



**MAC CENTER**  
**177 MONTGOMERY RD**  
ALTAMONTE SPRINGS, FL 32714  
24000 SQ FT BUILDING

**For Sale or Lease**  
**24000 sq ft, 3 Story Building**  
**Additional 6000 Sq ft Building &**  
**Lot Available**  
**New Roof & Exterior Paint 2024**  
**116 Parking Spaces**  
**Previous Use as a Medical College**



**ROBIN KESLER, CCIM**  
Commercial Director  
(407) 366-4500  
rkesler@mac.com  
BK694599, Florida

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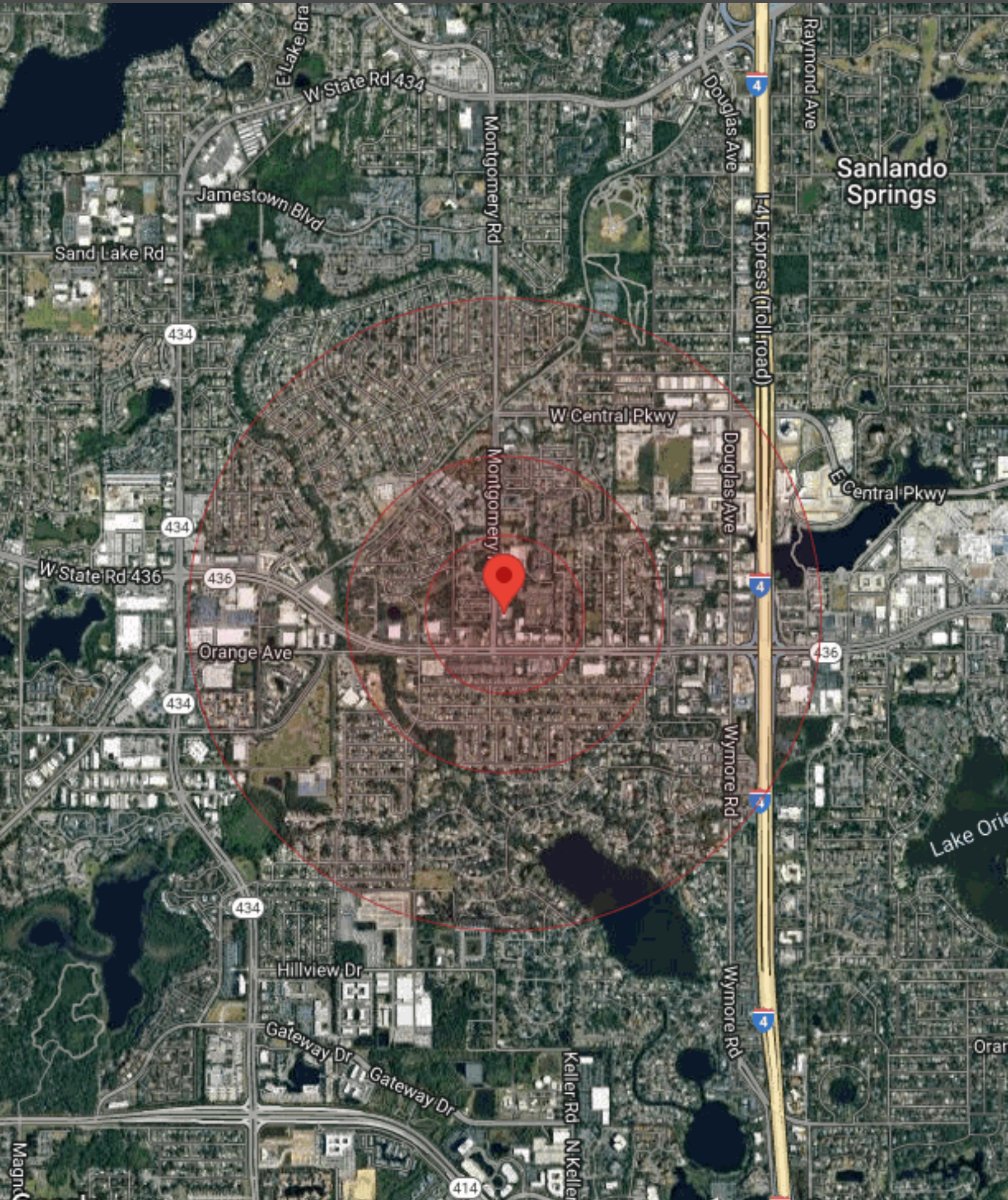
**ROBIN KESLER, CCIM**  
COMMERCIAL DIRECTOR  
O: (407) 366-4500  
C: 407-402-1400  
rkesler@mac.com  
BK694599, Florida

