



460 E Altamonte Dr Ste 300

ALTAMONTE SPRINGS, FL 32701

Property Highlights

- Flexible Suite Sizes: Lease from 750 SF up to 10,738 SF, ideal for office or medical use.
- Prime Location: Situated near Altamonte Mall (1.15M SF) and AdventHealth Altamonte Springs, offering high visibility and accessibility.
- Move-In Ready: Built-out office space with the option for medical conversion to suit tenant needs.



FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](https://millenia-partners.com)

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ASHLEY WALKER

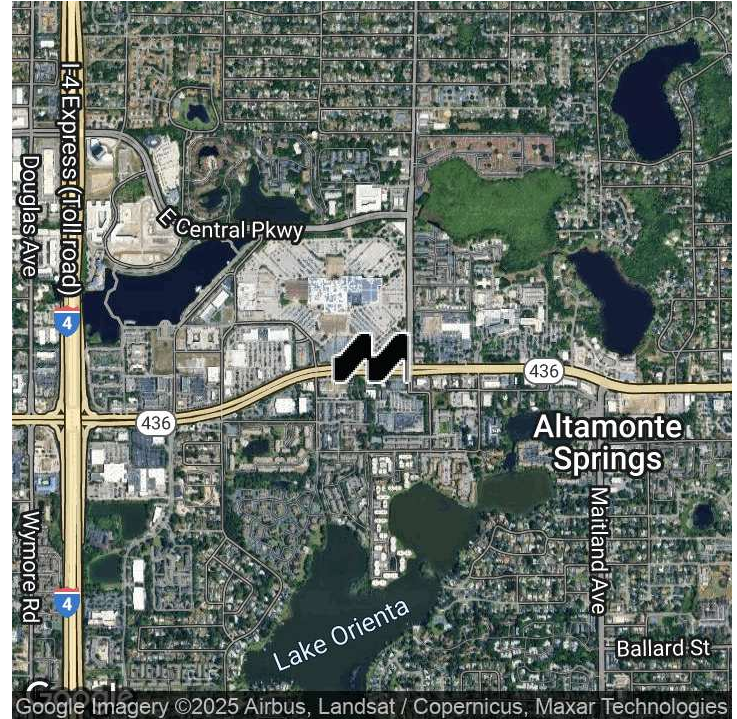
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EXECUTIVE SUMMARY

ALTAMONTE SPRINGS, FL 32701

460 E Altamonte Dr Ste 300



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	31,635 SF
Available SF:	10,738 SF
Lot Size:	128,775 SF
Number of Units:	12
Year Built:	1989
Zoning:	C-G

PROPERTY OVERVIEW

Prime Office Space for Lease | 750 - 10,738 SF | Altamonte Springs, FL

Unlock the perfect location for your business at 460 E Altamonte Springs Drive! Offering 750 - 10,738 SF of highly adaptable office space, this property is ideal for professional, medical, or flex users.

Strategic location near Altamonte Mall (1.15M SF) and AdventHealth Altamonte Springs

High visibility and accessibility in a thriving commercial corridor

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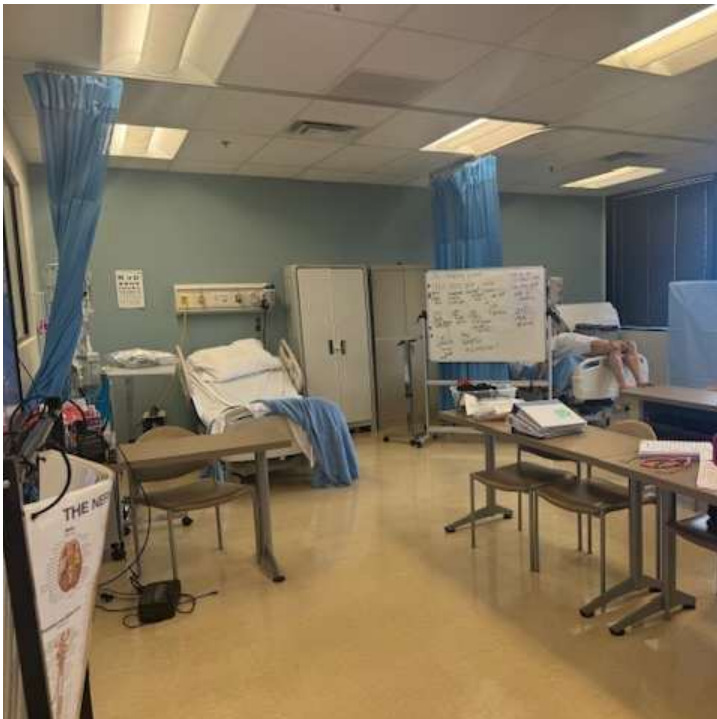
OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

