



SPACE FOR LEASE IN ALTAMONTE SPRINGS

460 E. Altamonte Dr, Altamonte Springs, FL 32701

ALTAMONTE OAKS Professional/Medical Office Space For Lease

- Altamonte Oaks is a premier 31,674 SF medical/office building.
- Anchored by an investment-grade Bank of America branch
- Full-access traffic signal directly on SR 436, providing seamless ingress/ egress for all directions and exposure to 63,000 AADT.
- Less than a half-mile from AdventHealth Altamonte, benefiting from a high concentration of over 385 local physicians.
- Property benefits from I-4 Ultimate project and completed SR 436 pedestrian improvements (widened/lighted pathways), enhancing access to the regional workforce and Sunrail Station.



ASKING RATE:
Contact For Details



AVAILABLE SUITE:
up to 13,737± SF
Second and Third Floor



PARKING:
4.7/1,000



YEAR RENOVATED:
2022



E Altamonte Drive 63,000 AADT



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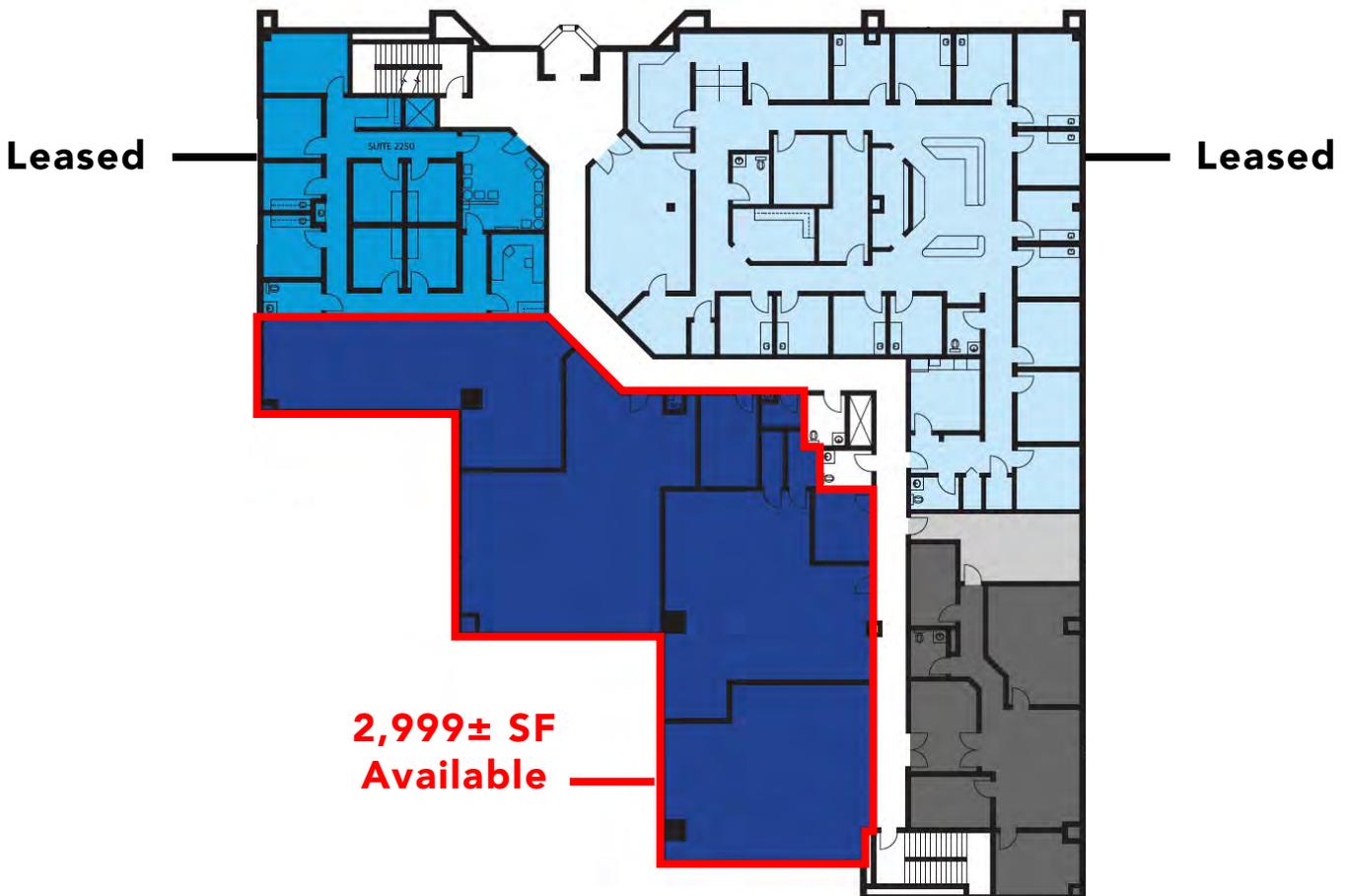
For More Information: HarbertRealty.com
400 S Park Ave, Suite 225, Winter Park, FL 32789

