



Accelerating success.

616

For Sale

Regency Medical Center

616 E Altamonte Dr, Altamonte Springs, FL 32701

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Investment Summary

Colliers as owner’s exclusive advisor, is pleased to present for sale Regency Medical Center. An Owner/User or Investment Medical Office opportunity. The building is located at 616 E Altamonte Drive, Altamonte Springs, FL 32701 (the “Property”) and features excellent visibility and exposure to 63,000 AADT from State Road 436 (E Altamonte Dr) in the Orlando MSA. Nearby facilities include the 1.15 MSF Altamonte Mall 2 blocks to the west and Advent Health’s Altamonte Springs hospital located directly across the street. In addition, SunRail’s Altamonte Springs Station is located less than ½ mile down the road with a pedestrian corridor planned for this area.

Regency Medical Center is a two-story, Class A Medical Office building containing 15,769 rentable square feet, situated on 0.65 acres in Altamonte Springs, Florida. The building was constructed in 1972 with major renovations completed in the 2020’s. It features a nicely appointed lobby with an elevator and high-end medical buildouts throughout. With access to a parking ratio of approximately 4.9/1,000 SF and immediate access to a variety of amenities including Advent Health’s Altamonte Springs hospital and restaurants, lodging and entertainment, the building is very well positioned to continue attracting a wide variety of medical office users.

Regency Medical Center strategic positioning offers the following advantages to its occupants:

- Strategically located directly across the street from AdventHealth Altamonte Springs Hospital
- Property offers strong visibility and accessibility, with close proximity to major transportation corridors including I-4 and US 17-92.
- It lies within the Altamonte/Douglas submarket, just 9.5 miles from Downtown Orlando, making it a convenient location for both medical professionals and patients.

Property Highlights



Size
15,769± | 0.65 AC | 2 stories



Opportunity
Owner/User or Investment Medical Office



Built/Renovated
1972 | 2020



Parking Ratio
77 Parking Spaces (4.9/1000 SF)
Includes: 48 On-Site & 29 via Parking Easement



Location Perks & Connectivity
Conveniently located near AdventHealth Hospital and Physician Network, less than a mile from I-4 and SunRail’s Altamonte Springs Station.



Frontage
SR-436 (E. Altamonte Drive) | 63,000 AADT



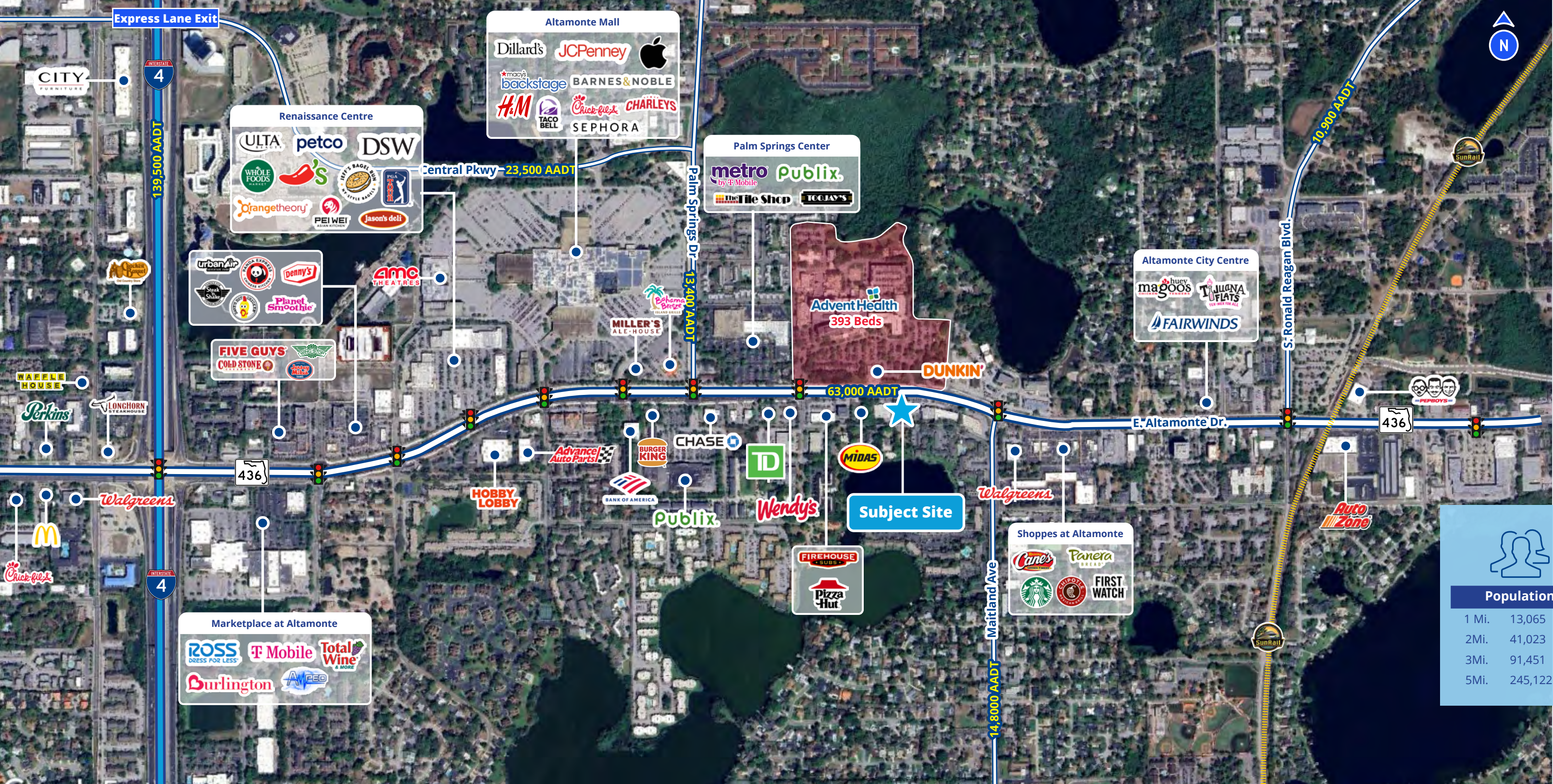
Strong Medical Occupancy
90% leased to 8 medical tenants



Zoning
C-G – Commercial General





\$3,450,000
Asking Price

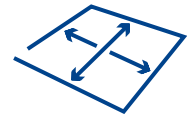




Area Demographics

Altamonte Springs offers exceptional regional connectivity with direct access to Interstate 4 and State Road 436, and is just minutes from SunRail, Central Florida's commuter rail service. The city is less than 30 minutes from Orlando International Airport, providing convenient national and international access. Public transit options are available through Lynx Bus Service, connecting residents and workers to destinations across Seminole and Orange Counties.

							
Population		Daytime Population		Average HH Income		Households	
1 Mi.	13,065	1 Mi.	17,185	1 Mi.	\$89,493	1 Mi.	6,675
2Mi.	41,023	2Mi.	50,935	2Mi.	\$89,173	2Mi.	18,945
3Mi.	91,451	3Mi.	125,508	3Mi.	\$105,885	3Mi.	40,284
5Mi.	245,122	5Mi.	279,127	5Mi.	\$109,388	5Mi.	104,485



Site Plan



Additional Features

- Full Access directly from SR 436 and Excellent Exposure from 63,000 AADT
- High-end Medical Build-outs
- Owner/Occupant and/or Lease-up Opportunity
- High Quality Recent Renovations
- Weighted Average Remaining Lease Term (WALT): 4 Years, 8 Day s





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**Click to Access
Virtual Deal Room**



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