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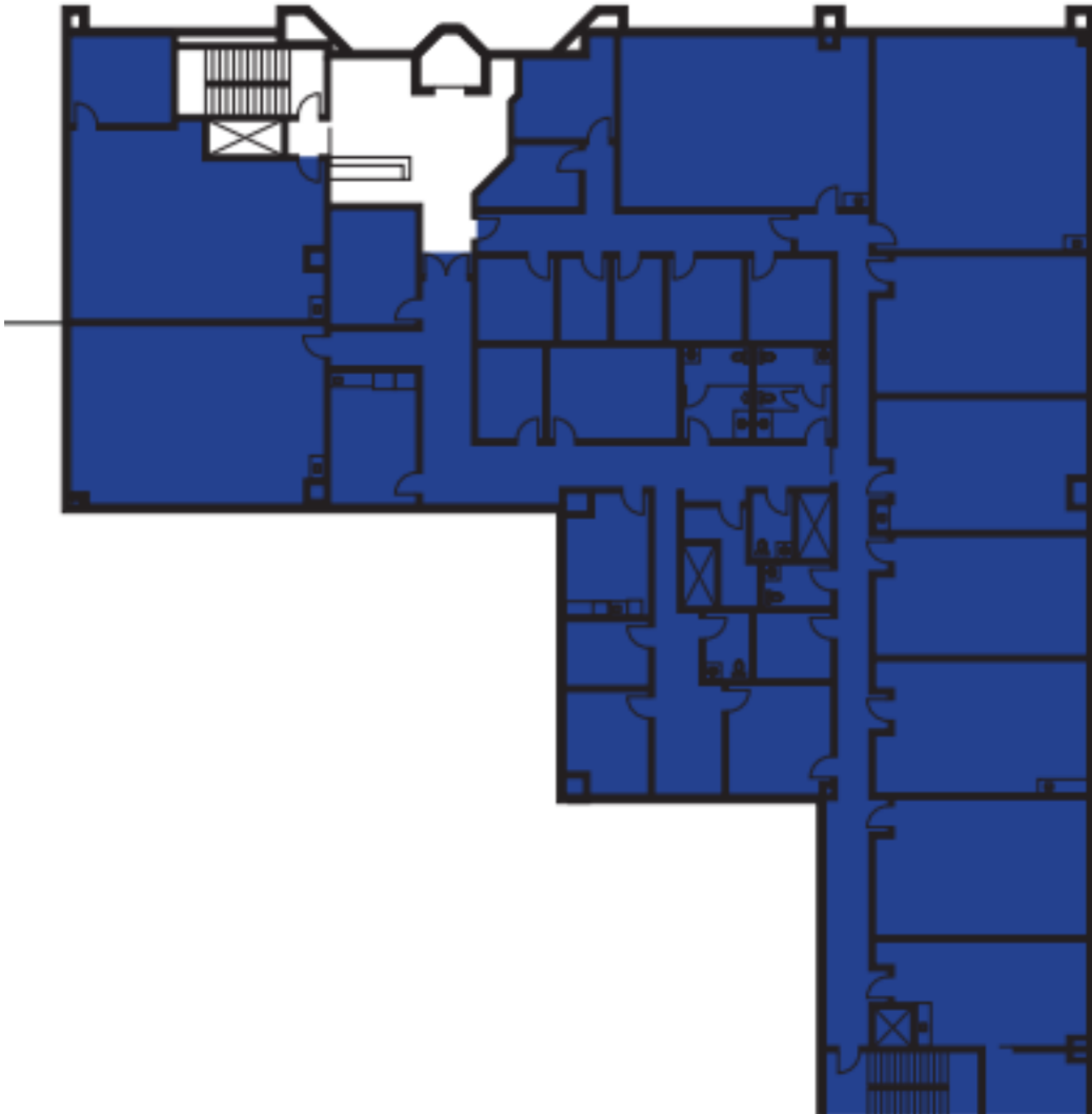
OFFICE BUILDING

