

For Lease

Office / Medical

1,148 - 3,262 SF | \$18.00/SF



Springs Medical & Professional Center

679-697 Douglas Avenue, Altamonte Springs, Florida 32714

Property Highlights

- Springs Medical & Professional Center is a 10-building office/medical center on 2.87 acres; Zoning: Office
- Entire individual free-standing buildings available
- Great location in Altamonte Springs, with immediate access to SR 436 (Semoran Blvd) and I-4
- Prominent monument signage on Douglas Avenue with building signage opportunities on I-4
- Less than 2 miles to AdventHealth Altamonte Springs Hospital, Cranes Roost, Uptown Altamonte, Altamonte Mall and the Altamonte SunRail station
- Beautifully landscaped; ample parking (5.43/1,000 SF)

AVAILABLE SPACES

Space	Lease Rate	Size (SF)
689 Douglas Avenue	\$18.00 SF/yr	3,262
691 Douglas Avenue, Suite 103	\$18.00 SF/yr	1,148



Lease Rate: \$18.00 / SF NNN (CAM: \$5.26/SF)

For more information

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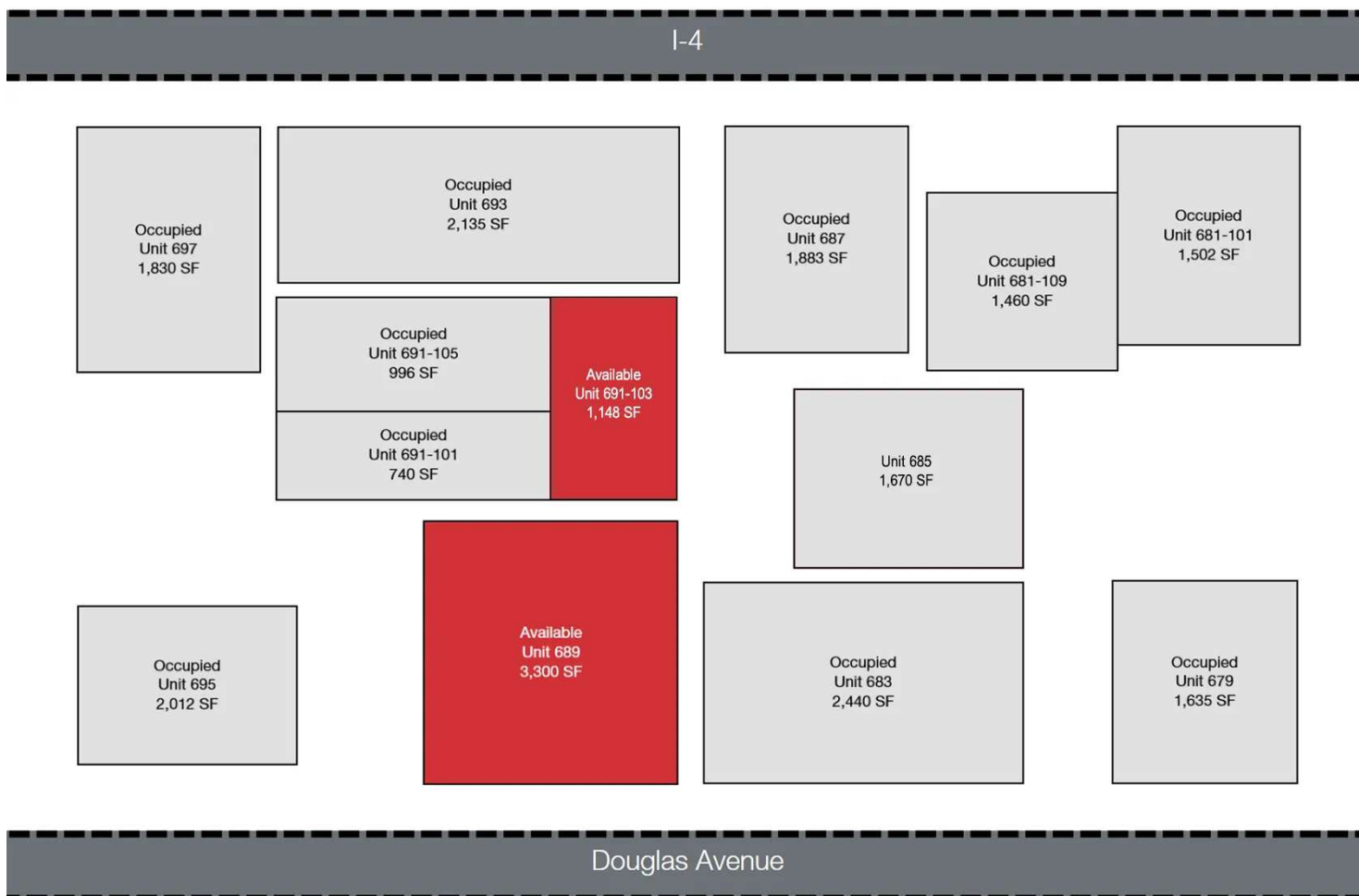
Property Aerials