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# BUSINESS MAP

MAC Center  
177 Montgomery Rd | Altamonte Springs, FL 32714







**Property Summary**

Building SF:	24,000
Lease Rate:	tbd
Lot Size:	90,692 SF
Parking Ratio:	4.83/1000
Parking:	116+
Price:	tbd
Year Built:	2009
Zoning:	MOR 2

**Property Overview**

Additional Parking and building available at 197 Montgomery, which is a 6000 sq ft office building on .62 acres. This three story building features state of the art labs, spacious offices, executive offices on each floor, classrooms of varied sizes, ADA Restrooms and Breakrooms on each floor. This Building is suitable for school, office, or medical use. New roof and exterior paint in 2024. This building features censored LED Lighting, upgraded finishes,, open work /lab areas and a pleasant outdoor setting.

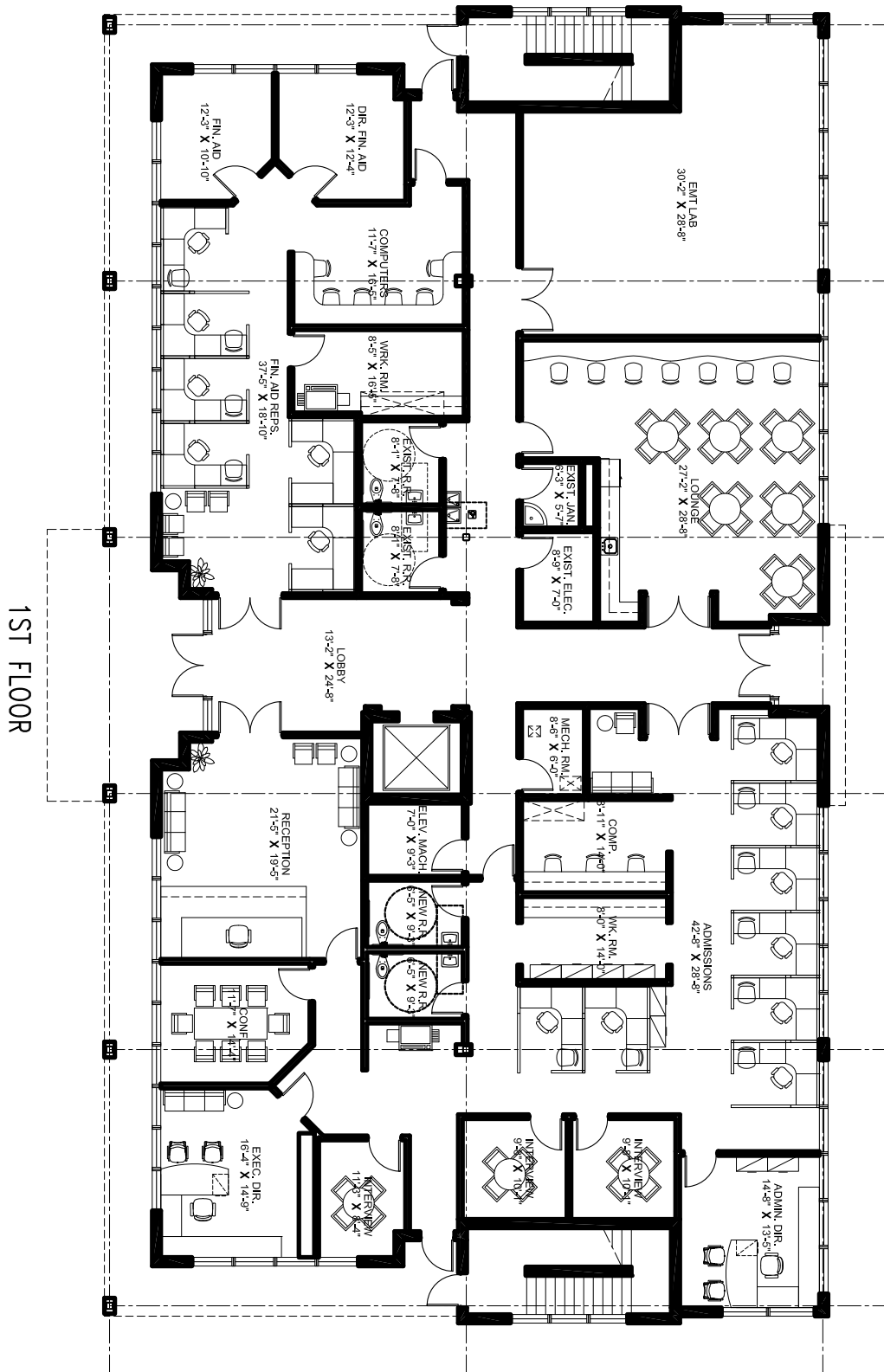
**Location Overview**

Fronting Montgomery, less than.5 miles to SR 434, quick access to I4.

