



PROPERTY DESCRIPTION

2,400 SF +/- of professional office is available for lease in Altamonte Springs. Suite 1009 is built out as a professional office perfect for attorneys, CPAs, insurance, or any other type of professional office user. The suite includes 8 offices, a conference room, break room, reception, two bathrooms, and an open work area for cubicles. The suite can be converted to medical office.

This property is located just off Douglas Ave (11,800 Annual Average Daily Traffic) and is moments from the Interstate 4 interchange. Less than 3 miles from Advent Health Altamonte Springs and surrounded by additional medical/professional office users. The property has 23 parking spaces with additional street parking available.

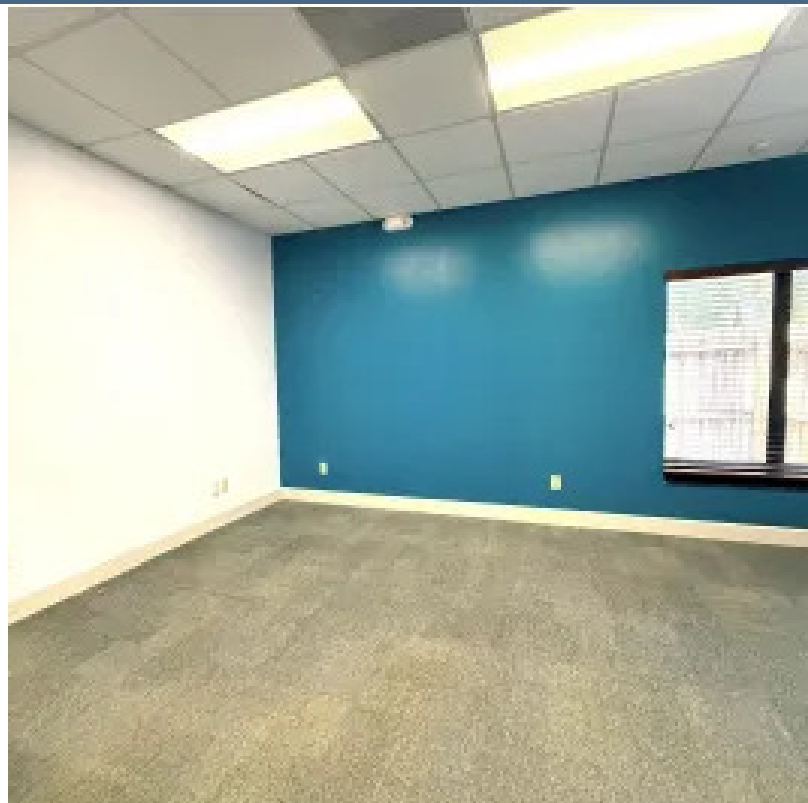
PROPERTY HIGHLIGHTS

- Move in ready professional office
- Less than 3 miles from AdventHealth Altamonte Springs
- Ample Parking

OFFERING SUMMARY

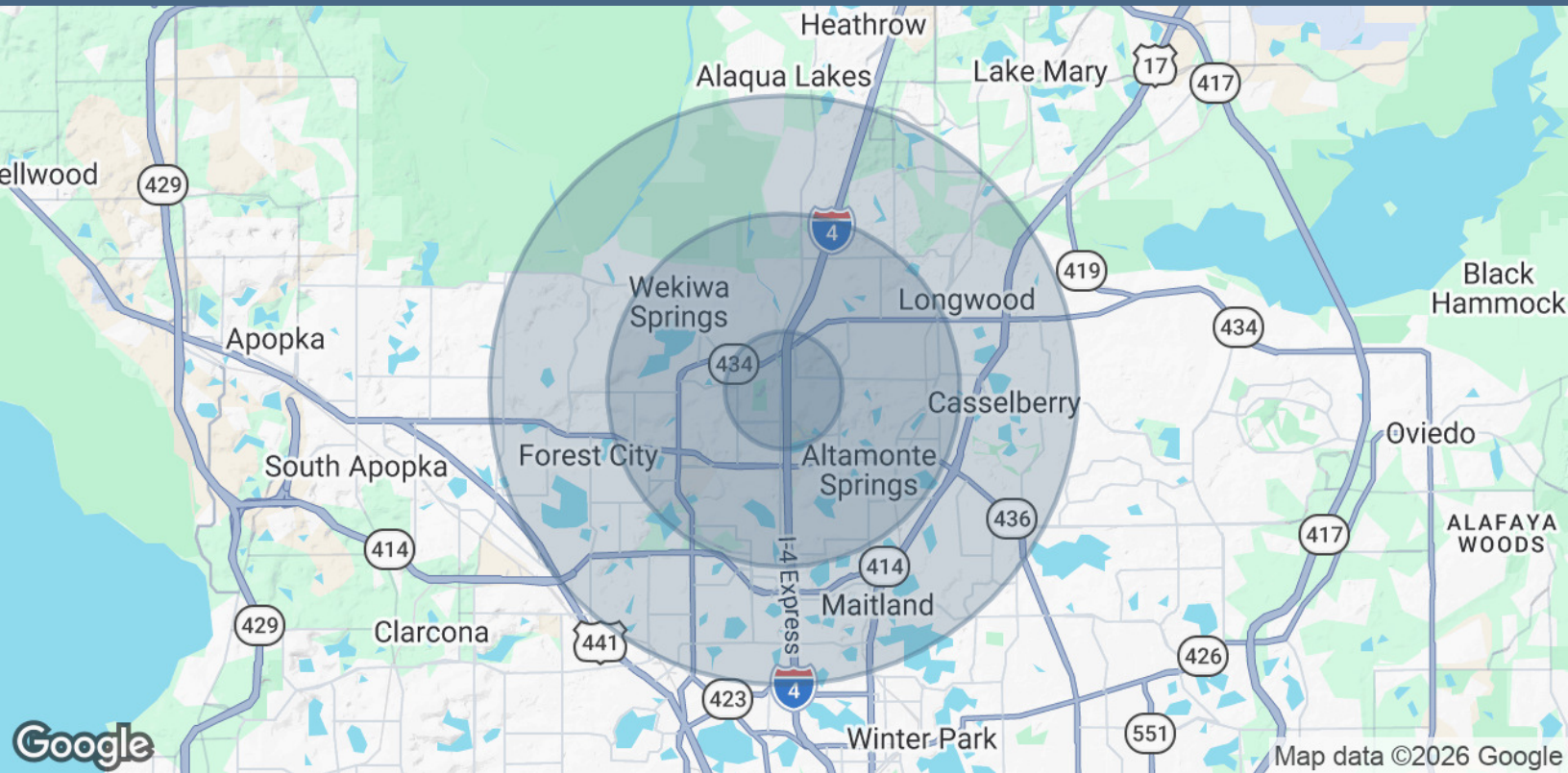
Lease Rate:	Negotiable
Available SF:	2,400 SF
Lot Size:	0.62 Acres
Building Size:	6,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,007	36,651	90,868
Total Population	12,182	87,842	223,212
Average HH Income	\$87,880	\$98,611	\$104,024









POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,182	87,842	223,212
Average Age	39.2	40.4	40.5
Average Age (Male)	38.1	39.4	39.8
Average Age (Female)	41.6	41.7	41.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,007	36,651	90,868
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$87,880	\$98,611	\$104,024
Average House Value	\$263,879	\$350,998	\$368,969

2023 American Community Survey (ACS)