



FOR LEASE OR SALE

483 MONTGOMERY PLACE, ALTAMONTE SPRINGS, FL 32714

8445 SF FREE STANDING OFFICE ●



PRESENTED BY
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483 MONTGOMERY PLACE
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Property Overview

FOR SALE OR LEASE

Located within the highly regarded Professional Business Park in Altamonte Springs, this impressive 8,445± SF freestanding office building offers an outstanding opportunity for owners or tenants seeking a flexible, professional workspace. The property is currently owner-occupied and situated at the rear of the park, providing enhanced privacy and a quiet, focused working environment. Owners will vacate once sold or leased.

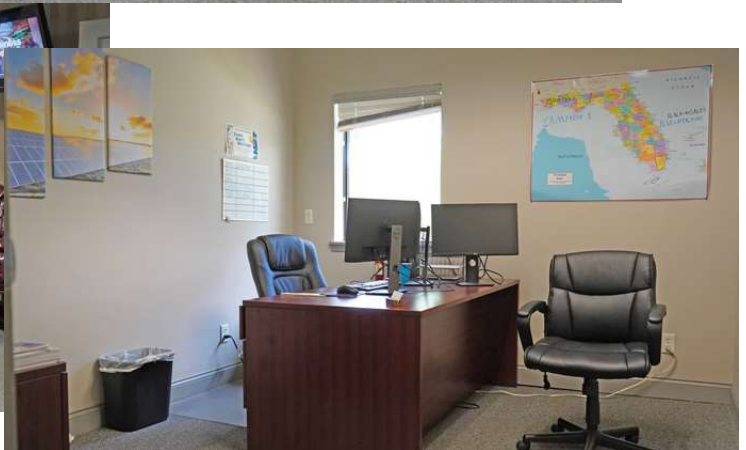
Property Highlights:

- 8,445± SF freestanding professional office building
- For Sale or Lease
- Owner-occupied opportunity or income producing property
- Located in Professional Business Park – Altamonte Springs
- Rear park placement offering privacy and minimal traffic
- Ample on-site parking for staff and visitors
- Flexible interior layout to accommodate various office configurations
- Ideal for law firms, CPA practices, title companies, or administrative offices, or call centers
- Expansion-ready design to support future business growth
- Professional setting designed to enhance productivity and operational efficiency
- With its strategic location, adaptable design, and business-friendly amenities, this property delivers the functionality and flexibility today's professional users demand—making it an exceptional opportunity to establish or elevate your presence in one of Altamonte Springs premier business environments.

