

FOR LEASE
1,599 RSF SUITES AVAILABLE



616 E ALTAMONTE DRIVE
ALTAMONTE SPRINGS, FL 32701

MOVE-IN READY MEDICAL/OFFICE SUITES

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FranklinStreet
LICENSED REAL ESTATE BROKER



PROPERTY OVERVIEW

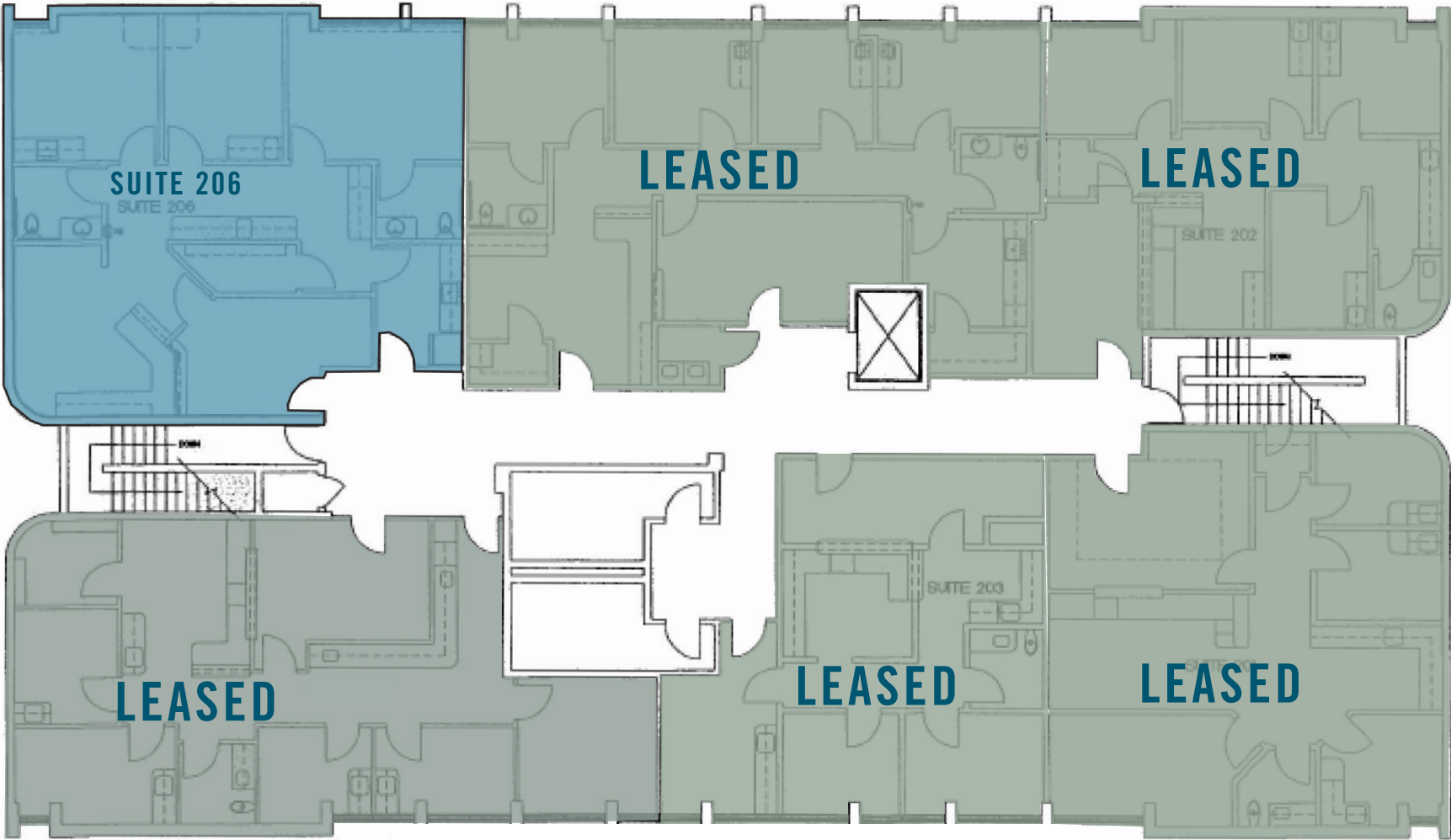
MOVE-IN READY MEDICAL/ OFFICE SUITES

