

PROFESSIONAL OFFICE FOR SALE

MAITLAND, FL 32751

670 N Orlando Ave Suite 1004B



OFFERING SUMMARY

| | |
|----------------|------------|
| Sale Price: | Neogitable |
| Building Size: | 992 SF |
| Available SF: | 992 SF |

PROPERTY OVERVIEW

Move In Ready Maitland Professional Office For Sale

The suite is a 992 SF built-out professional office that includes reception, 3 private offices, and a breakroom. This suite is available to be sold with an additional medical office suite at 3,337 SF (non-contiguous).

Suite 1004B is perfectly located within the Maitland Exchange plaza surrounded by additional medical and professional office users. The property is not far from the Maitland Blvd/N Orlando Ave interchange providing easy access for patients from all over Orlando. The location is also less than 3 miles from Interstate 4 and less than 5 miles from AdventHealth Winter Park. Frontage on N Orlando Ave is also available.

PROPERTY HIGHLIGHTS

- Maitland Move In Ready Professional Office For Sale
- Located Within Maitland Exchange
- Frontage on N Orlando Ave (31,000 Annual Average Daily Traffic)
- Includes Reception, 3 Private Offices, and a Breakroom
- 4/1,000 Parking
- Suite Also Available For Lease

PRESENTED BY
ASHLEY WALKER
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OFFICE BUILDING
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INTERIOR PICTURES

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EXTERIOR PHOTOS

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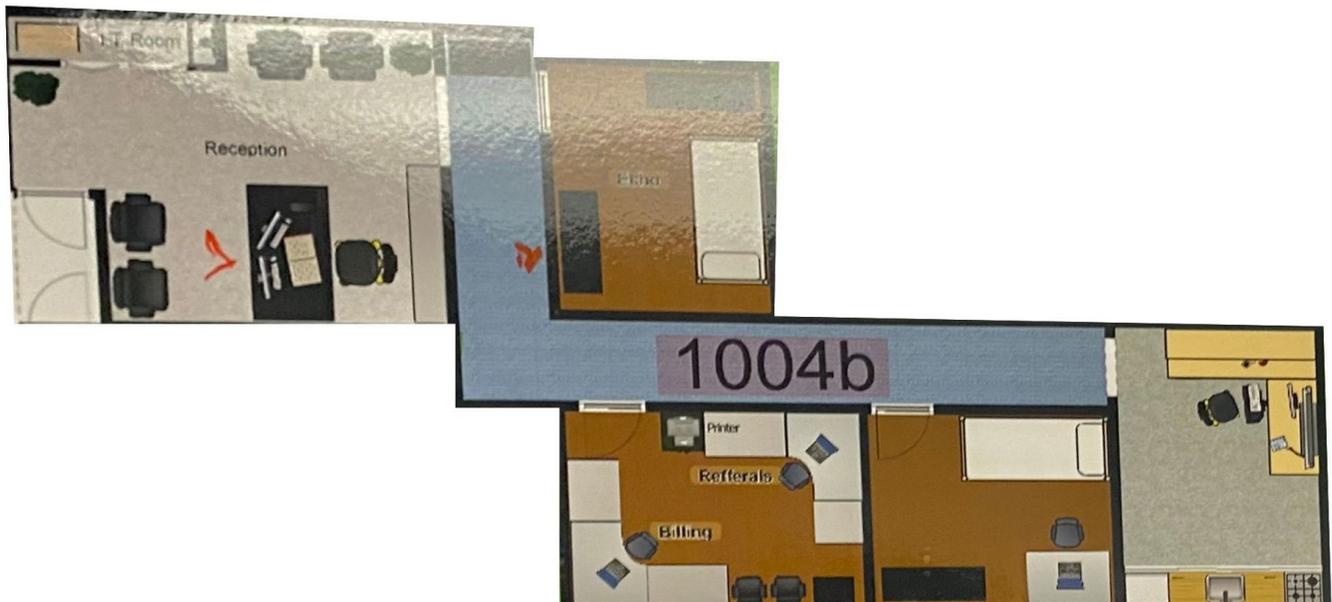
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FLOOR PLAN

