



**OFFERING MEMORANDUM**  
Maitland Assisted  
Living/Affordable  
Housing Opportunity

8875 S US HWY 17-92

Maitland, FL 32751

**PRESENTED BY:**

**BILL NGUYEN**

C: 407.304.0553

bill.nguyen@svn.com

**DUNIA ZABAN**

C: 863.510.1452

dunia.zaban@svn.com

## DISCLAIMER

The material contained in this Broker's Opinion of Value is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Broker's Opinion of Value. If the person receiving these materials does not choose to pursue a purchase of the Property, this Broker's Opinion of Value must be returned to the SVN Advisor.

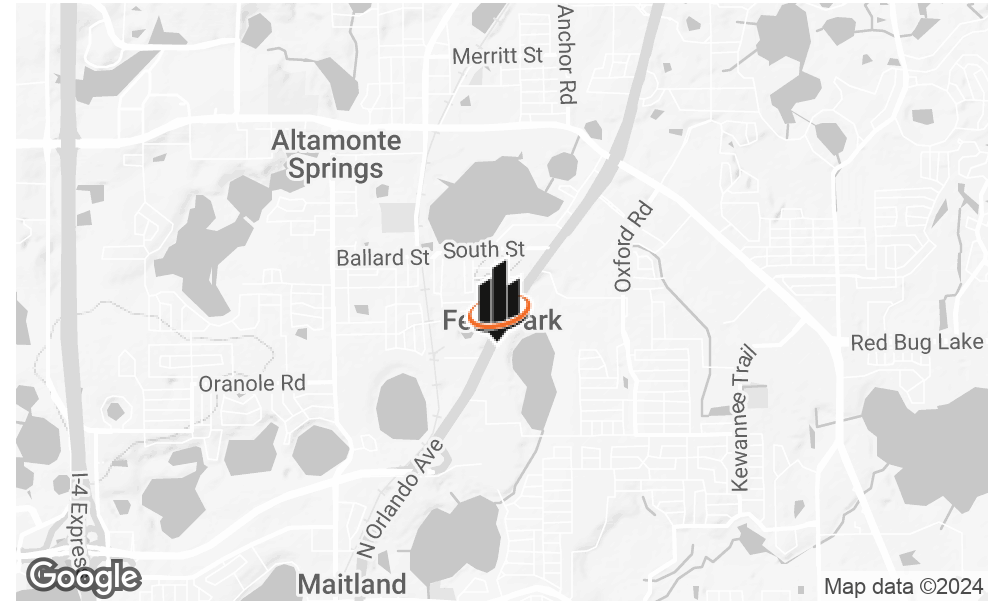
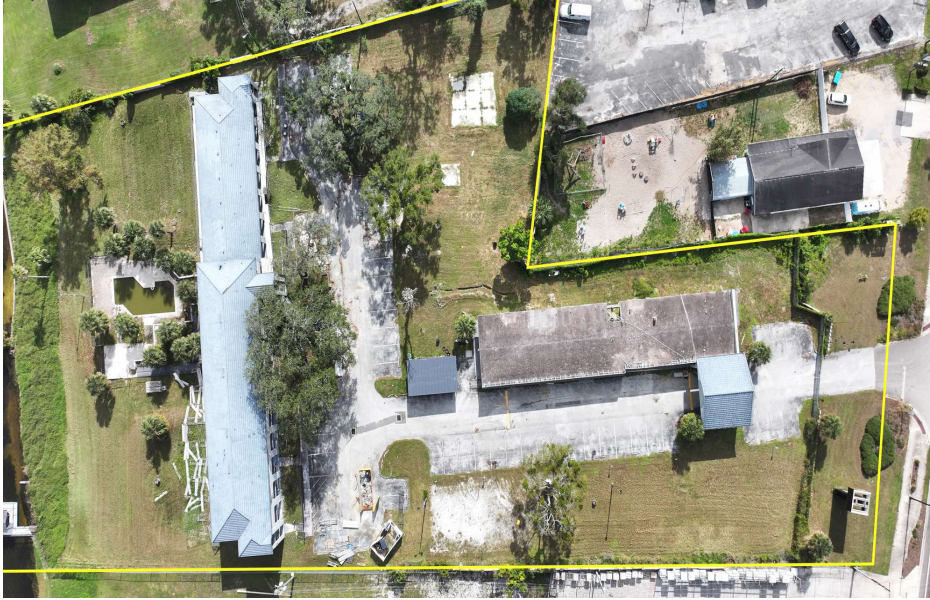
Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Broker's Opinion of Value may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Broker's Opinion of Value, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Broker's Opinion of Value is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Broker's Opinion of Value or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>Subject to Offer</b>
<b>BUILDING SIZE:</b>	20,620 SF
<b>LOT SIZE:</b>	5.14 Acres
<b>YEAR BUILT:</b>	1990
<b>ZONING:</b>	C-2
<b>APN:</b>	19213050100000080
<b>UNITS:</b>	47
<b>TRAFFIC COUNT:</b>	±50,500 Cars per Day

## PROPERTY OVERVIEW

This property offers a 3-story, 20,620 SF building, with 47 rooms, providing ample space for a wide range of special-purpose uses. Currently undergoing renovations, the property is equipped to include modern amenities to enhance its interior structure. Consisting of an elevator for convenience, a pool for an attractive amenity, and a lakeside view for an aesthetic appeal. Primely located on US 17-92 Highway, the property benefits from unparalleled exposure to thousands of vehicles daily. With its C-2 zoning, this property offers versatile development potential to accommodate a variety of business needs. This combination of strategic positioning, upcoming upgrades, and scenic surroundings makes it an outstanding opportunity in one of Maitland's most sought-after locations.