# PROPERTY PHOTOS

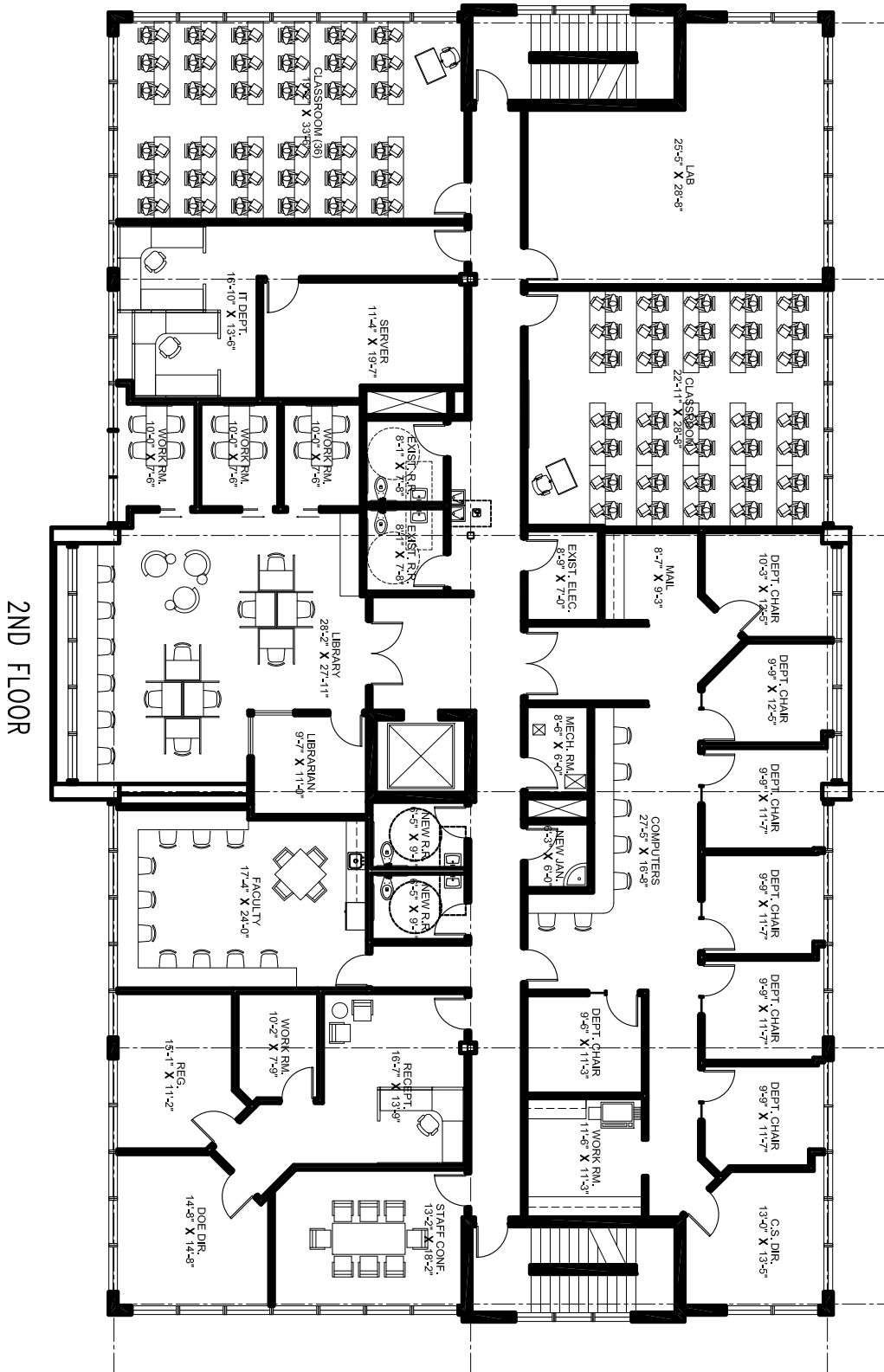
