

Westmonte Center

241 S Westmonte Dr, Altamonte Springs, FL 32714

230 Wymore Rd, Altamonte Springs, FL 32714

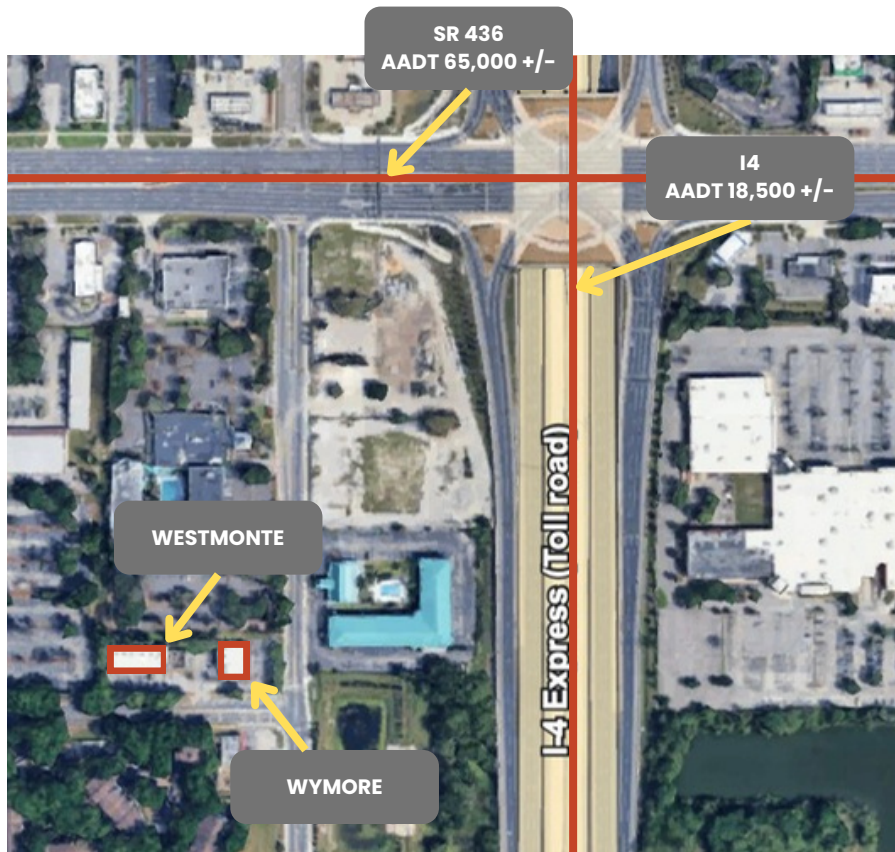


EXCHANGE PLACE
REAL ESTATE & DEVELOPMENT



PROPERTY OVERVIEW

- Two units available at 241 S Westmonte Dr, including a combined 1,000 SF in Suite 1030 and 1,000 SF in Suite 1010.
- Professional office setting currently home to real estate, title, insurance, and related services, reinforcing the address as a known business hub.
- Typical office build-out for this complex includes private offices, open work areas, reception, and support spaces suitable for brokerage, mortgage, insurance, legal, or general professional services.
- On-site surface parking and easy access from S Westmonte Dr provide convenient client and employee access without structured parking.
- An additional suite is available at the adjacent 230 Wymore Rd, Suite 1002, offering 1,000 SF with a restaurant build-out already underway.



AREA HIGHLIGHTS

- Located in the Altamonte Springs business corridor, with convenient access to surrounding office, retail, and service uses.
- Minutes from Altamonte Mall, Uptown Altamonte, and I-4, connecting the property to the broader Orlando metro.
- Surrounded by established commercial users and everyday retail amenities, supporting strong visibility and client convenience.
- Easy access from S Westmonte Dr and nearby major roadways provides efficient regional connectivity for employees and customers.
- Well positioned within the North Orlando / Seminole County market, a mature and active submarket for professional and service-oriented users.

