



Altamonte Capital Center

MEDICAL / OFFICE SPACE FOR LEASE

249 & 251 Maitland Ave., Altamonte Springs, FL 32701

Contact: Dan Van Nada, CCIM
Vice President of Brokerage Services

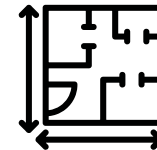
E: Dan@FCPG.com
P: 407.872.0177 ext. 117

Contact: Ben Kuykendall
Sales & Leasing Associate

E: Ben@FCPG.com
P: 407.872.0177 ext. 131

For Lease: \$18.00 / RSF, Full Service

± 496 - 3,963 RSF Available



**FLEXIBLE SUITE
LAYOUTS AVAILABLE**

**5% COMMISSION TO
PROCURING BROKER**

Under new management & ownership: extensive building renovations recently completed

On-site parking with a ratio of 7 / 1,000

Prominent monument signage available

Strategically located just South of high-traffic Semoran Blvd / SR 436 (AADT 66,000) and 4 minutes from I-4 interchange

Varied suite layouts available for high degree of flexibility and customization

Within 1 mile of Florida Hospital, Uptown Altamonte / Cranes Roost, Altamonte Mall, Sunrail Station and Eastmonte Park

DEMOGRAPHICS

2023



Total Population



Total Households



Average HH Income

1 Mile

11,640

5,659

\$82,894

3 Miles

89,554

39,144

\$98,403

5 Miles

253,463

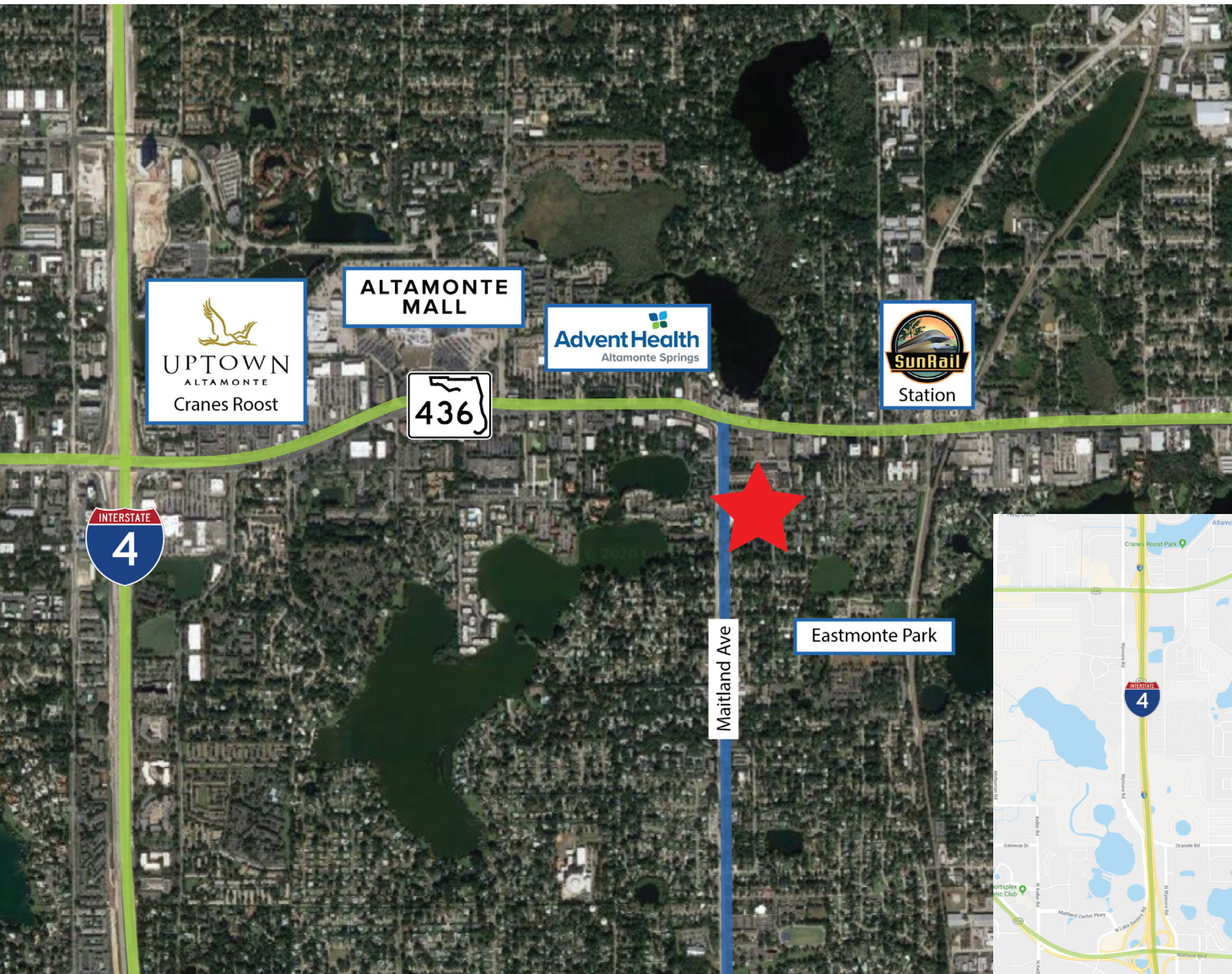
107,101

\$99,089

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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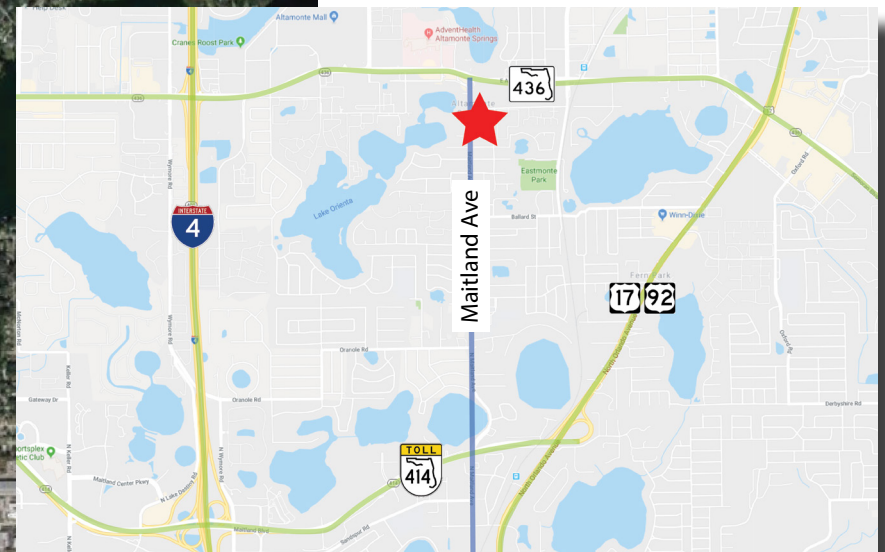
LOCATION



\$99,089
AVERAGE HH INCOME
WITHIN 5 MILE RADIUS



107,101
HOUSEHOLDS
WITHIN 5 MILE RADIUS



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AVAILABILITY

AVAILABLE IMMEDIATELY

Building 249

Suite 3100: 1,981 RSF

Suite 3200: 1,982 RSF

Suite 3100 / 3200: 3,963 RSF

Building 251

Suite 201: 1,049 RSF

Suite 204: 496 RSF

Suite 304: 1,039 RSF

Floorplans Available by Request.

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