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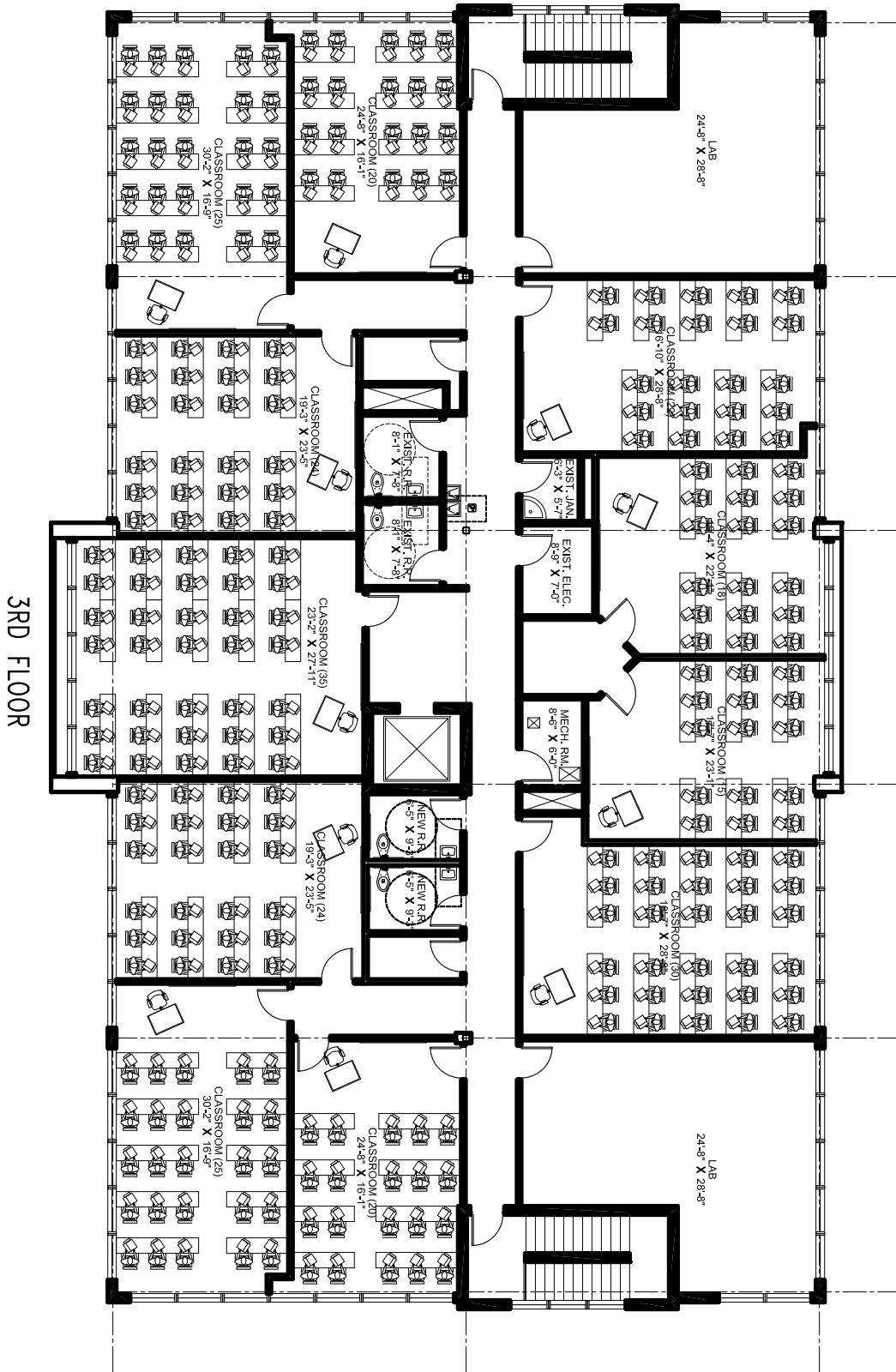




