



For Sale

616

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.

Property Highlights



Size

15,769± | 0.65 AC | 2 stories



Built/Renovated

1972 | 2020



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



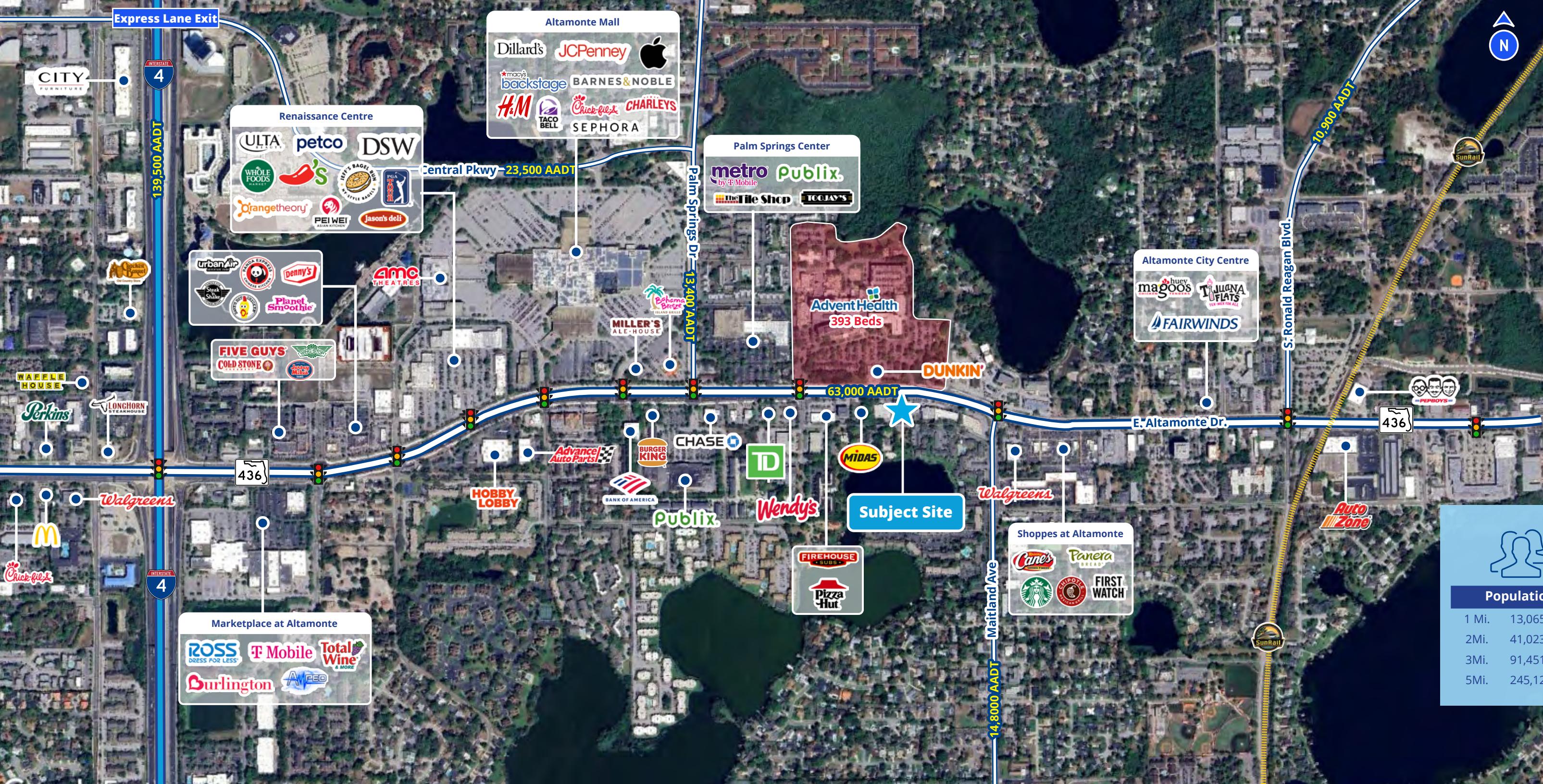
Zoning

C-G - Commercial General

\$3,450,000

Asking Price

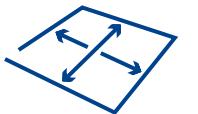




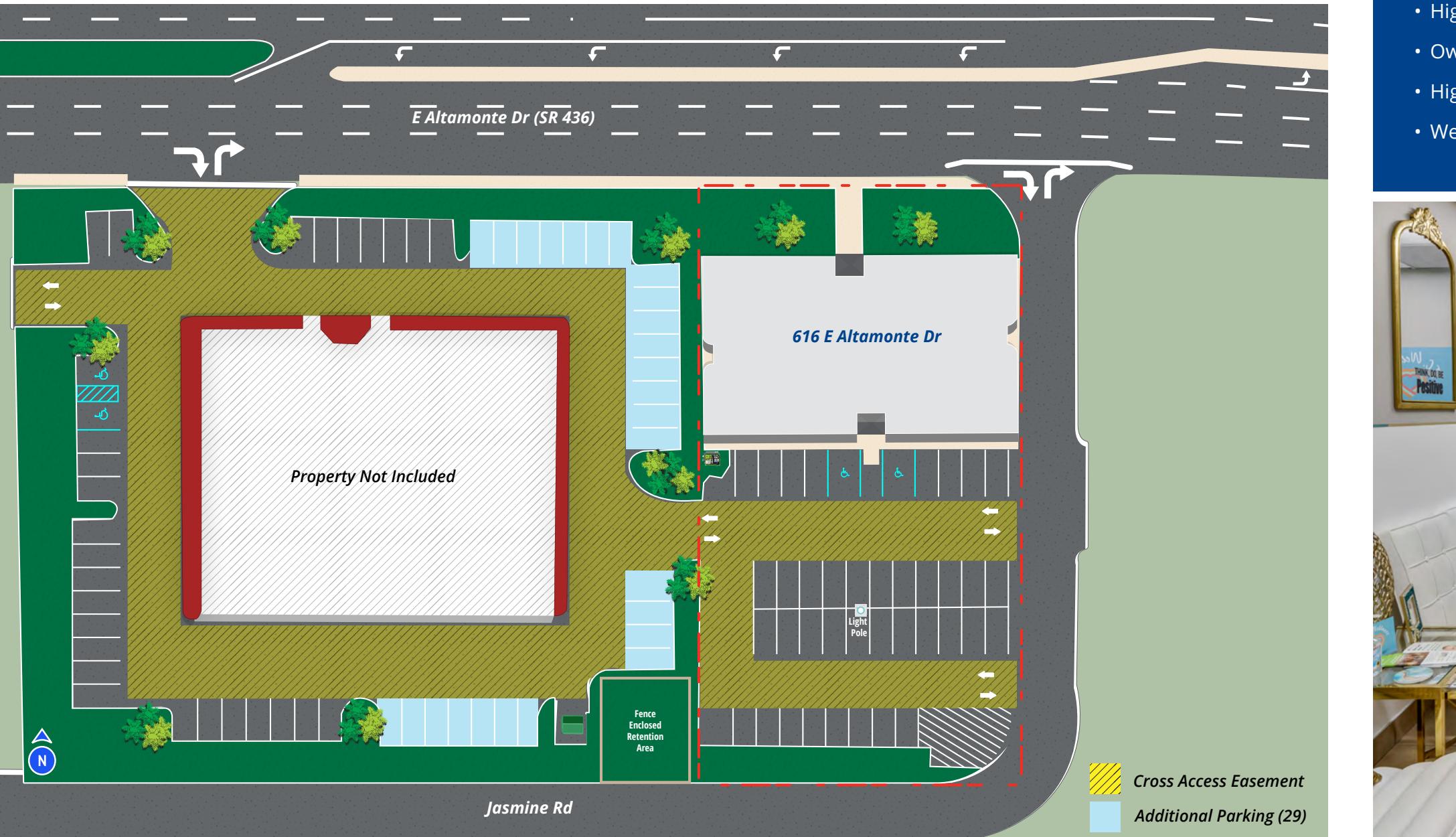
Area Demographics

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. \$8,493	1 Mi. 6,675
2 Mi. 41,023	2 Mi. 50,935	2 Mi. \$8,173	2 Mi. 18,495
3 Mi. 91,451	3 Mi. 125,508	3 Mi. \$105,85	3 Mi. 40,284
5 Mi. 245,122	5 Mi. 279,127	5 Mi. \$109,38	5 Mi. 104,483



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 Days





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Virtual Deal Room**



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