

Westmonte Center

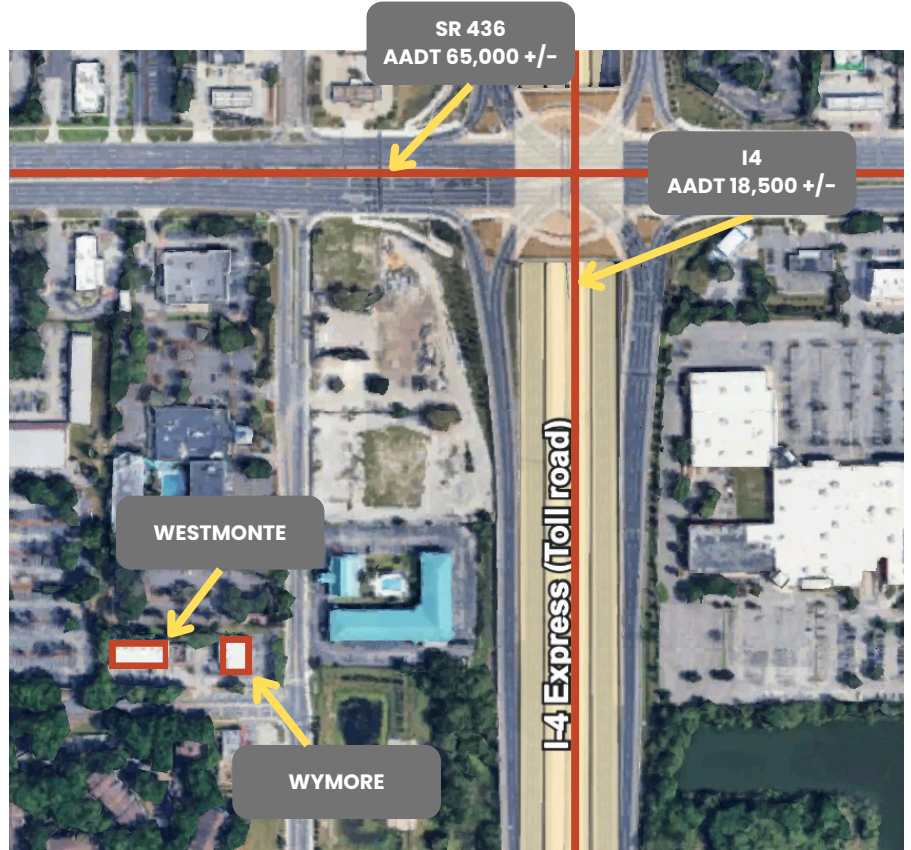
241 S Westmonte Dr, Altamonte Springs, FL 32714
230 Wymore Rd, Altamonte Springs, FL 32714





PROPERTY OVERVIEW

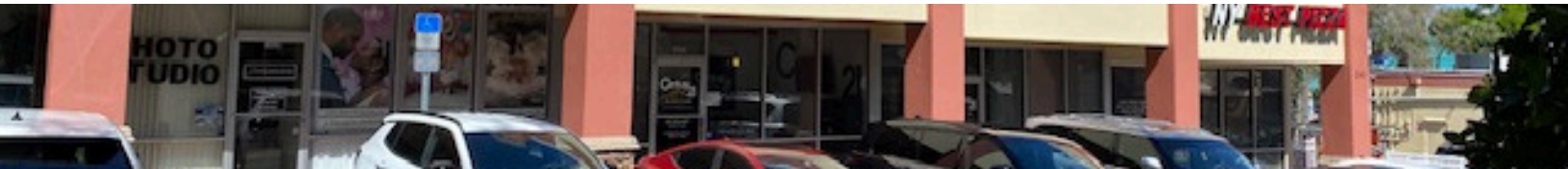
- Two units available at 241 S Westmonte Dr, including a combined 2,000 SF in Suites 1030/1040 and 1,000 SF in Suite 1010.
- Professional office setting currently home to real estate, title, insurance, and related services, reinforcing the address as a known business hub.
- Typical office build-out for this complex includes private offices, open work areas, reception, and support spaces suitable for brokerage, mortgage, insurance, legal, or general professional services.
- On-site surface parking and easy access from S Westmonte Dr provide convenient client and employee access without structured parking.
- An additional suite is available at the adjacent 230 Wymore Rd, Suite 1002, offering 1,000 SF with a restaurant build-out already underway.