Property Photos



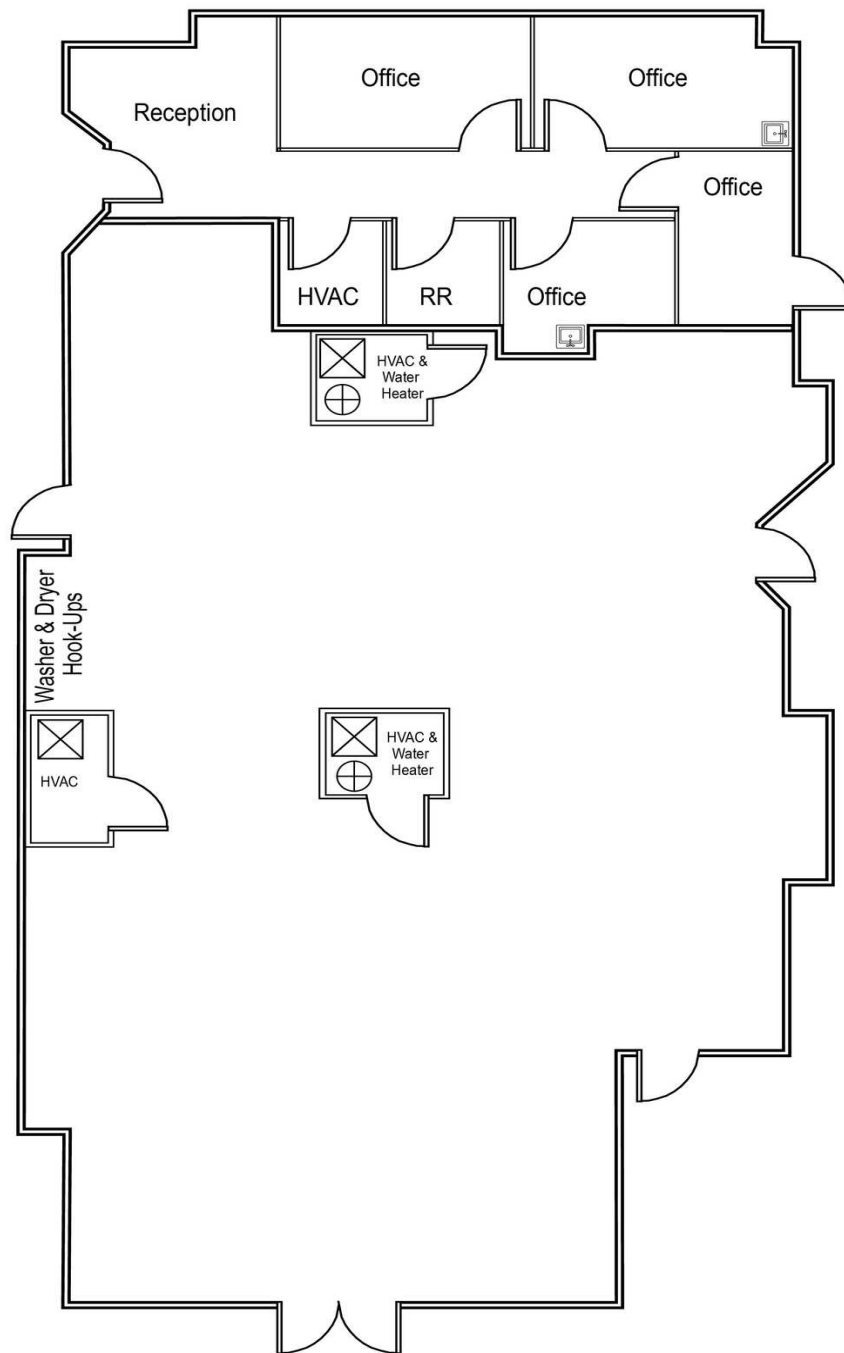
Lease Spaces



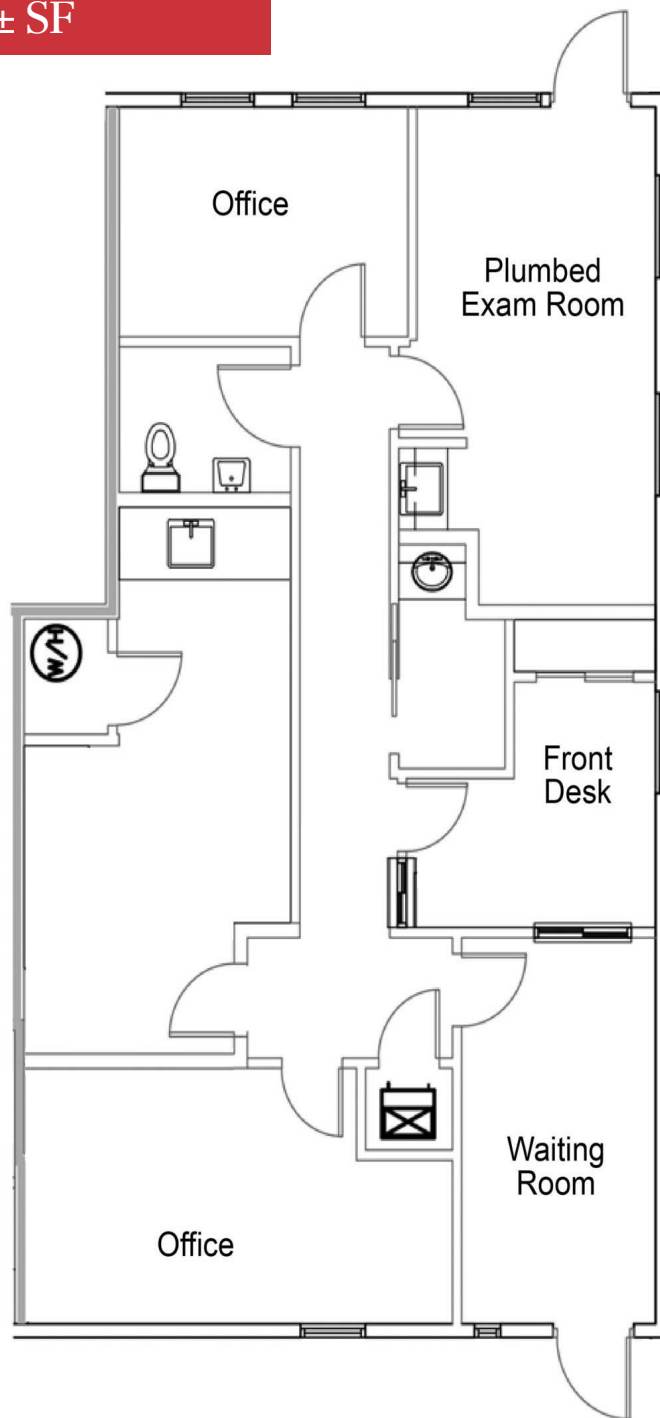
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
689 Douglas Avenue	3,262 SF	NNN	\$18.00 SF/yr	Shell condition
691 Douglas Avenue, Suite 103	1,148 SF	NNN	\$18.00 SF/yr	Medical / Office

