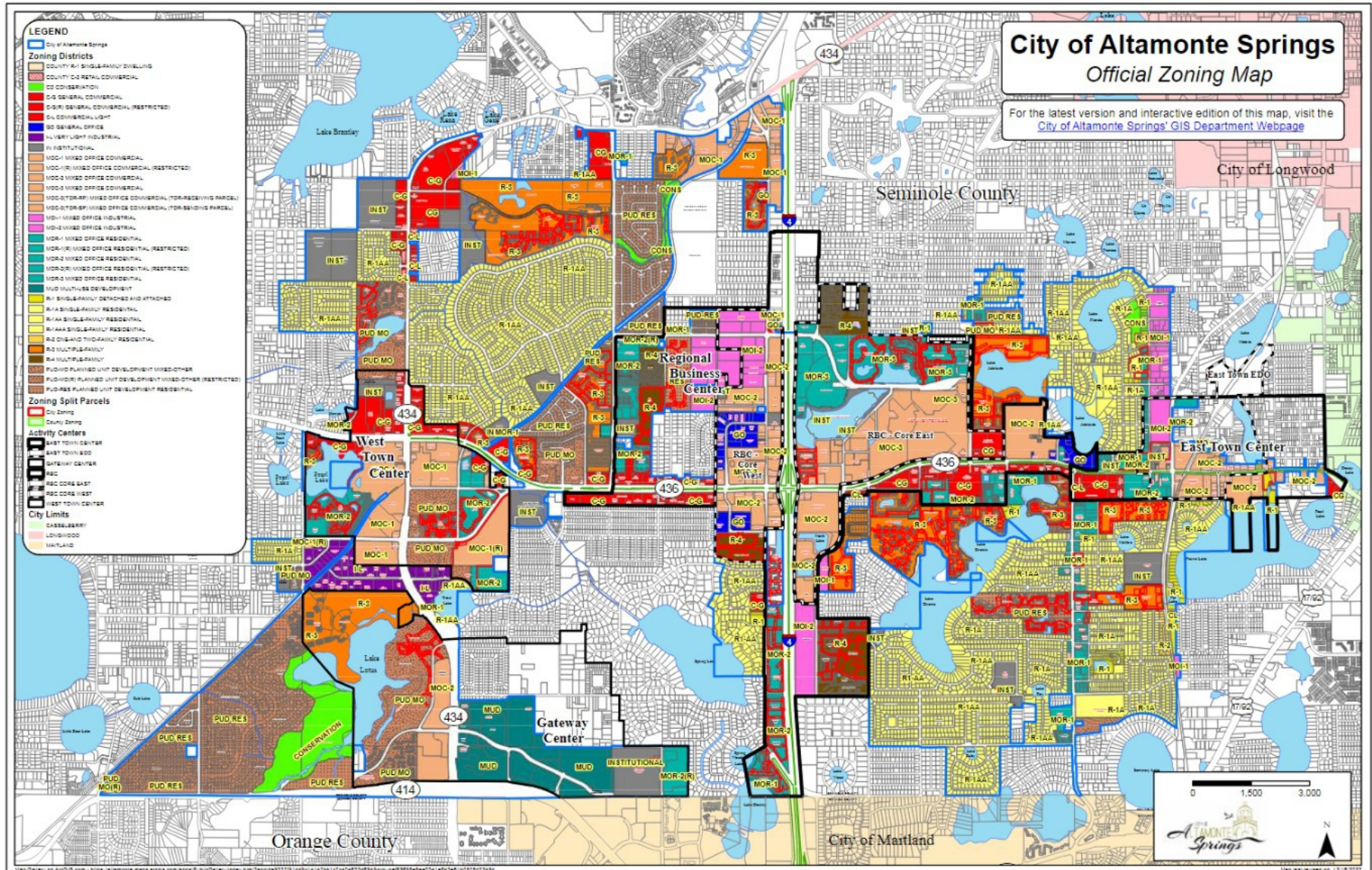


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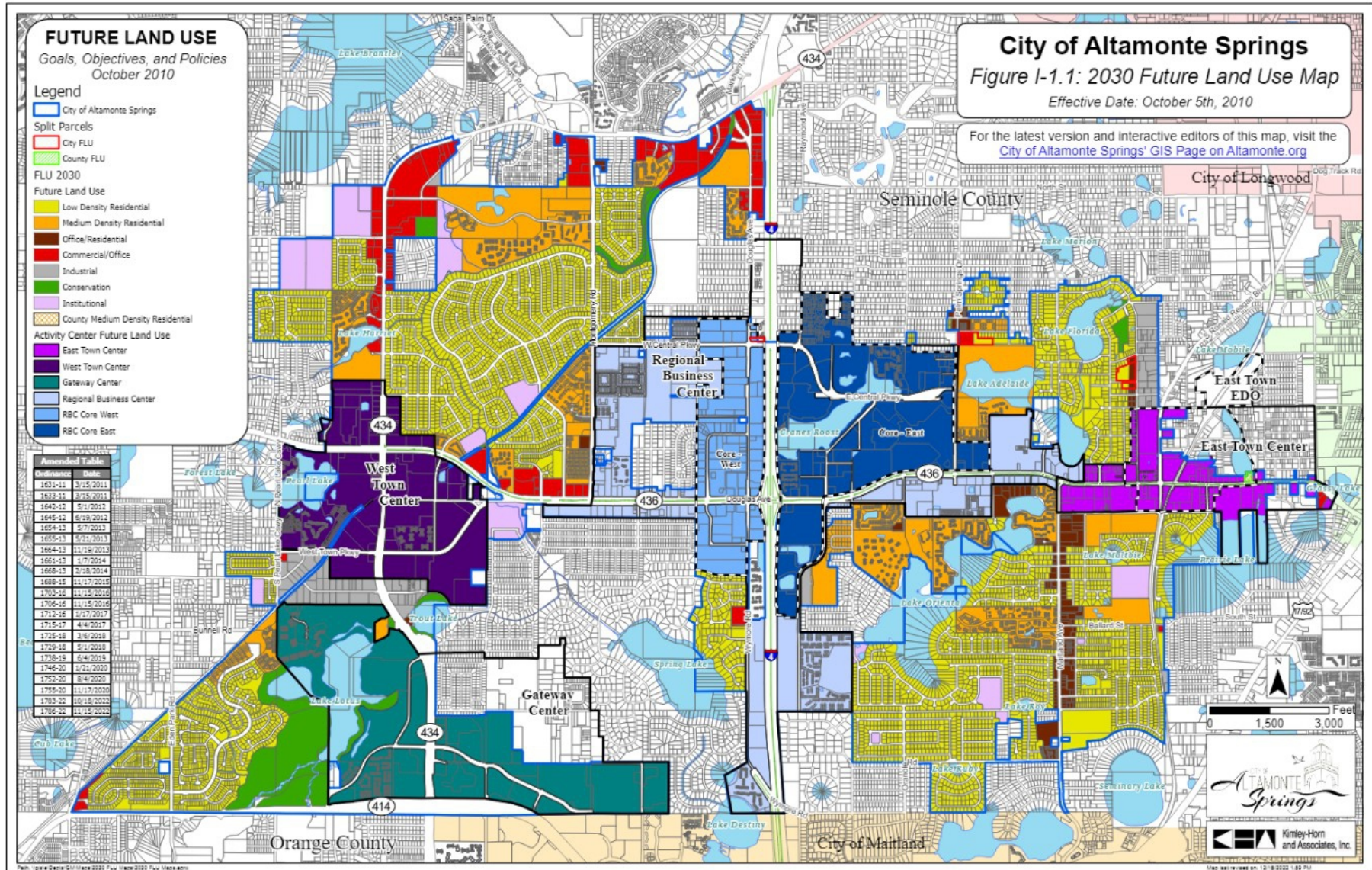


# ZONING MAP





# FUTURE LAND USE MAP





# CONFIDENTIALITY STATEMENT

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE FLORIDA CONNEXION PROPERTIES ADVISOR FOR MORE DETAILS

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