



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

340 Montgomery Road
Altamonte Springs, Florida 32714

MEDICAL OFFICE / RETAIL OPPORTUNITY

**NEW
PRICE**



Montgomery Road - 16,505 AADT



FOR LEASE

- + **Sale Price:** \$595,000
- + **Land Price:** \$6.50 Per SF
- + **Land Size:** 2.1 Acres
- + **Zoning:** MOR2
(Medical / Office)

CONCEPTUAL Building Plans

- + 26,500 SF Office (2-Story)
- + 6,000 SF Retail
- + \$22.45 Land Price/Bldg. SF

Highlights

- Medical Office / Retail Opportunity in Altamonte Springs, near Advent Health
- \$500,000 On-Site & Off-Site Improvements & Entitlements Granted by Seminole County
- Permit Previously Issued for Surface Drainage & Off-Site Retention Pond
- ±329 FT on Montgomery Road with a Fully Improved Entryway
- Will Consider Financing for Developer
- Located 1 Mile West of Interstate 4 and 1.2 Miles from the New Interstate 4 Access

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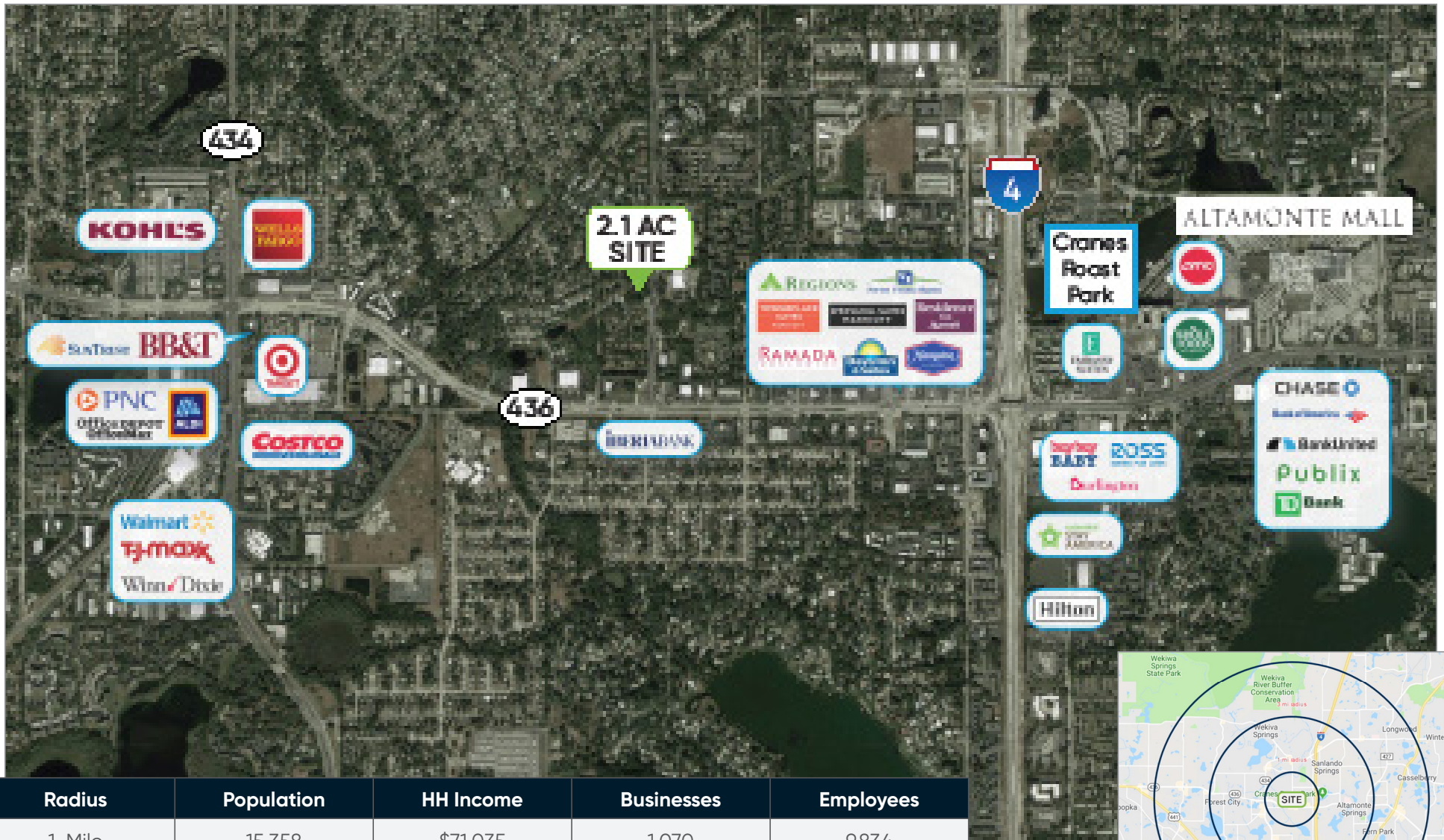
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This offer is subject to errors, omissions, prior sale or withdrawal without notice.

Location Aerial & Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	15,358	\$71,035	1,070	9,834
3-Mile	99,192	\$79,367	6,510	60,404
5-Mile	224,507	\$81,541	14,795	129,979