## PROPERTY HIGHLIGHTS

- 47 rooms
- Pool with lake access and lake view
- On-site elevator for added convenience
- 190 FT of frontage on HWY 17-92
- High visibility with ±50,500 VPD
- Monument sign for enhanced visibility and brand presence

## LOCATION DESCRIPTION



## LOCATION DESCRIPTION

Located on US Highway 17-92, this property sits in the heart of Maitland, FL, offering prime visibility and easy access to key transportation routes, including I-4 and SR-429. Maitland is a thriving community with a rich history and vibrant culture, offering local attractions such as the Maitland Historical Museum, Lake Lily Park, and the Maitland Art Center, providing a mix of cultural, recreational, and natural amenities that enhance the area's appeal. Maitland's growing commercial and residential development makes it a highly desirable area for investors. The property is surrounded by diverse dining options, from casual eateries to more upscale restaurants and prime health facilities. Maitland enjoys a steady stream of both local and regional visitors, providing a strong market for special-purpose investments. The combination of prime location, excellent access to major highways, and a dynamic local economy make this property an exceptional opportunity for long-term growth.

## LOCATION HIGHLIGHTS:

- ± 10-min drive from Publix at Maitland Place the Shops at Maitland Exchange
- ± 10-min drive to AdventHealth Altamonte Springs
- ± 5 mins from Hope & Serenity Health Services Mental Health Clinic
- ± 5-min drive to Lake Lily Park, Eastmonte Park
- ± 5-min drive to Casselberry Gold Club
- 1.5 miles East of I-4
- 2 miles North of SR-414 (Maitland Boulevard)
- 1.3 miles West of SR-436 (Semoran Boulevard)