AREA HIGHLIGHTS

- Located in the Altamonte Springs business corridor, with convenient access to surrounding office, retail, and service uses.
- Minutes from Altamonte Mall, Uptown Altamonte, and I-4, connecting the property to the broader Orlando metro.
- Surrounded by established commercial users and everyday retail amenities, supporting strong visibility and client convenience.
- Easy access from S Westmonte Dr and nearby major roadways provides efficient regional connectivity for employees and customers.
- Well positioned within the North Orlando / Seminole County market, a mature and active submarket for professional and service-oriented users.

EXECUTIVE SUMMARY



DEMOGRAPHICS

241 S Westmonte Dr, Altamonte Springs, Florida, 32714

Ring: 5 mile radius

KEY FACTS

237,225

Population



100,640

Households

40.4

Median Age

\$64,250

Median Disposable Income

EDUCATION

6.0%

No High School Diploma



21.3%

High School Graduate



30.3%

Some College/
Associate's Degree



42.4%

Bachelor's/Grad/
Prof Degree

INCOME



\$77,475

Median Household Income



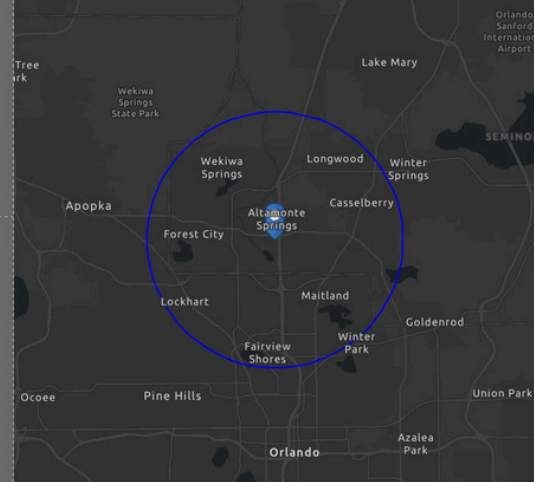
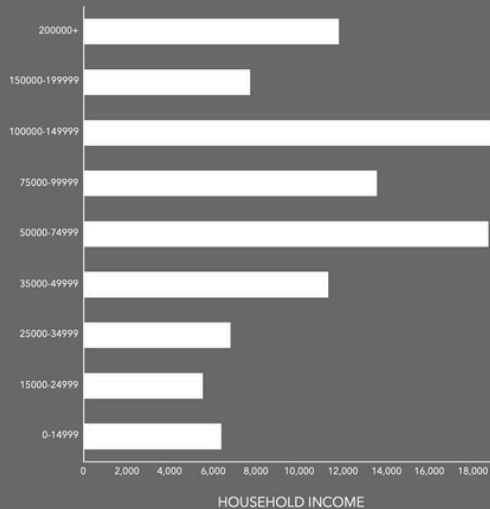
\$46,532

