

\$33,192 - 1074 Montgomery Road 1042, ALTAMONTE SPRINGS

MLS® #TB8430558

\$33,192

Bedroom, Bathroom, 64,666 sqft
Commercial Lease on 5.51 Acres

N/A, ALTAMONTE SPRINGS, FL

Lease space immediately available in Altamonte Springs Plaza in the heart of bustling Altamonte Springs. Suite 1042 is 1,227 SF is an open retail space and is vanilla shell finish with a restroom to the rear. Located directly across from a Publix shopping center, this site is surrounded by retail users, restaurants and dense residential with excellent demographics. Tenants within the center include La Fitness / Esporta, CVS, Kekes Restaurant and Wells Fargo and the site is in the center of a densely populated residential area with excellent demographics. Located minutes to I-4 and has a traffic count of 26,500 VPD.

* Estimated CAM: \$8.05

Suite 1042 - 1,227 SF - Initial estimated monthly rent: \$2,766 (base rate + CAM) plus applicable sales tax

* See Supplemental Document with list of all existing tenants

Located in Altamonte Springs at the intersection of Montgomery Rd and SR 434 with close access to I-4.

Lease:

Suite 1042 - 1,227 SF - \$19.00 sf/yr NNN + CAM: \$8.05 - Initial estimated monthly rent: \$2,766 includes base rate + CAM (plus applicable sales tax)



Built in 1979

Essential Information

MLS® #	TB8430558
Price	\$33,192
Square Footage	64,666
Acres	5.51
Year Built	1979
Type	Commercial Lease
Sub-Type	Retail
Status	Active

Community Information

Address	1074 Montgomery Road 1042
Area	Altamonte Springs West/Forest City
Subdivision	N/A
City	ALTAMONTE SPRINGS
County	Seminole
State	FL
Zip Code	32714-7420

Interior

Cooling	Central Air
# of Stories	1

Exterior

Foundation	Slab
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Additional Information

Date Listed	September 23rd, 2025
Days on Market	40
Zoning	RM-1

Listing Details

Listing Office	BAY STREET COMMERCIAL LLC
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