Photos | 483 Montgomery Place



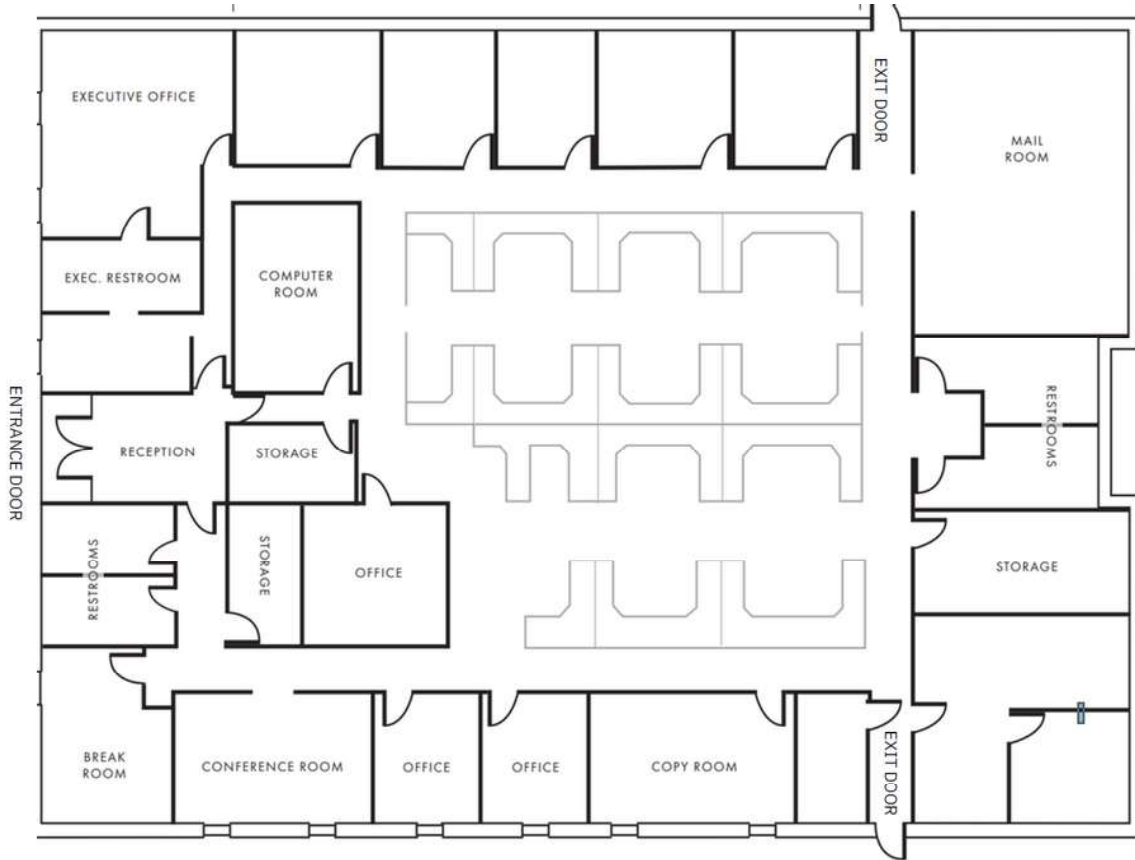
Photos | 483 Montgomery Place



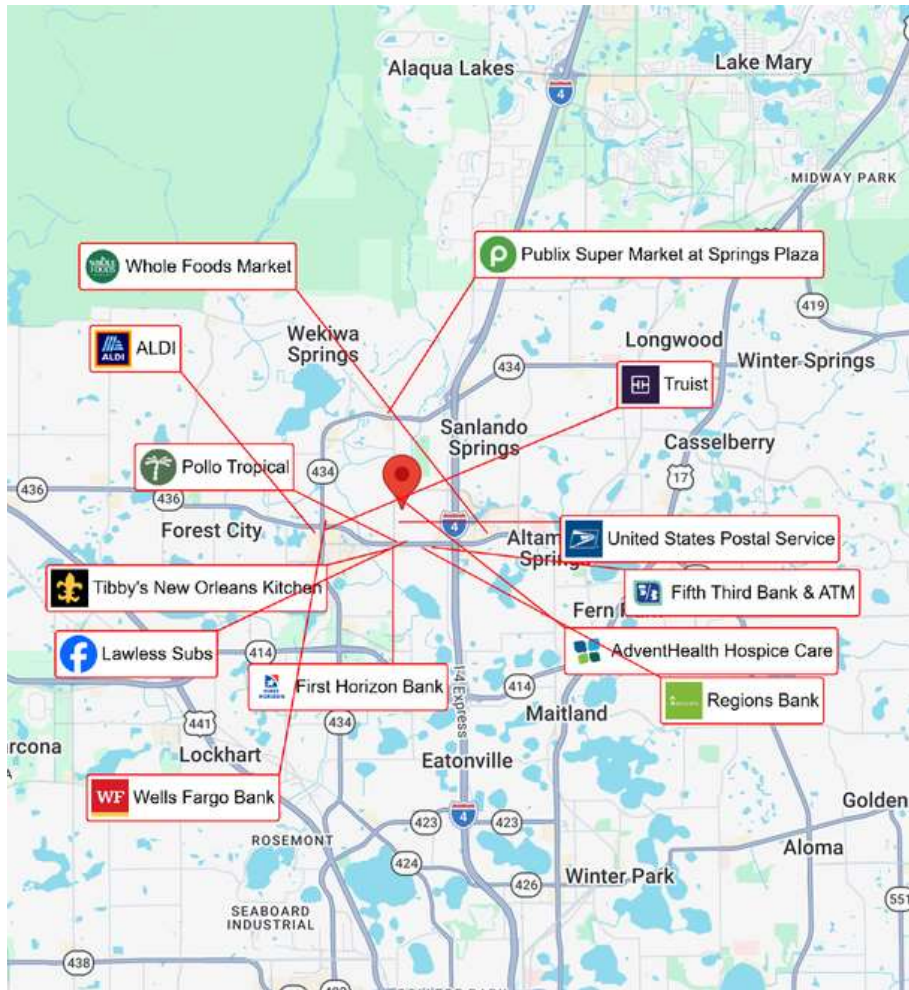