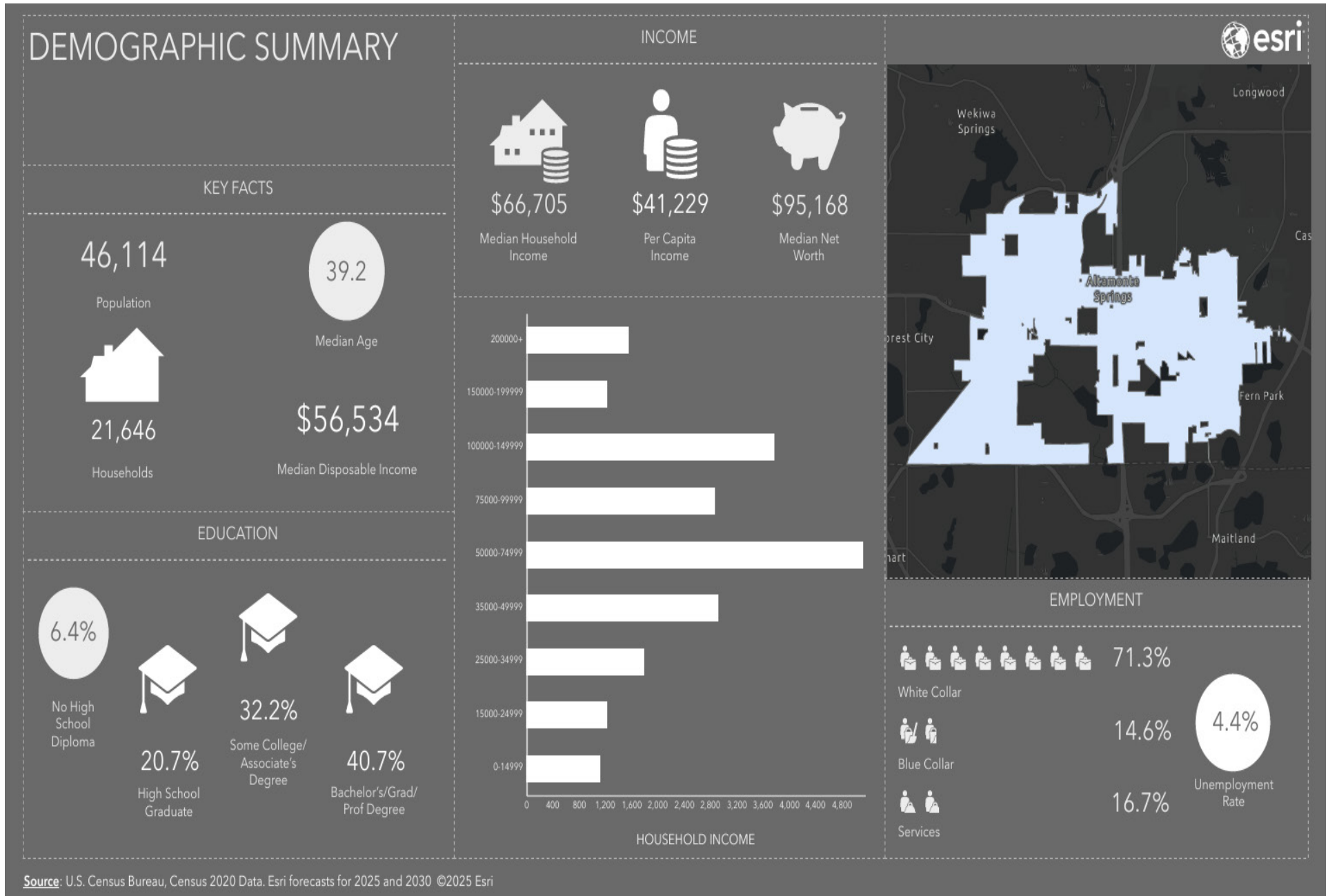
- » Suite 206: 1,599 RSF
- » Second Generation Medical Suite
- » Move-In Ready!
- » Rate \$17.50/RSF NNN

PROPERTY HIGHLIGHTS

- » Located directly across from Advent Health's Altamonte Springs Hospital Campus
- » Monument signage available
- » Excellent Visibility and Exposure
- » Ample parking in surface lot