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460 E. Altamonte Dr, Altamonte Springs, FL 32701

FLOOR PLAN

Second Floor 2,999± SF Available



HARBERT
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SPACE FOR LEASE IN ALTAMONTE SPRINGS

460 E. Altamonte Dr, Altamonte Springs, FL 32701

FLOOR PLAN

Third Floor up to 10,738± SF



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SITE PLAN



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LOCATION OVERVIEW



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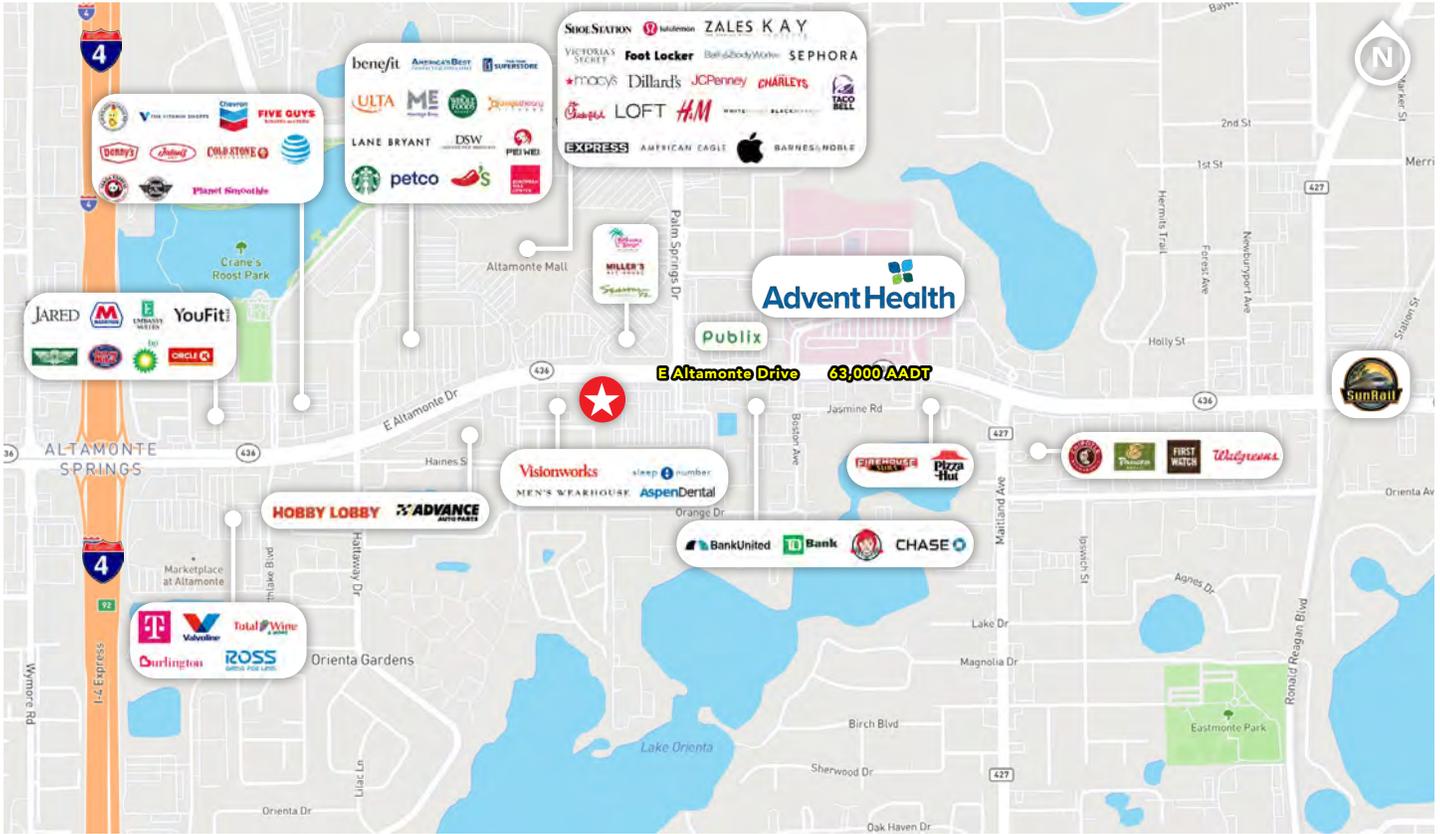
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AREA OVERVIEW



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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