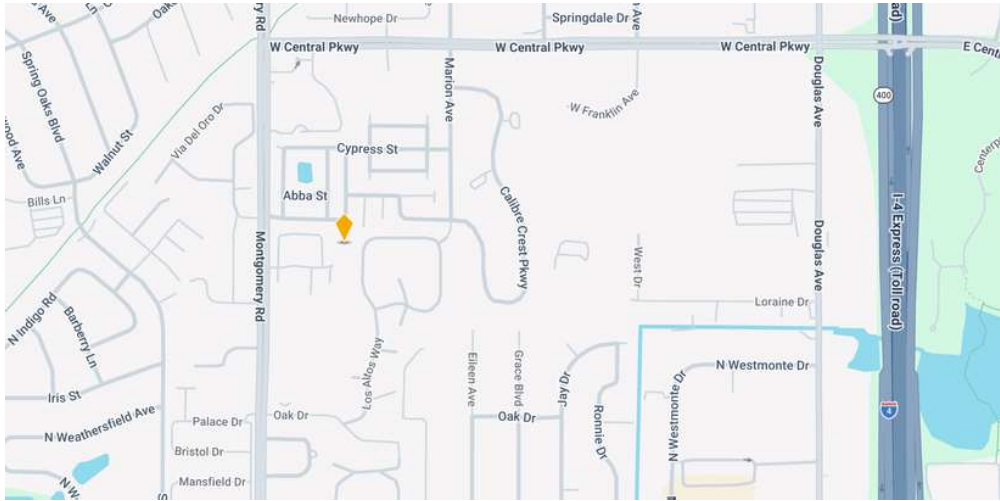
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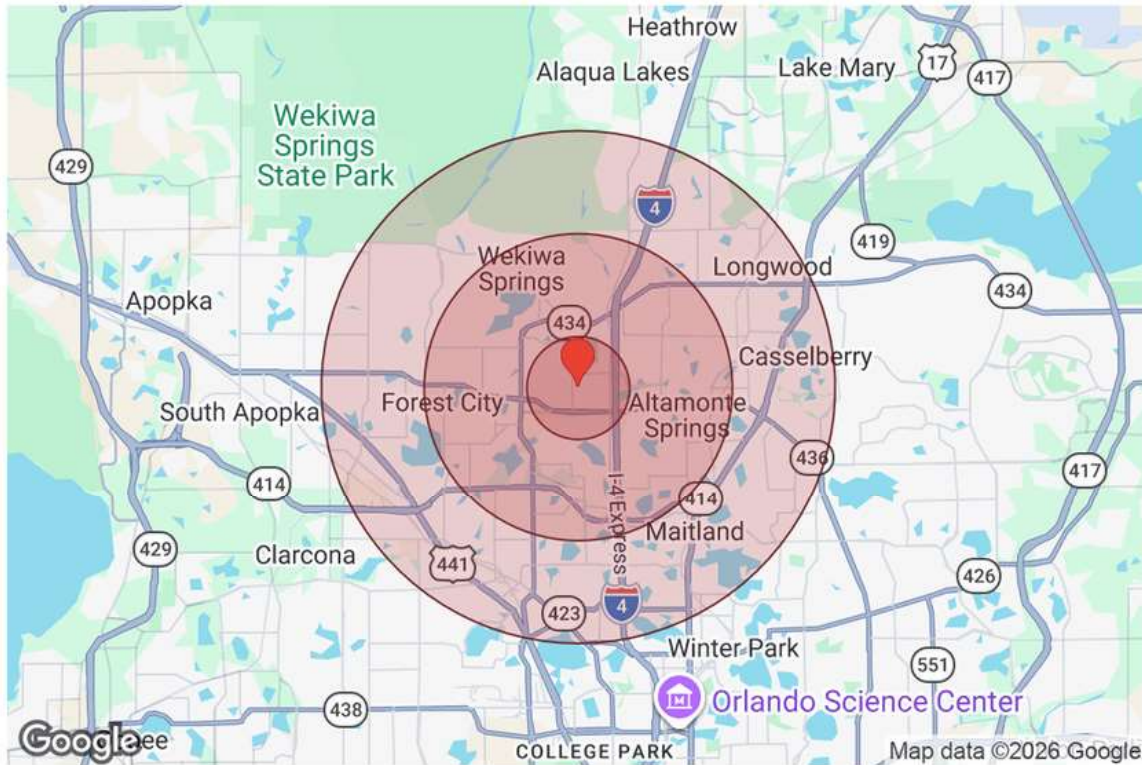
Floorplan | 483 Montgomery Place