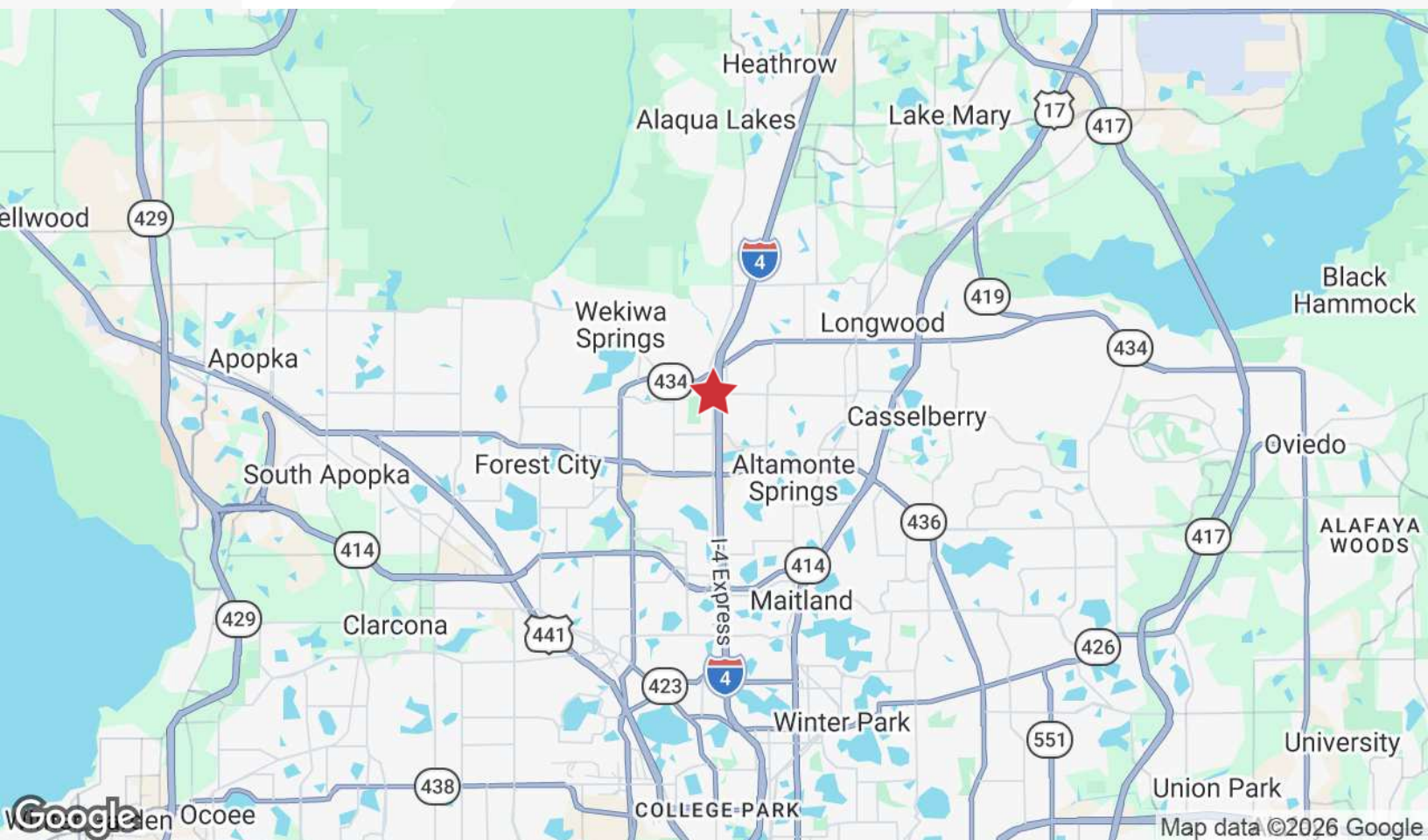
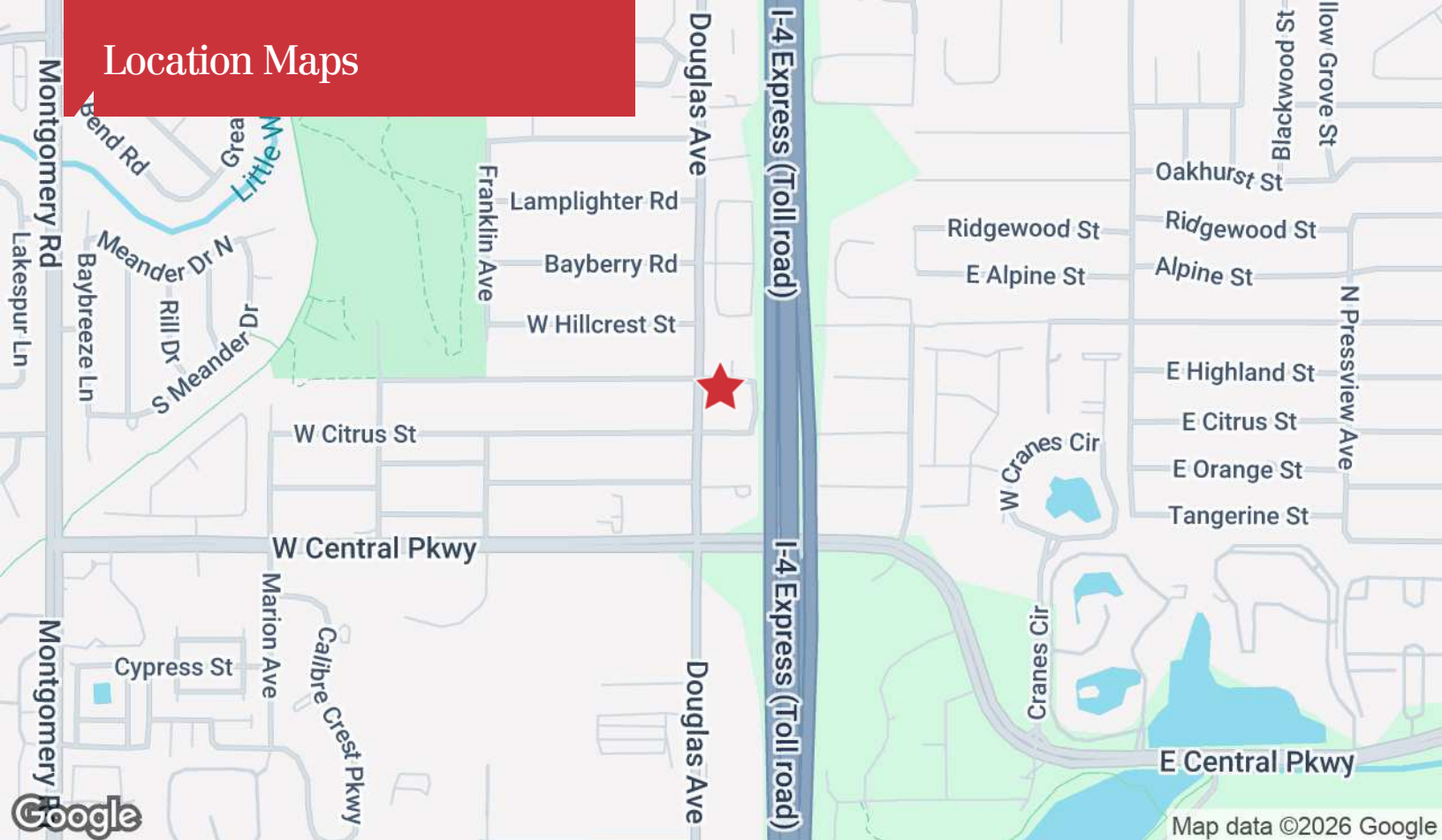
689 Douglas Avenue -
3,262± SF / Shell Condition



