



460 E. ALTAMONTE DR, ALTAMONTE SPRINGS, FL 32701

OFFICE FOR LEASE

YEAR RENOVATED

2022

AVAILABILITY

13,737± RSF

PARKING

4.7/1000

DAMIEN MADSEN

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For More Information: MadsenSmith.com | 400 S Park Ave, Suite 225, Winter Park, FL 32789

01 THE PROPERTY

- Altamonte Oaks is a premier 31,674 SF medical and office building.
- Anchored by an investment-grade Bank of America branch.
- Full-access signalized entrance directly on State Road 436, providing convenient ingress and egress in all directions and exposure to approximately 63,000 vehicles per day.
- Located less than one-half mile from AdventHealth Altamonte and within a dense medical corridor featuring more than 385 local physicians.
- Benefits from the I-4 Ultimate project and completed State Road 436 pedestrian improvements, including widened and lighted pathways.
- Enhanced connectivity provides convenient access to the regional workforce and nearby SunRail Station.

FLOOR	SIZE	PRICE	AVAILABLE
2nd	2,999± RSF	Contact Broker	Immediately
3rd	10,738± RSF	Contact Broker	Immediately

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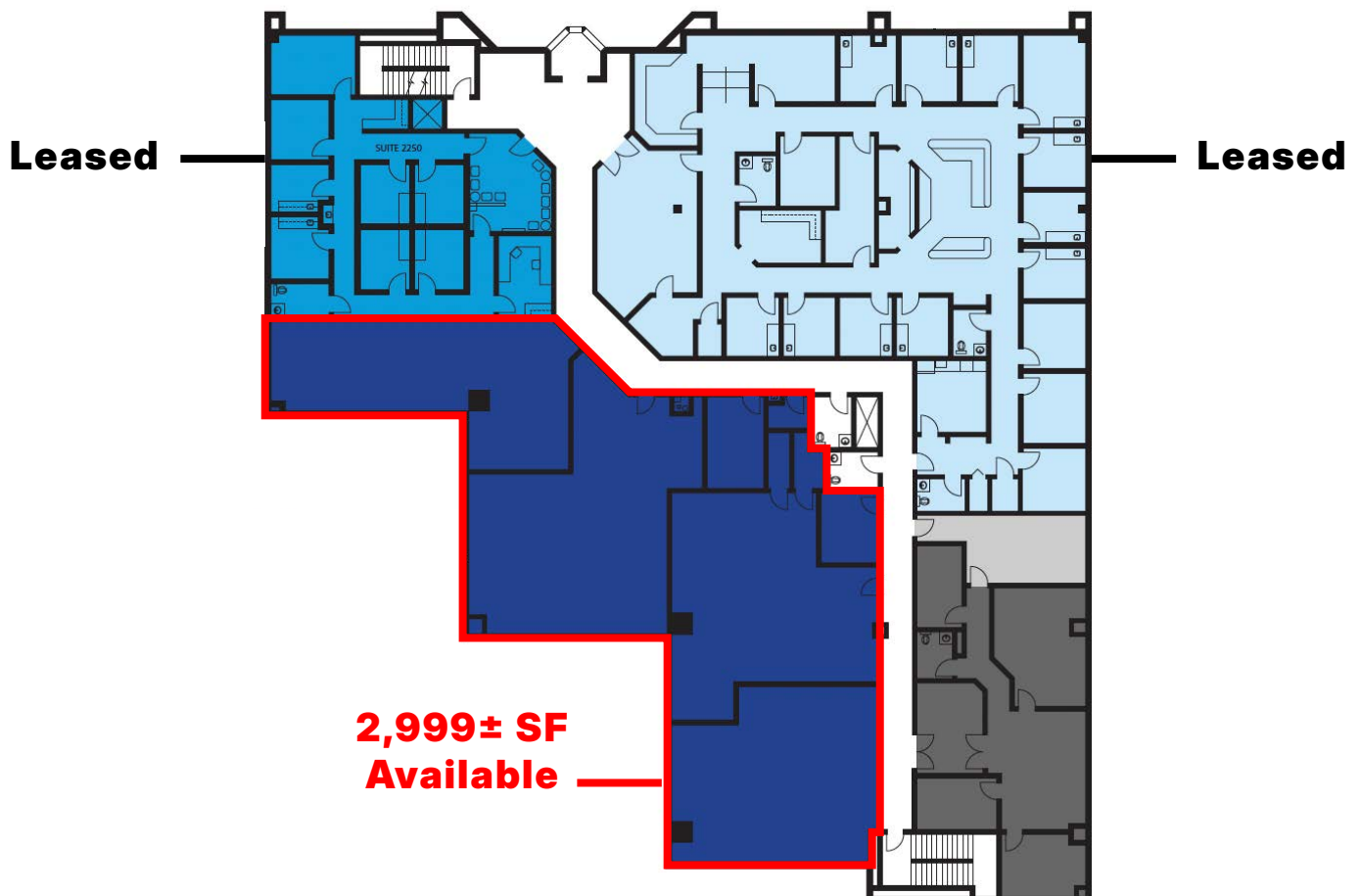
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02 AVAILABILITY