# EXTERIOR PHOTOS



AERIAL VIEW - NORTH



AERIAL VIEW - SOUTH



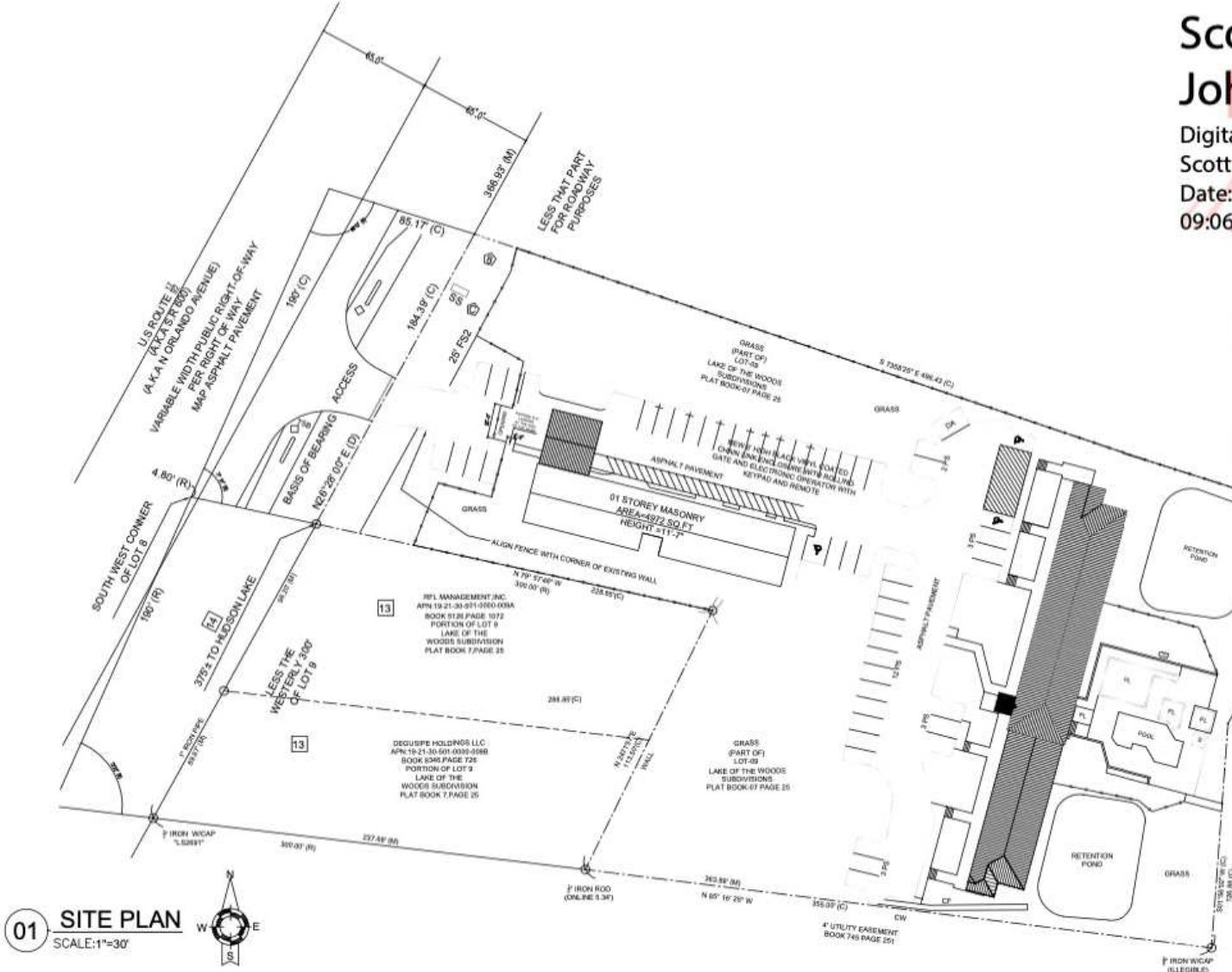
**AERIAL VIEW - EAST**





AERIAL VIEW - WEST





BP22-000  
 Scott Johns  
 Digitally signed by  
 Scott Johns  
 Date: 2024.02.09  
 09:06:34 -06'00'

REVISI  
 SEMINOLE CO  
 BUILDING DIVISK  
 FIRE PREVENTION  
 REVIEWED  
 CODE COMPL

THESE PLANS /  
 CONDITIONAL  
 ACCEPTED FOR P  
 AND ARE CONDITIO  
 ANY CORRECTION  
 ON PLANS.

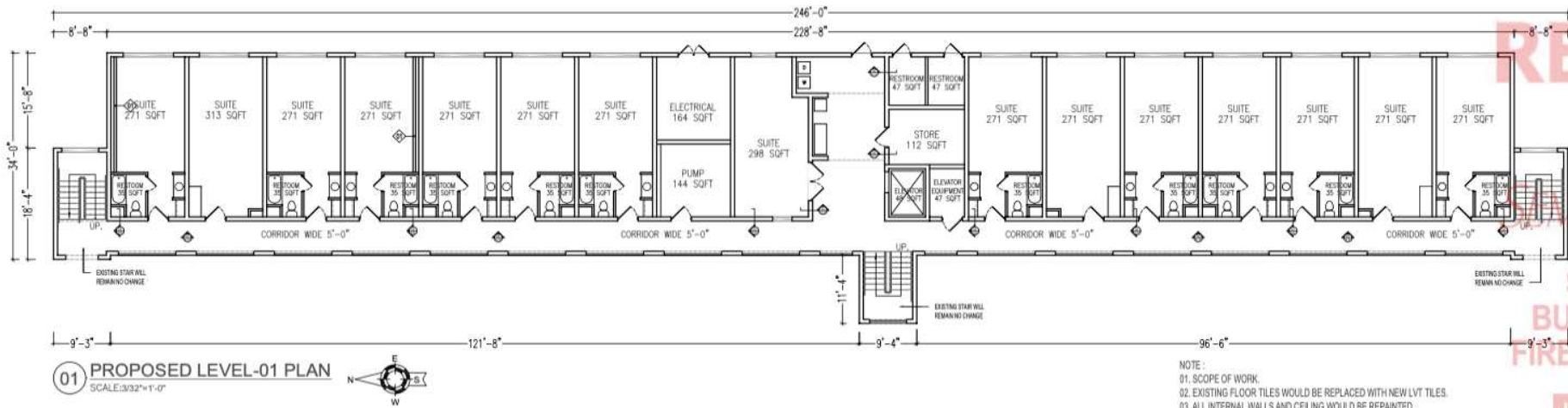
ISSUANCE OF PER  
 LICENSE TO CONS  
 ONLY IN ACCORD  
 WITH ADOPTED C  
 AND DOES NOT WA  
 CODE REQUIREMEI  
 NOTED IN PLAN!  
 REVIEW COMME

ISSUANCE OF PE  
 DOES NOT PREVEN  
 INSPECTORS FF  
 REQUIRING CORRE

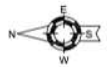
01 SITE PLAN  
 SCALE: 1"=30'



# BUILDING A (1ST FLOOR) - FLOOR PLAN



**01 PROPOSED LEVEL-01 PLAN**  
SCALE: 3/32"=1'-0"



- NOTE:
01. SCOPE OF WORK.
  02. EXISTING FLOOR TILES WOULD BE REPLACED WITH NEW LVT TILES.
  03. ALL INTERNAL WALLS AND CEILING WOULD BE REPAINTED.
  04. NEW CEILING WOULD BE MADE UNDER THE EXISTING CEILING IN CORRIDOR SPACE.
  05. WALL PANELS WOULD BE INSTALLED IN CORRIDOR AREA.