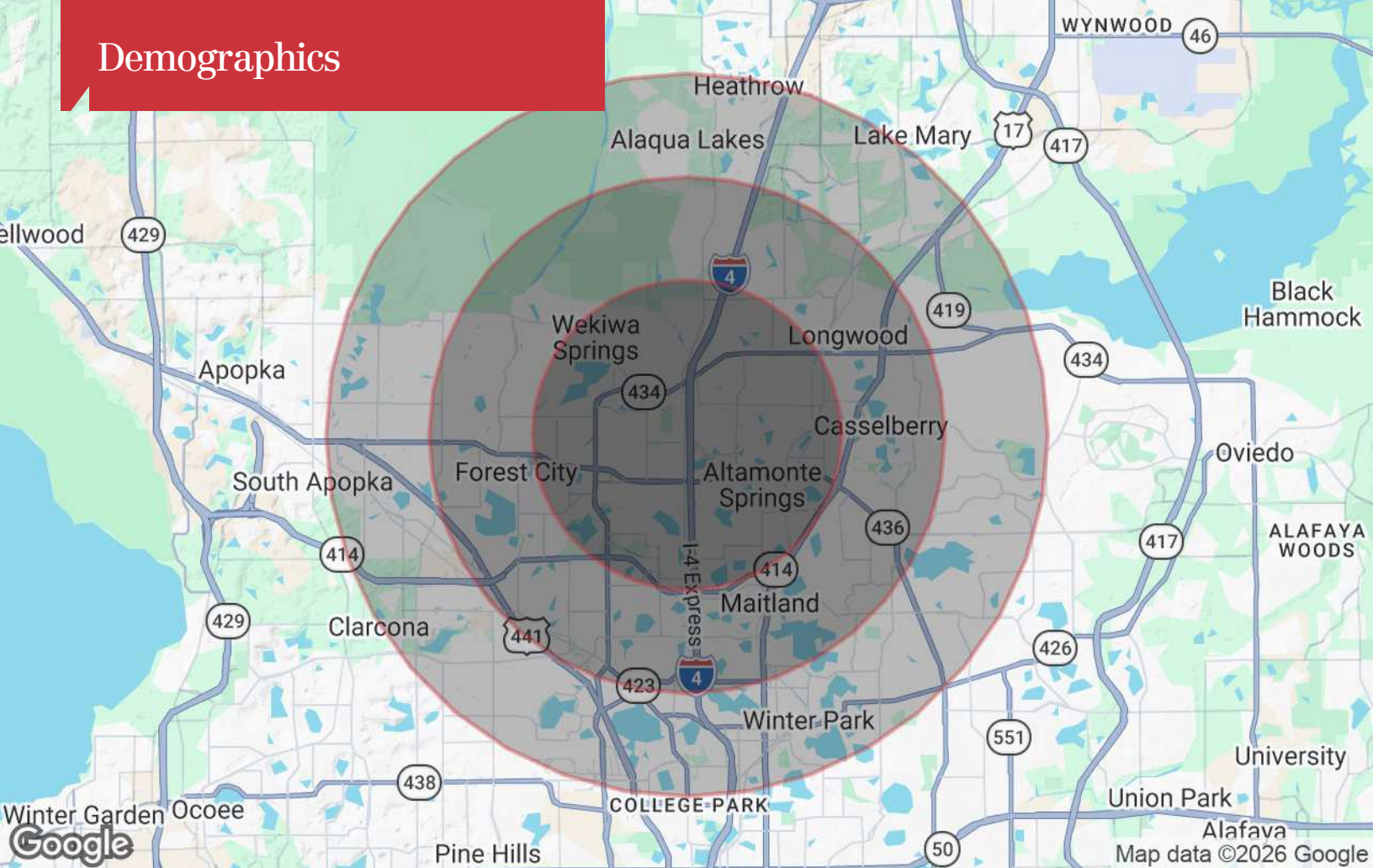
691 Douglas Avenue -
Suite 103 - 1,148± SF



Location Maps



Demographics



Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	90,923	226,378	401,924
MEDIAN AGE	40.0	40.5	40.5
MEDIAN AGE (MALE)	39.0	39.8	39.3
MEDIAN AGE (FEMALE)	41.2	41.4	41.3

Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	38,343	92,512	161,179
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$96,694	\$103,105	\$107,256
AVERAGE HOUSE VALUE	\$346,151	\$372,698	\$404,571

* Demographic data derived from 2020 ACS - US Census