SECOND FLOOR

2,999± RSF



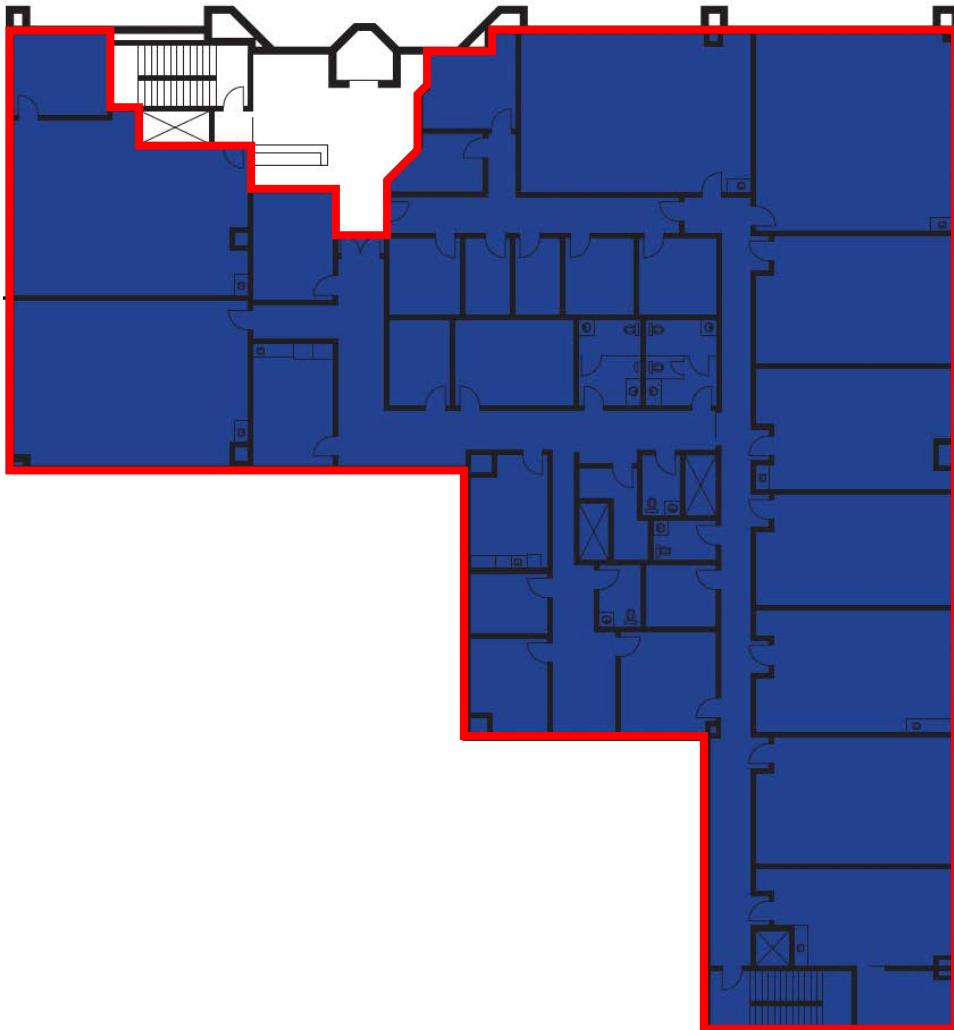
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THIRD FLOOR
10,738± RSF