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FLOORPLAN - 10,738 SF

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10,738 SF FLOORPLAN

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RETAILER MAP

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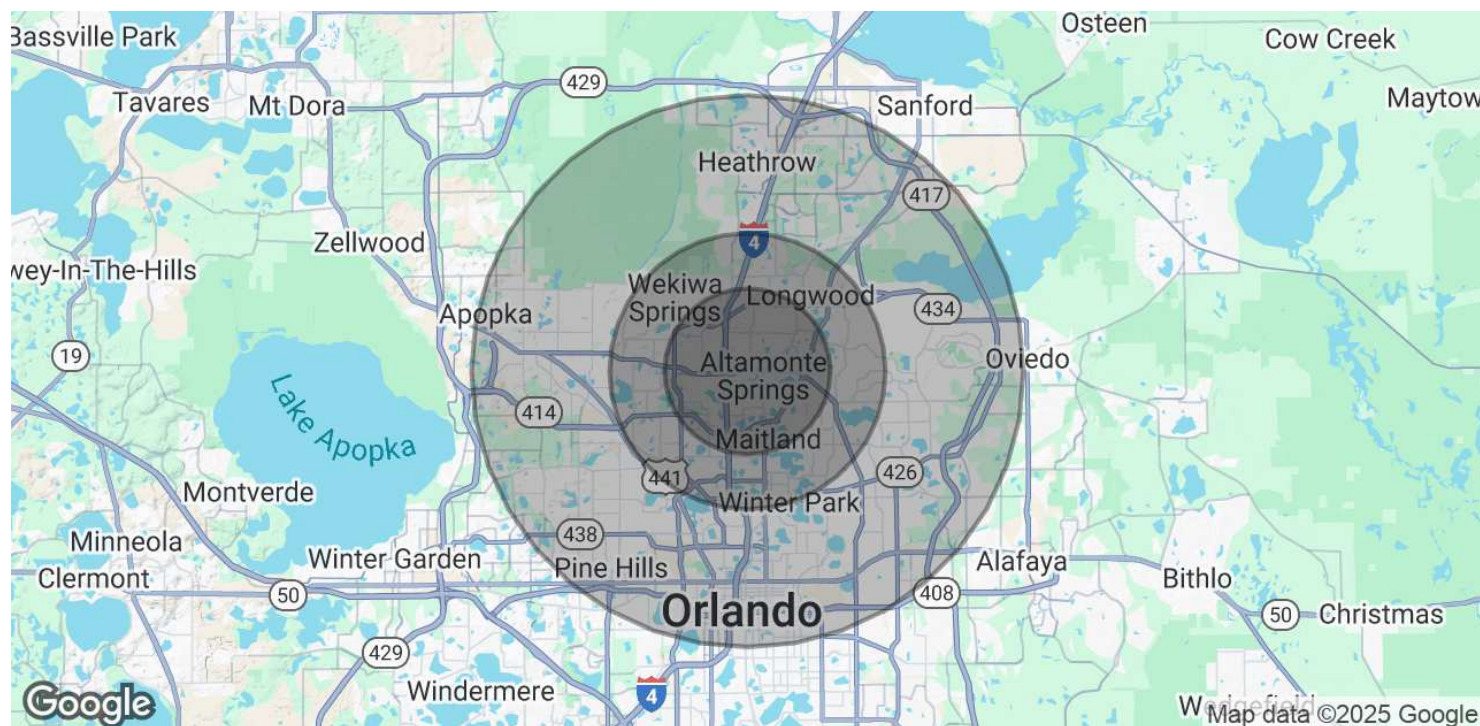
OFFICE BUILDING

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DEMOGRAPHICS MAP & REPORT

ALTAMONTE SPRINGS, FL 32701

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	93,661	245,051	757,902
Average Age	42	42	40
Average Age (Male)	40	40	39
Average Age (Female)	44	43	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	40,661	102,235	298,237
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$95,991	\$103,037	\$102,385
Average House Value	\$399,378	\$430,260	\$416,366

Demographics data derived from AlphaMap

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