1ST FLOOR



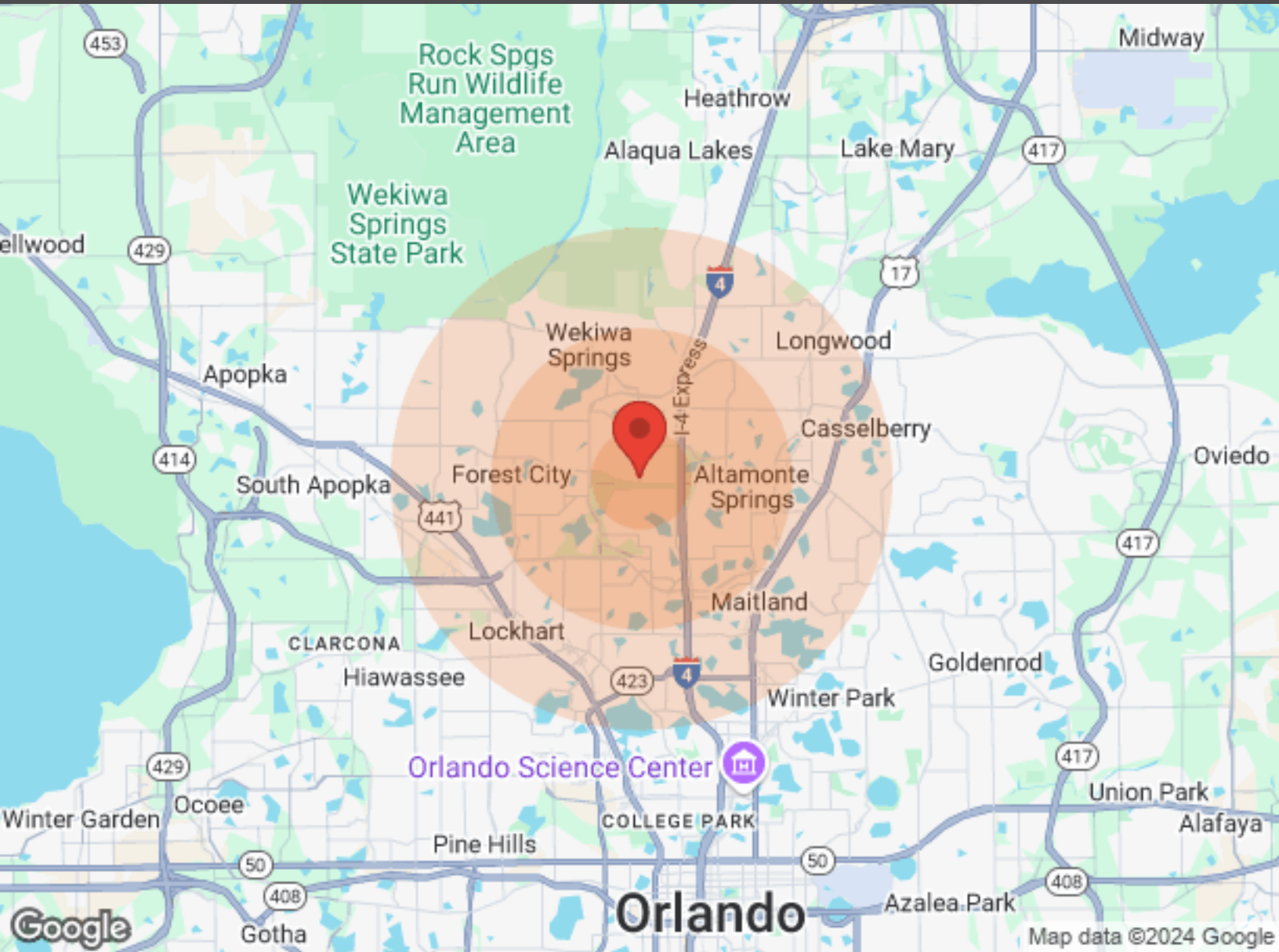






# DEMOGRAPHICS

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<b>Population</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Male	5,532	48,624	103,321	Median	\$47,969	\$55,790	\$57,004
Female	5,783	51,726	109,100	< \$15,000	289	3,248	7,994
Total Population	11,315	100,350	212,421	\$15,000-\$24,999	656	4,511	9,134
				\$25,000-\$34,999	623	5,114	9,794
<b>Age</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	\$35,000-\$49,999	816	7,280	14,399
Ages 0-14	2,030	16,880	37,645	\$50,000-\$74,999	972	9,330	17,579
Ages 15-24	1,438	11,935	26,656	\$75,000-\$99,999	739	5,336	10,207
Ages 25-54	4,672	41,298	83,990	\$100,000-\$149,999	427	5,130	10,677
Ages 55-64	1,375	13,048	27,472	\$150,000-\$199,999	63	1,404	3,224
Ages 65+	1,800	17,189	36,658	> \$200,000	35	1,417	3,378
<b>Race</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>Housing</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
White	8,482	78,323	158,325	Total Units	5,428	49,765	100,940
Black	1,369	11,944	34,483	Occupied	4,836	44,111	89,939
Am In/AK Nat	6	19	99	Owner Occupied	2,437	24,316	54,510
Hawaiian	N/A	N/A	18	Renter Occupied	2,399	19,795	35,429
Hispanic	4,004	22,002	40,440	Vacant	592	5,654	11,001
Multi-Racial	2,528	15,478	30,202				



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O: (407) 366-4500  
C: 407-402-1400  
rkesler@mac.com  
BK694599, Florida

Optima Real Estate  
7250 Red Bug Lake Rd, Ste 1000 Oviedo, FL 32765

Robin left a twenty-year banking career to form The Kesler Team in commercial real estate in January 2001. Her resume includes Senior Vice President at NationsBank and Bank of America.

Recent production awards include CCIM Top Office Producer 2009, 2010,2012 CFCAR Top Office Producer 2009, 2010, and CFCAR Top Industrial Producer 2009. Her commercial team ranks in the top three for the state consistently and occasionally in the top ten for Canada &the United States. Robin won the 2012 and 2013 Overall Top Producer Award for Seminole County from CFCAR.

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Robin earned a BA in Economics/ English from Agnes Scott College, completed MBA work at UNCC, earned a Management Certificate from the prestigious Crummer Business School, and the CCIM designation in 2006 as well as the Certified Property Landlord designation.

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Civic activities include ten years on the Executive and General Board of Directors for the Central Florida Zoo, Leadership Orlando, membership in the Oviedo- Winter Springs Chamber, the EOCC Chamber, and numerous community help outreaches. Currently, Robin is the Past President of the Central Florida Commercial Association of Realtors for 2016.

Robin currently is a member of the CCIM Society, Florida CCIM chapter, CFCAR, ICSC, NAR & FAR.