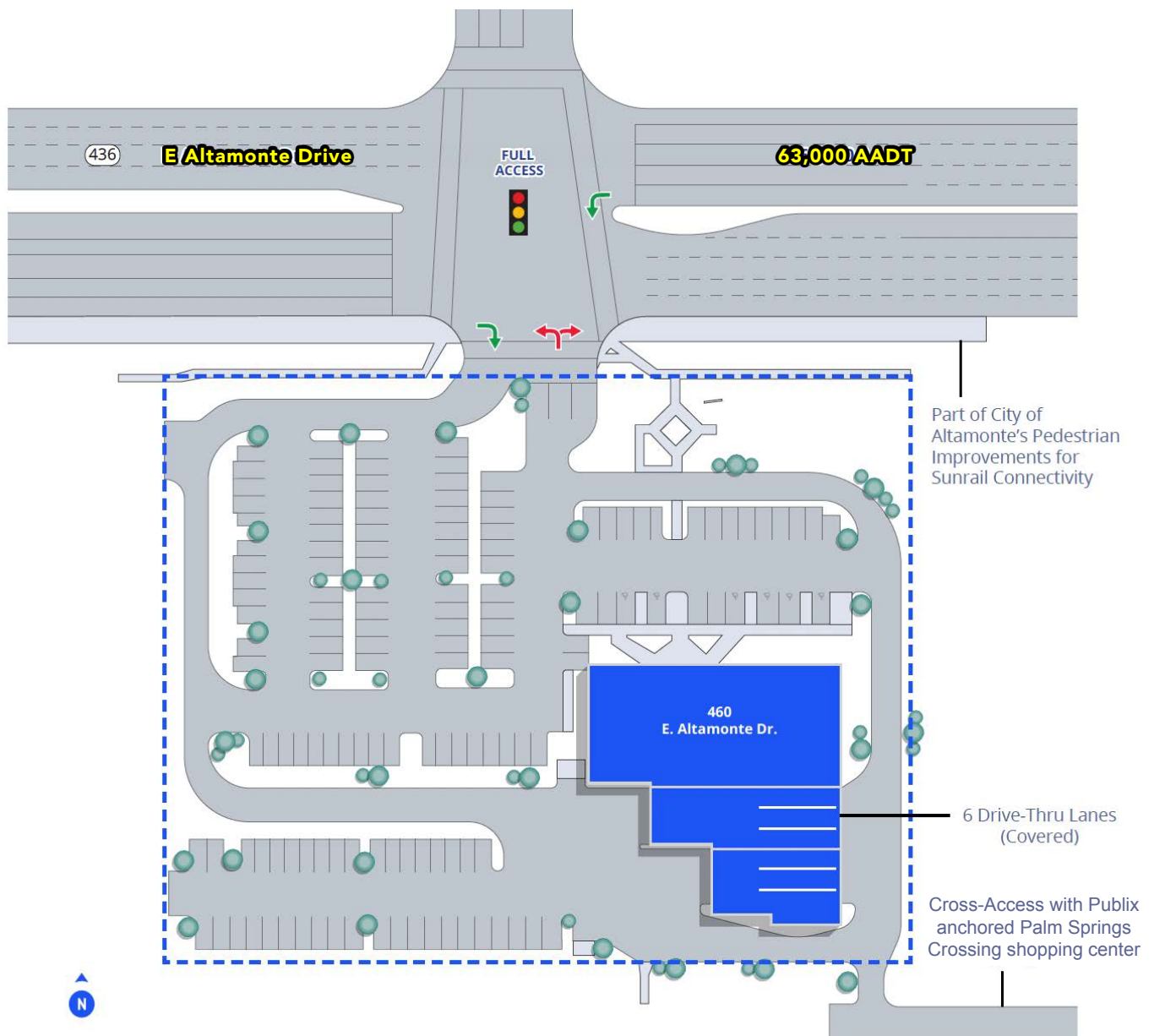
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03 SITE PLAN