Per Capita Income



\$169,385

Median Net Worth



EMPLOYMENT

71.7%

White Collar

15.9%

Blue Collar

15.4%

Services

3.9%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri



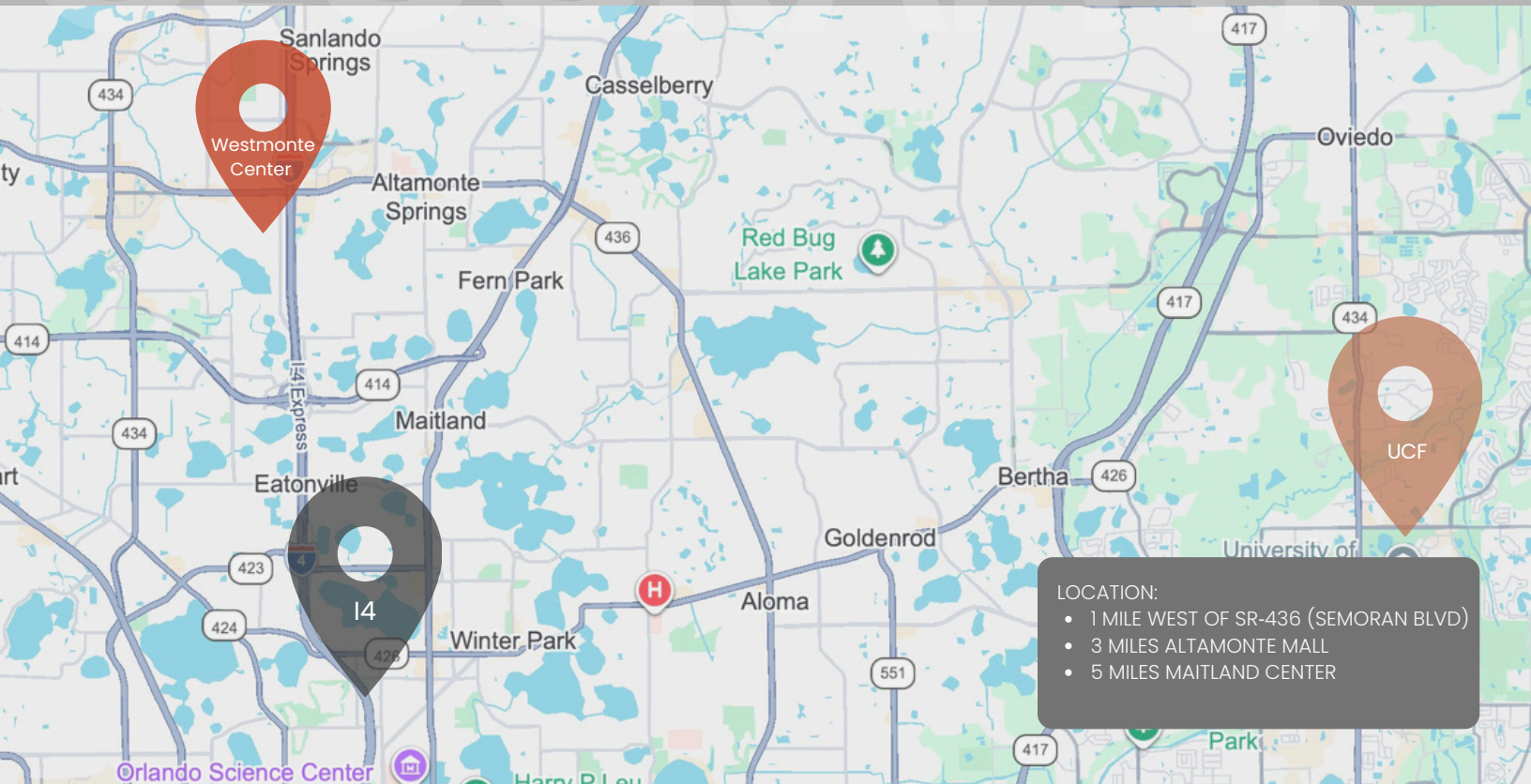
AVAILABLE UNITS



PROPERTY NAME	Westmonte Center
PROPERTY ADDRESS	241 S Westmonte Dr, Altamonte Springs, FL
YEAR BUILT	2003
# OF BUILDINGS	2
AVAILABLE SF	4,000 SF
# OF SUITES AVAILBLE	3
SUITE SQFT	1000-2000 SF
PROPERTY TYPE	Office/Retail
MARKET	Altamonte Springs
SUBMARKET	North Orlando / Seminole County
TRAFFIC COUNT (SR 436)	65,000 +/-
PARKING COUNT	5:1

UNIT	SQ FT	RATE	CAM	AVAILABILITY
1030/1040	2000	\$21.50 PSF	\$4.50 PSF	Available Now
1010	1000	\$21.50 PSF	\$4.50 PSF	Available Now
1002	1000	\$21.50 PSF	\$4.50 PSF	Available Now

GEOGRAPHY



LOCATION:

- 1 MILE WEST OF SR-436 (SEMORAN BLVD)
- 3 MILES ALTAMONTE MALL
- 5 MILES MAITLAND CENTER

Offer subject to withdrawal from the market, due to prior sale of cancellation without notice. All information contained here in is believed to be accurate but is not warranted.

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