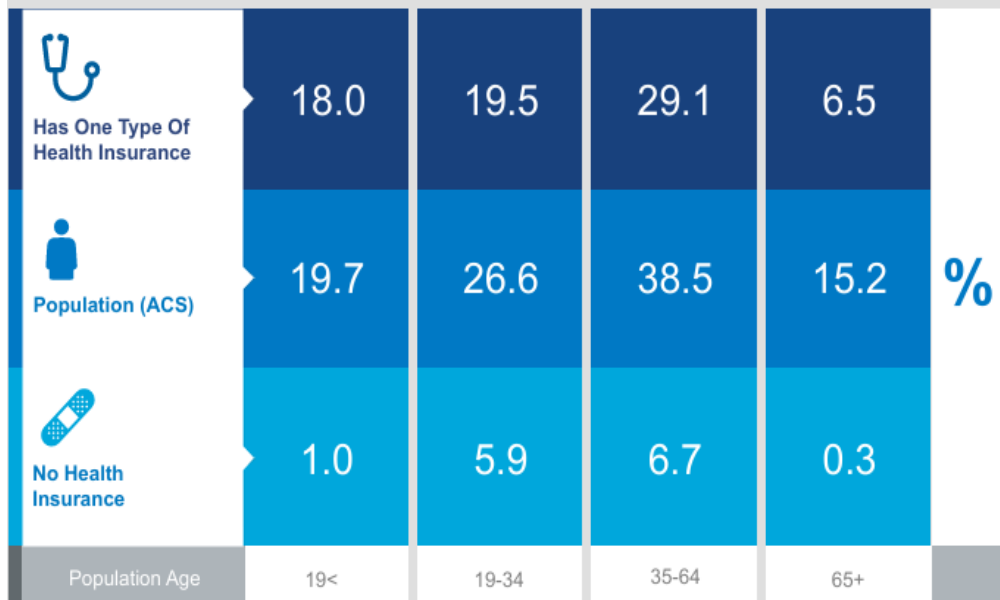
- AVAILABLE FOR LEASE
- LEASED





Health Care & Insurance

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



Population



46,390
Civilian Noninstitutionalized Population (ACS)

Exercise (Percent of Adults)



44.9%
Exercise at home 2+ times per week



14.0%
Exercise at club 2+ times per week

Health Care Expenditure



\$3,737
Annual Health Insurance Expenditures



\$2,068
Medical Care



Medicare:
Population 65+

2,694
Medicare Only

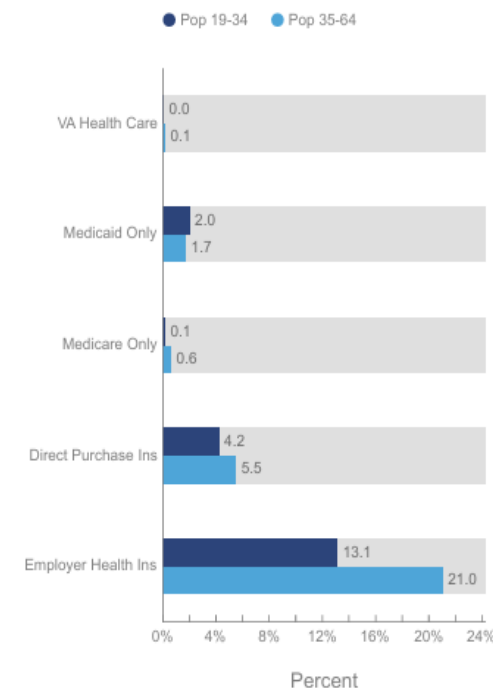
1,448
Direct-Purch & Medicare

888
Employer & Medicare

340
Medicare & Medicaid

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,006.3
Medicare Payments	\$849.9
Physician Services	\$237.7
Dental Services	\$393.6
Eyecare Services	\$70.3
Lab Tests/X-rays	\$67.3
Hospital Room & Hospital Service	\$211.1
Convalescent/Nursing Home Care	\$31.9

Health Insurance Coverage (ACS)



Source: U.S. Census Bureau, Census 2020 Data. Esri forecasts for 2025 and 2030

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DEMOGRAPHICS

	2 MILE	5 MILES	10 MILES
POPULATION			
Total Population	42,933	251,569	813,239
Employees	31,662	145,974	478,837
Average HH Income	\$79,633	\$87,327	\$87,091
Median Age	40	40	38

BUILDING SPECIFICATIONS

Class	B
Building Size	15,769 SF
Number of Floors	2
Year Built/Renovated	1972/2019
Zonin	CG