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LOCATION MAP

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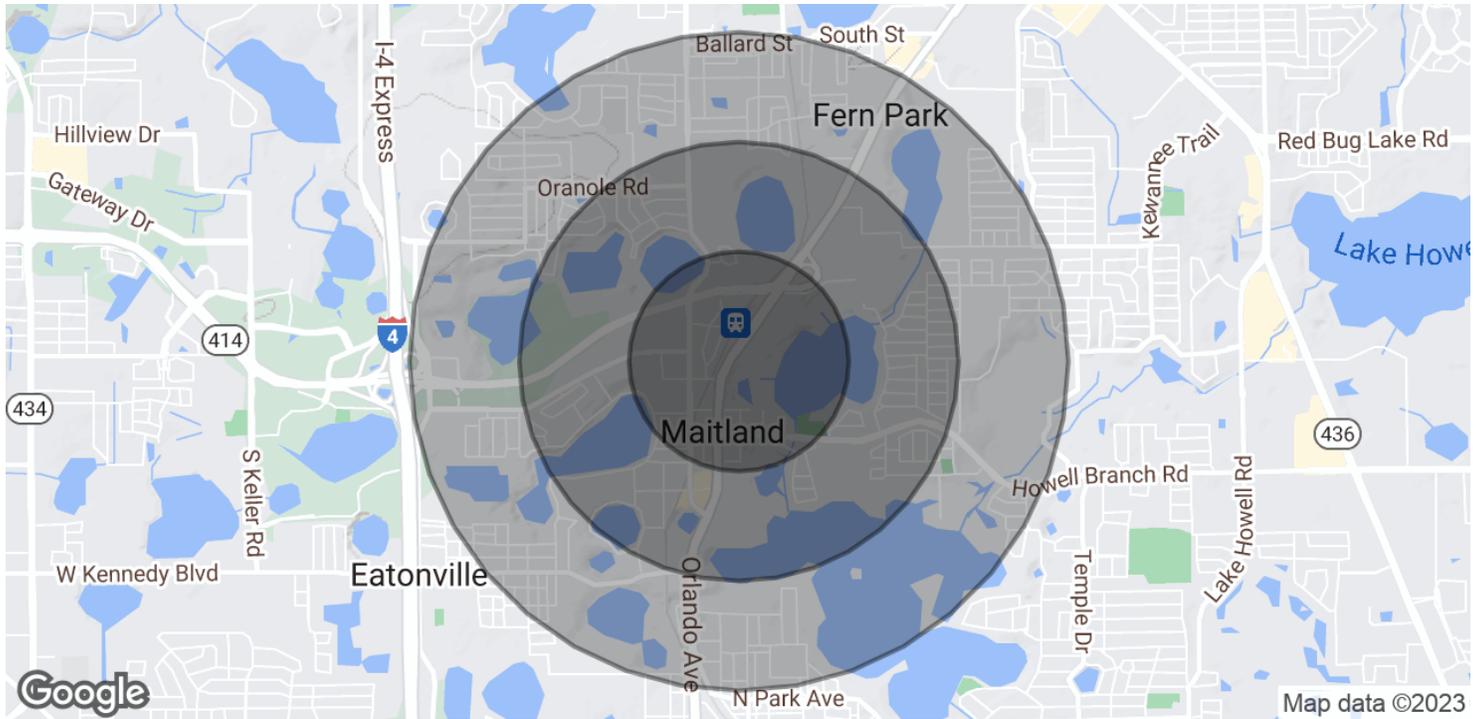
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DEMOGRAPHICS MAP & REPORT

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POPULATION

0.5 MILES

1 MILE

1.5 MILES

| | | | |
|----------------------|-------|-------|--------|
| Total Population | 1,562 | 7,768 | 19,929 |
| Average Age | 44.8 | 44.7 | 43.2 |
| Average Age (Male) | 41.1 | 41.4 | 40.5 |
| Average Age (Female) | 47.3 | 48.2 | 46.7 |

HOUSEHOLDS & INCOME

0.5 MILES

1 MILE

1.5 MILES

| | | | |
|---------------------|-----------|-----------|-----------|
| Total Households | 714 | 3,636 | 9,004 |
| # of Persons per HH | 2.2 | 2.1 | 2.2 |
| Average HH Income | \$126,544 | \$108,087 | \$106,509 |
| Average House Value | \$471,704 | \$396,637 | \$378,527 |

* Demographic data derived from 2020 ACS - US Census

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