BP22-05/2

REVIS

MINOLLE

FLORIDA'S N

SEMINOL

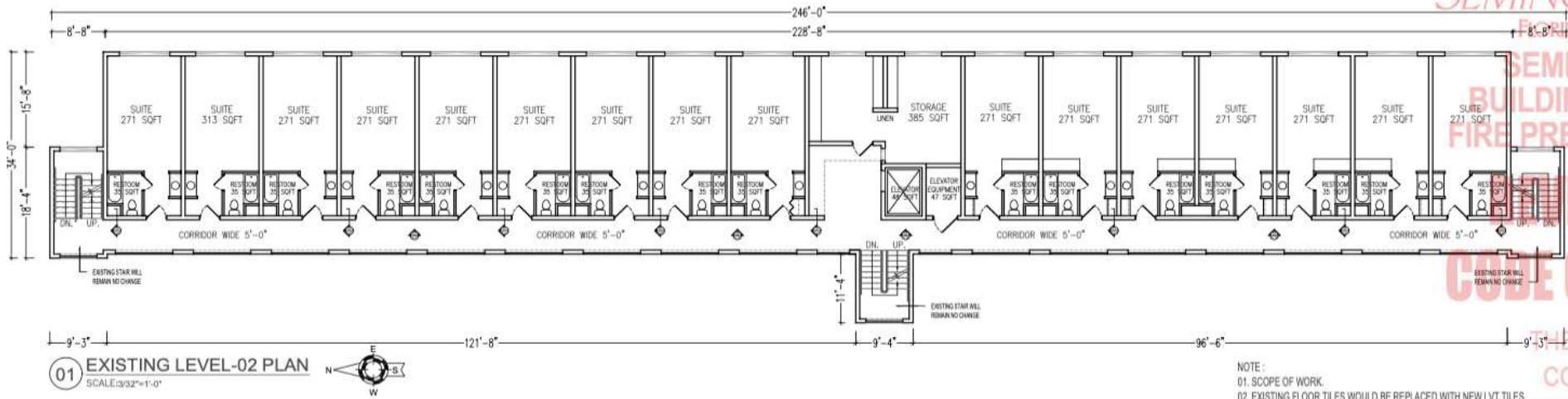
BUILDING D

FIRE PREVEN

REVIEW

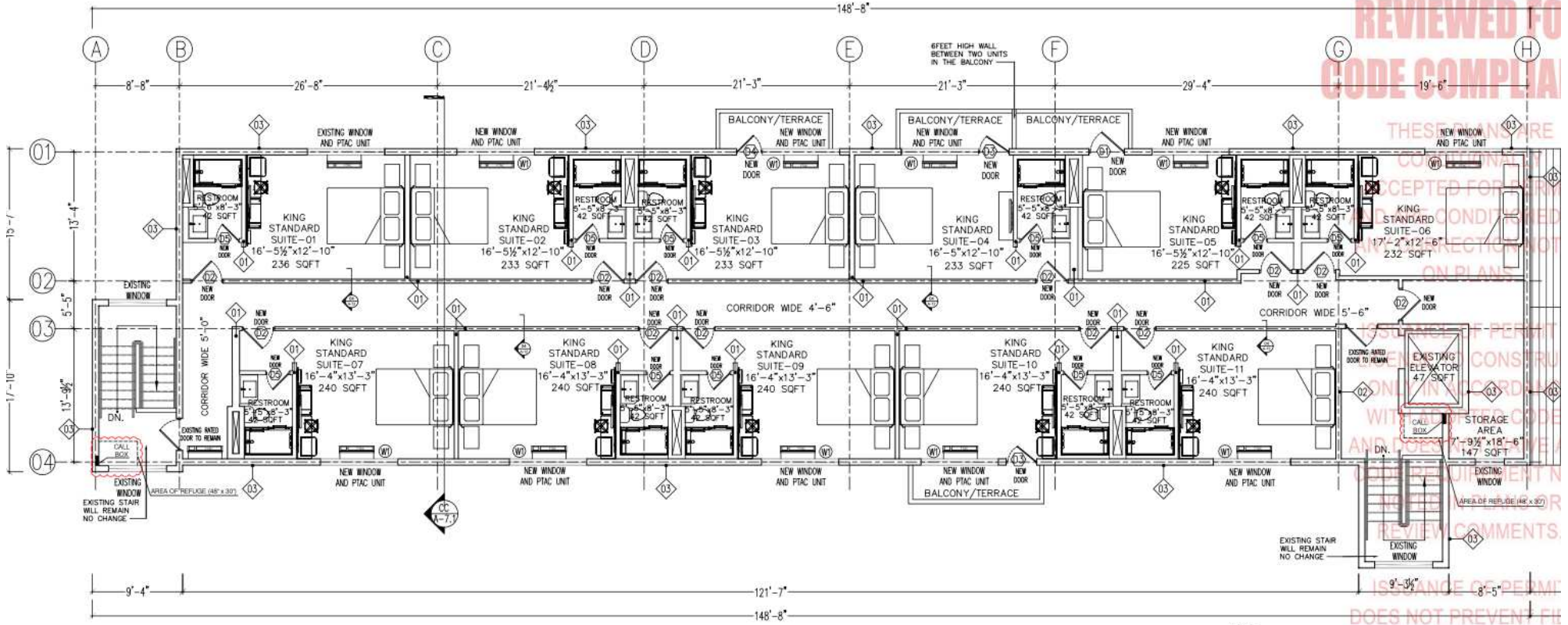
CODE COI

# BUILDING A (2ND FLOOR) - FLOOR PLAN



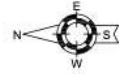
SEMINOLE  
FLORIDA'S NATU  
SEMINOLE  
BUILDING DIV  
FIRE PREVENT  
NEWI  
CODE COM  
THESE PLA  
CONDITIO  
ACCEPTED FO  
AND ARE COND  