EXECUTIVE SUMMARY



DEMOGRAPHICS

241 S Westmonte Dr, Altamonte Springs, Florida, 32714

Ring: 5 mile radius

KEY FACTS

237,225

Population



100,640

Households

40.4

Median Age

\$64,250

Median Disposable Income

EDUCATION

6.0%

No High School Diploma



21.3%

High School Graduate



30.3%

Some College/
Associate's Degree



42.4%

Bachelor's/Grad/
Prof Degree

INCOME



\$77,475

Median Household Income



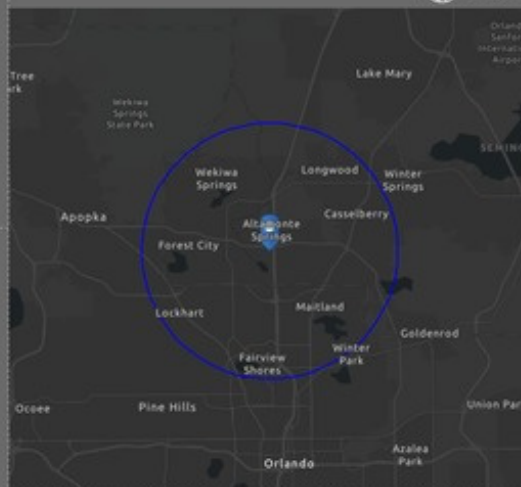
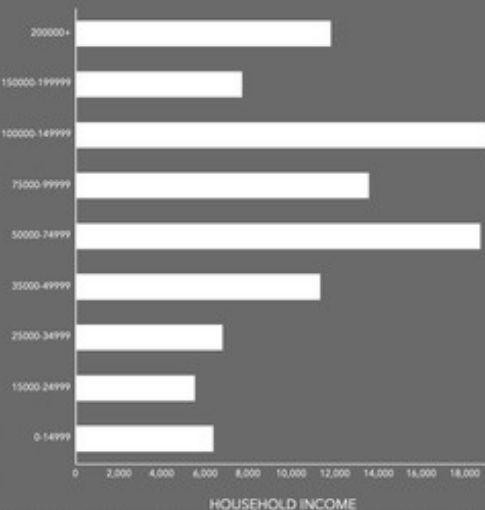
\$46,532

Per Capita Income



\$169,385

Median Net Worth



EMPLOYMENT



White Collar



Blue Collar



Services

71.7%

15.9%

15.4%

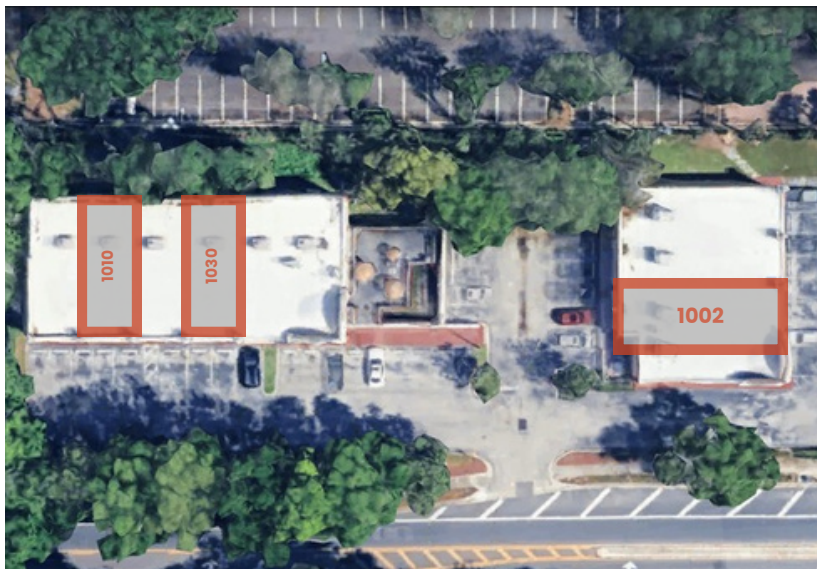
3.9%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri



AVAILABLE UNITS

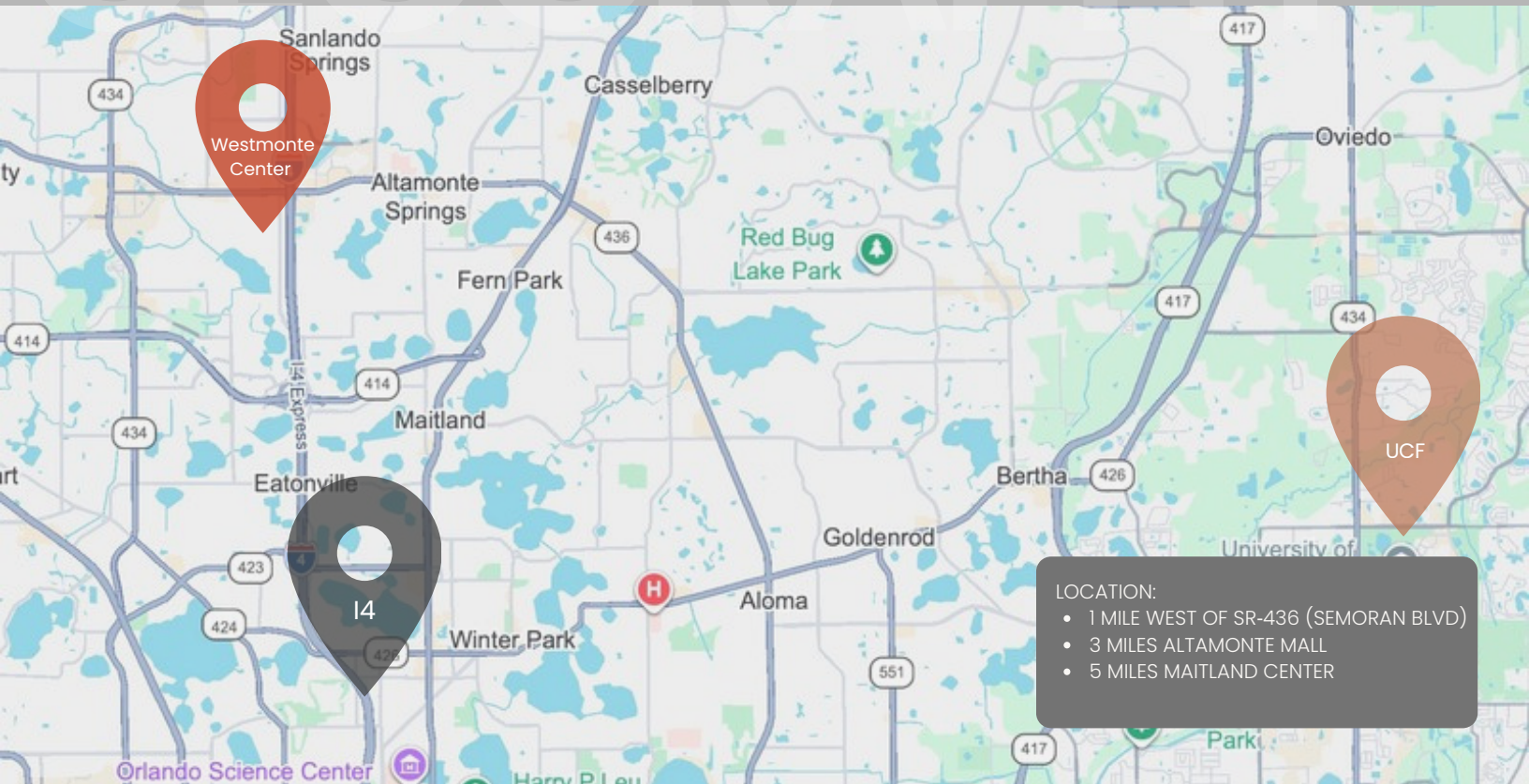


PROPERTY NAME	Westmonte Center
PROPERTY ADDRESS	241 S Westmonte Dr, Altamonte Springs, FL
YEAR BUILT	2003
# OF BUILDINGS	2
AVAILABLE SF	3,000 SF
# OF SUITES AVAILBLE	3
SUITE SQFT	1000 SF
PROPERTY TYPE	Office/Retail
MARKET	Altamonte Springs
SUBMARKET	North Orlando / Seminole County
TRAFFIC COUNT (SR 436)	65,000 +/-
PARKING COUNT	4.8

UNIT	SQ FT	RATE	CAM	AVAILABILITY
1030	1000	\$13.50 PSF	\$4.50 PSF	Available Now
1010	1000	\$13.50 PSF	\$4.50 PSF	Available Now
1002	1000	\$15.00 PSF	\$4.50 PSF	Available Now

EXCHANGE PLACE
REAL ESTATE & DEVELOPMENT

GEOGRAPHY



LOCATION:

- 1 MILE WEST OF SR-436 (SEMORAN BLVD)
- 3 MILES ALTAMONTE MALL
- 5 MILES MAITLAND CENTER

Westmonte Center

241 S Westmonte Dr, Altamonte Springs, FL 32714
230 Wymore Rd, Altamonte Springs, FL 32714

SHARON WILLIAMS | BROKER

☎ c. 689.407.5818 | o. 407.347.4247

✉ Sharon@exchangeplace.net

🌐 www.exchangeplace.net

NICHOLAS ALIX | BROKER ASSOCIATE

☎ c. 407.574.9455

✉ NicholasAlix@exchangeplace.net

🌐 www.exchangeplace.net

EXCHANGE PLACE
REAL ESTATE & DEVELOPMENT