Location Maps | 483 Montgomery Place



Demographics | 483 Montgomery Place



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles
Population			
Male	7,428	49,482	111,424
Female	8,363	53,303	118,445
Total Population	15,792	102,785	229,868
Race / Ethnicity			
White	7,067	52,019	115,417
Black	2,599	15,613	39,353
Am In/AK Nat	9	82	161
Hawaiian	2	31	46
Hispanic	5,080	27,803	59,490
Asian	640	4,780	10,206
Multiracial	330	2,179	4,551
Other	65	278	667
Housing			
Total Units	7,026	47,431	101,890
Occupied	6,742	45,300	97,085
Owner Occupied	3,147	22,183	53,038
Renter Occupied	3,595	23,117	44,047
Vacant	284	2,131	4,805

	1 Mile	3 Miles	5 Miles
Age			
Ages 0 - 14	2,455	15,530	36,759
Ages 15 - 24	1,777	11,105	24,639
Ages 25 - 54	7,278	45,664	97,743
Ages 55 - 64	1,696	11,941	28,325
Ages 65+	2,585	18,544	42,405
Income			
Median	\$74,731	\$78,539	\$80,589
Under \$15k	356	2,931	6,725
\$15k - \$25k	510	2,294	5,396
\$25k - \$35k	475	3,083	6,620
\$35k - \$50k	812	5,258	11,021
\$50k - \$75k	1,231	8,183	15,614
\$75k - \$100k	909	6,371	14,161
\$100k - \$150k	1,326	8,189	17,740
\$150k - \$200k	560	3,820	8,338
Over \$200k	563	5,172	11,471

LET'S DISCUSS YOUR NEXT STEPS

Contact me today for further discussion, or to schedule a meeting or call for a more detailed consultation.



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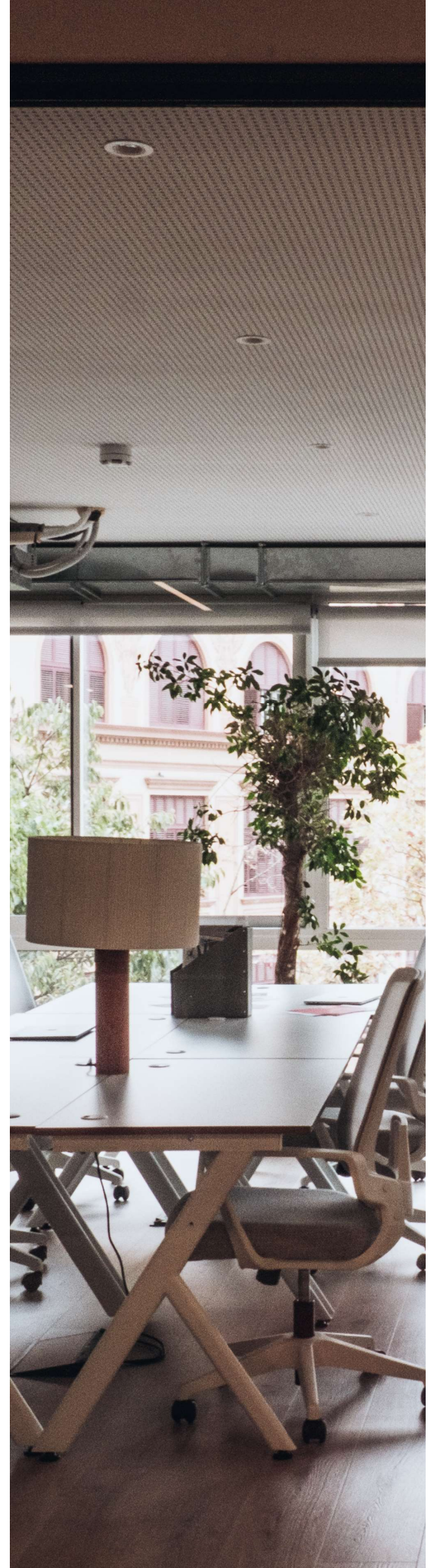
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