ANY CORRECT  
ON DIA

# BUILDING A (3RD FLOOR) - FLOOR PLAN



REVIEWED FOR  
CODE COMPLIANCE  
THESE DRAWINGS ARE  
CONSTRUCTION DOCUMENTS  
ACCEPTED FOR PERMIT  
CONSTRUCTION OF THIS PROJECT  
WITHIN THE CITY OF MAITLAND  
FLORIDA  
REVIEW COMMENTS  
ISSUANCE OF PERMIT  
DOES NOT PREVENT FILE

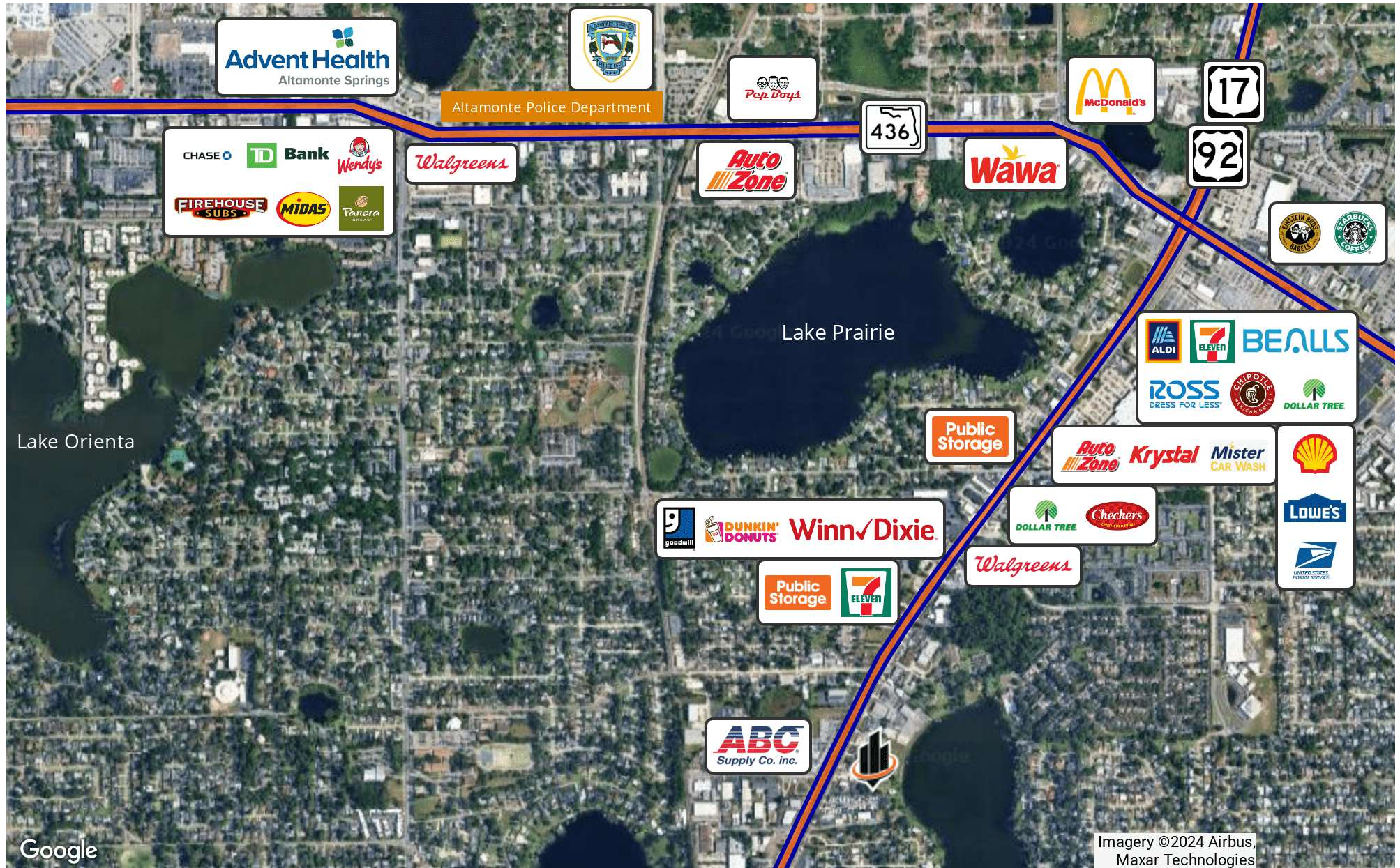
01 BUILDING-A LEVEL-03 FLOOR PLAN  
SCALE: 3/16"=1'-0"