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04 LOCATION



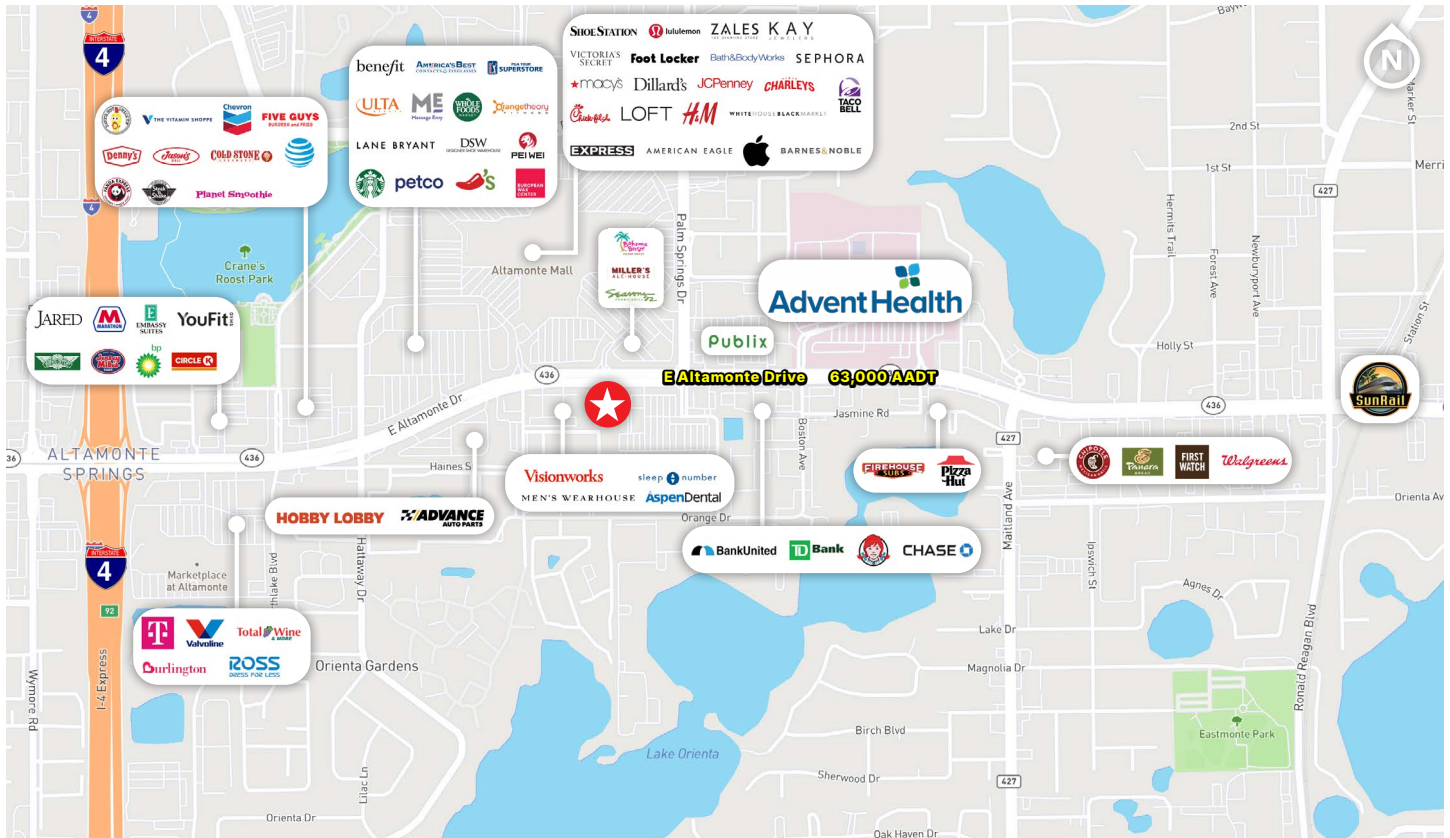
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05 DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	17,199	100,165	254,334

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Estimated Households	9,102	44,967	109,446

EMPLOYEES	1 MILE	3 MILES	5 MILES
2025 Estimated Employees	11,363	91,253	173,722

INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated Average Household Income	\$84,702	\$104,851	\$112,726

DRIVE TIMES
1 minute to Altamonte Mall (Shopping & Dining)
2 minutes to Interstate 4
2 minutes to Maitland Ave
3 minutes to S Ronald Reagan Blvd
6 minutes to US 17-92
22 minutes to Sanford International Airport (SFB)
30 minutes to Orlando International Airport (MCO)

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