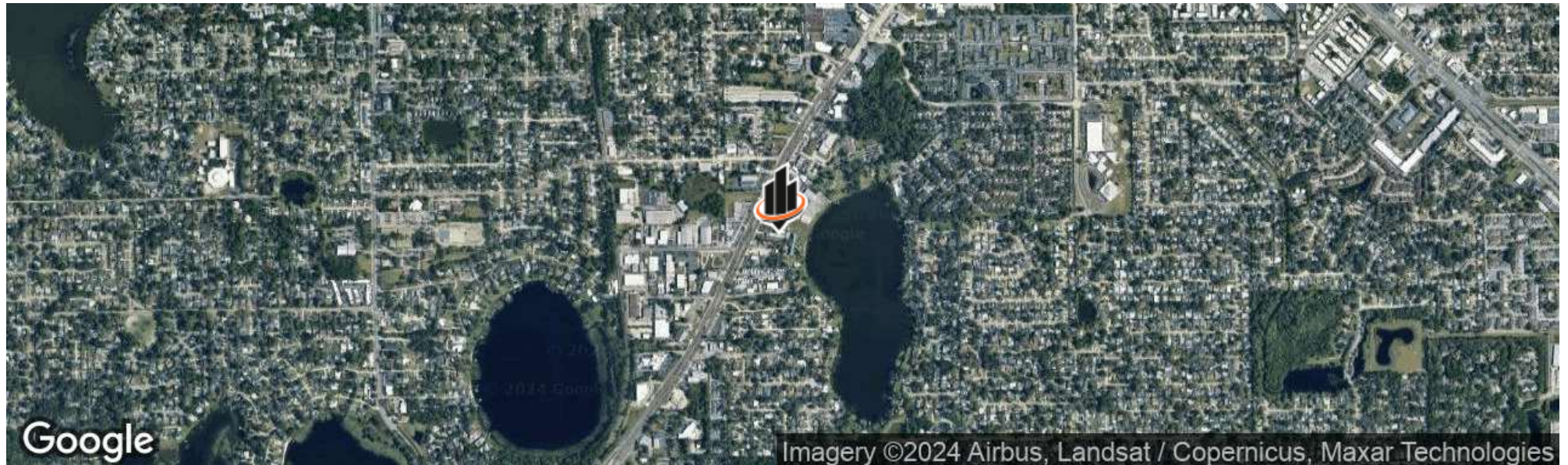
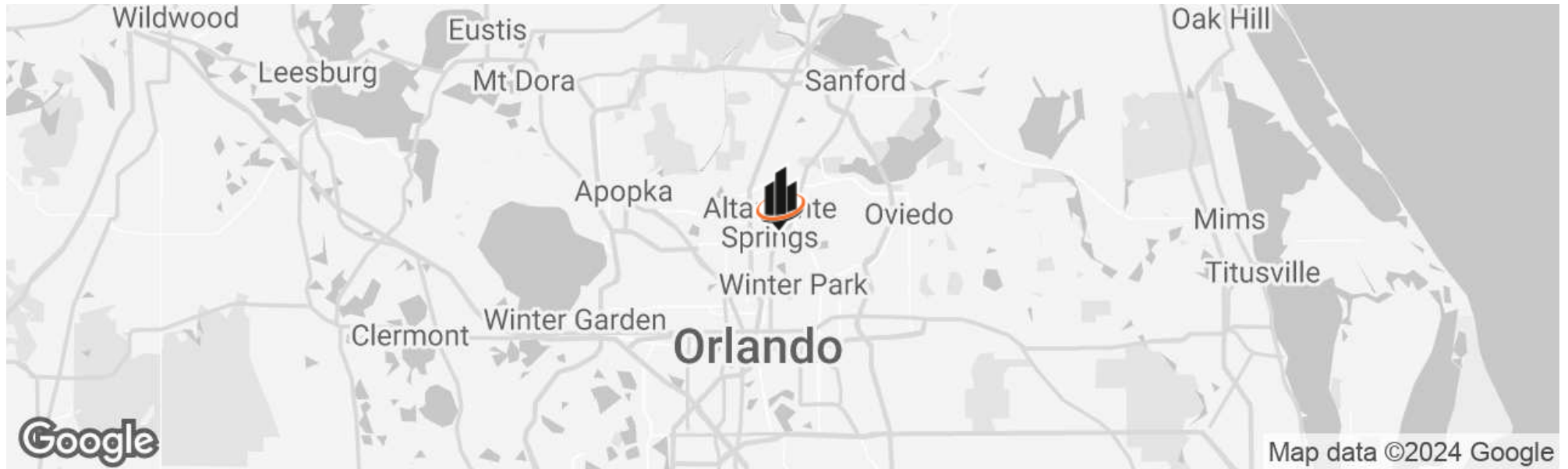
Scott M Johns  
Digitally signed by Scott M Johns  
Date: 2024.05.17 07:49:02 -05'00'

NOTE:  
01. CORRIDOR WIDTH PLEASE VERIFY ON SITE.  
02. CONVERTING WHOLE 3RD FLOOR INTO SUITES.  
03. FOLLOW EXISTING SILL AND LINTEL LEVEL FOR DOORS AND WINDOWS.  
04. FOR PATCH WORK OF ALL OPENINGS IN EXISTING CEILING PLEASE REFER TO TYPICAL DETAIL.

# RETAILER MAP

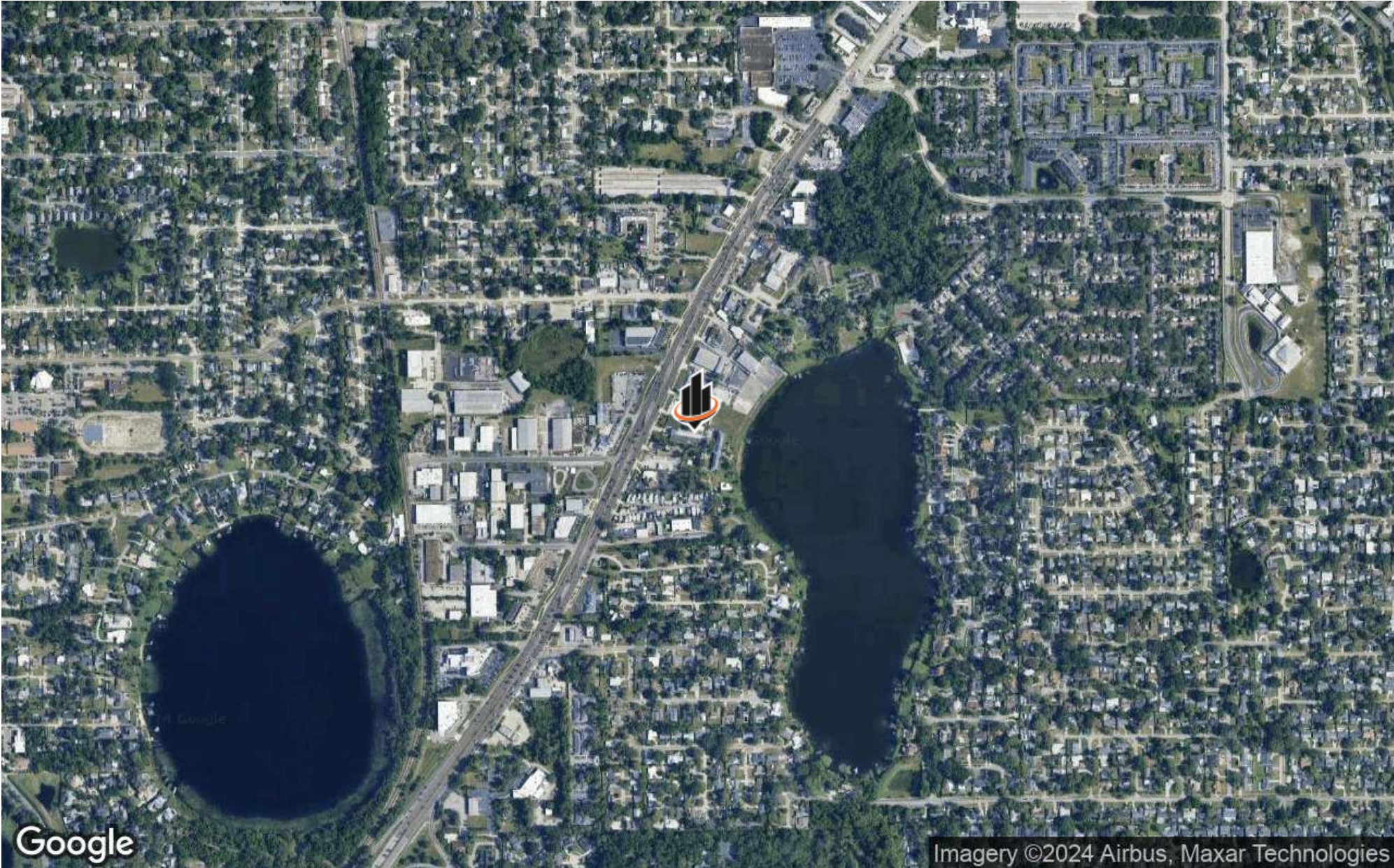


## REGIONAL MAP AND LOCATION MAP





**AERIAL MAP**



# DEMOGRAPHICS MAP & REPORT

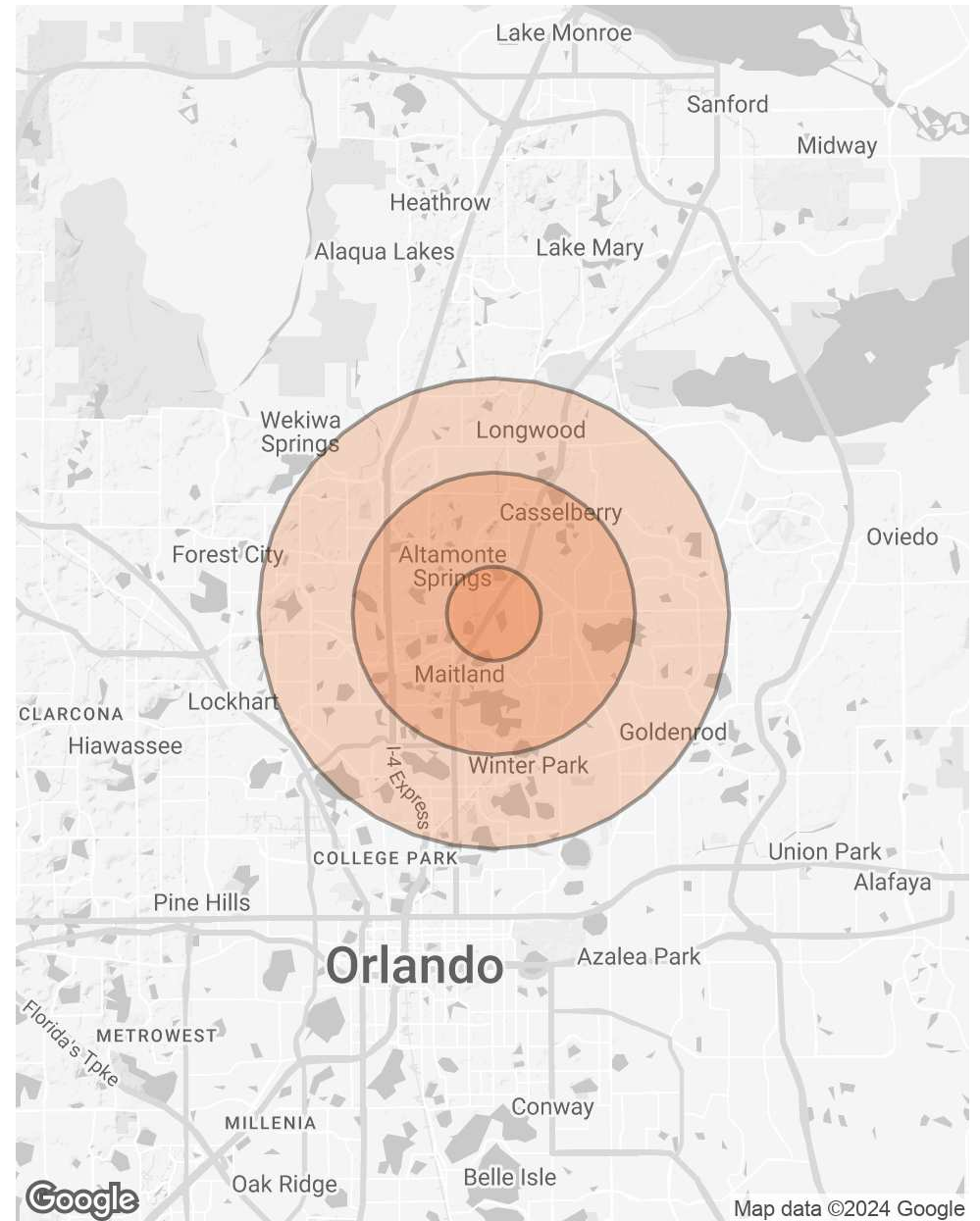
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	11,288	91,946	278,156
<b>AVERAGE AGE</b>	42	42	42
<b>AVERAGE AGE (MALE)</b>	40	41	40
<b>AVERAGE AGE (FEMALE)</b>	44	44	43

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,778	40,042	117,505
<b># OF PERSONS PER HH</b>	2.4	2.3	2.4
<b>AVERAGE HH INCOME</b>	\$112,546	\$104,487	\$102,305
<b>AVERAGE HOUSE VALUE</b>	\$466,083	\$457,512	\$440,009

Demographics data derived from AlphaMap



## MEET BILL & DUNIA



**BILL NGUYEN**

Associate Advisor

**Cell:** 407.304.0553  
bill.nguyen@svn.com



**DUNIA ZABAN**

Associate Advisor

**Cell:** 863.510.1452  
dunia.zaban@svn.com



For more information visit [SVNsaunders.com](http://SVNsaunders.com)

**HEADQUARTERS**

1723 Bartow Road  
Lakeland, Florida 33801  
863.648.1528

**ORLANDO**

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
407.516.4300

**NORTH FLORIDA**

356 NW Lake City Avenue  
Lake City, Florida 32055  
352.364.0070

**GEORGIA**

203 E Monroe Street  
Thomasville, Georgia 31792  
229.299.8600

**ARKANSAS**

112 W Center St, Suite 501  
Fayetteville, Arkansas 72701  
479.582.4113

©2024 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, and residential development. Our commercial real estate services include property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, a forestry division, international partnerships, and extensive expertise in conservation easements. Located in Florida, Georgia, and Alabama, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

