



Designated Left
Turn Lane off
Maitland Ave
(15,000 AADT)

MEDICAL OFFICE SPACE FOR LEASE

1640 N Maitland Ave, Maitland, FL 32751

Contact: Dan Van Nada, CCIM E: Dan@FCPG.com
Vice President of Brokerage Services P: 407.872.0177 ext 117

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Senior Sales & Leasing Associate P: 407.872.0177 ext 131

INTRODUCTORY RATE

For Lease: ~~\$26.50~~ **\$23.50** / SF, NNN

Suite 1000: \pm 3,344 RSF

Immediate Availability



**2ND GEN
MEDICAL
LAYOUT**

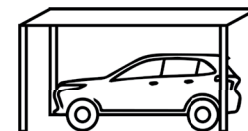
Endcap space in 10,223 SF medical office building featuring co-tenant RAYUS Radiology

3,344 SF 2nd gen medical office with 6 exam rooms, 3 private offices, nurses station, large client reception area, and staff lounge

Large corner doctor's office with private restroom and private suite entrance/exit to rear of building

Located in the Maitland Ave. Medical Corridor with 15,000 AADT and 766 health services in the surrounding 3 mile radius

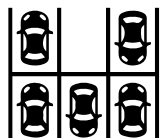
Positioned 5 minutes south of AdventHealth Altamonte Hospital and 4 minutes from east and westbound I-4 access



**COVERED
PHYSICIAN
PARKING**



**LOCATED WITHIN
MEDICAL
CORRIDOR**

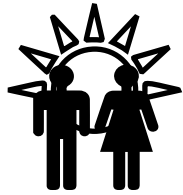


**5/1,000
PARKING
RATIO**

615 E. Colonial Drive, Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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LOCATION



329,507
DAYTIME POPULATION
WITHIN 3 MILES



39.1
MEDIAN AGE
WITHIN 3 MILES



Total Population



Total Families



Total Households



Average
Income



Total \$ Spent
on Medical
Care

1 Mile

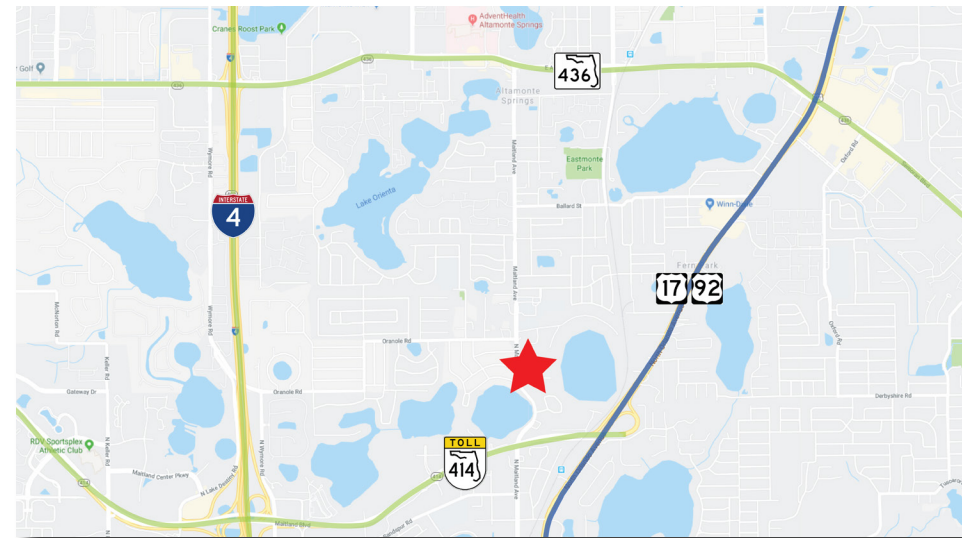
2024	11,574	2,983	5,407	\$131,292	\$16,342,663
2029	11,771	3,067	5,581	\$151,347	

3 Miles

2024	98,067	24,075	43,931	\$110,168	\$112,113,806
2029	98,424	24,398	44,822	\$125,938	

5 Miles

2024	266,858	65,705	114,620	\$109,705	\$292,830,213
2029	269,576	66,964	117,354	\$126,067	



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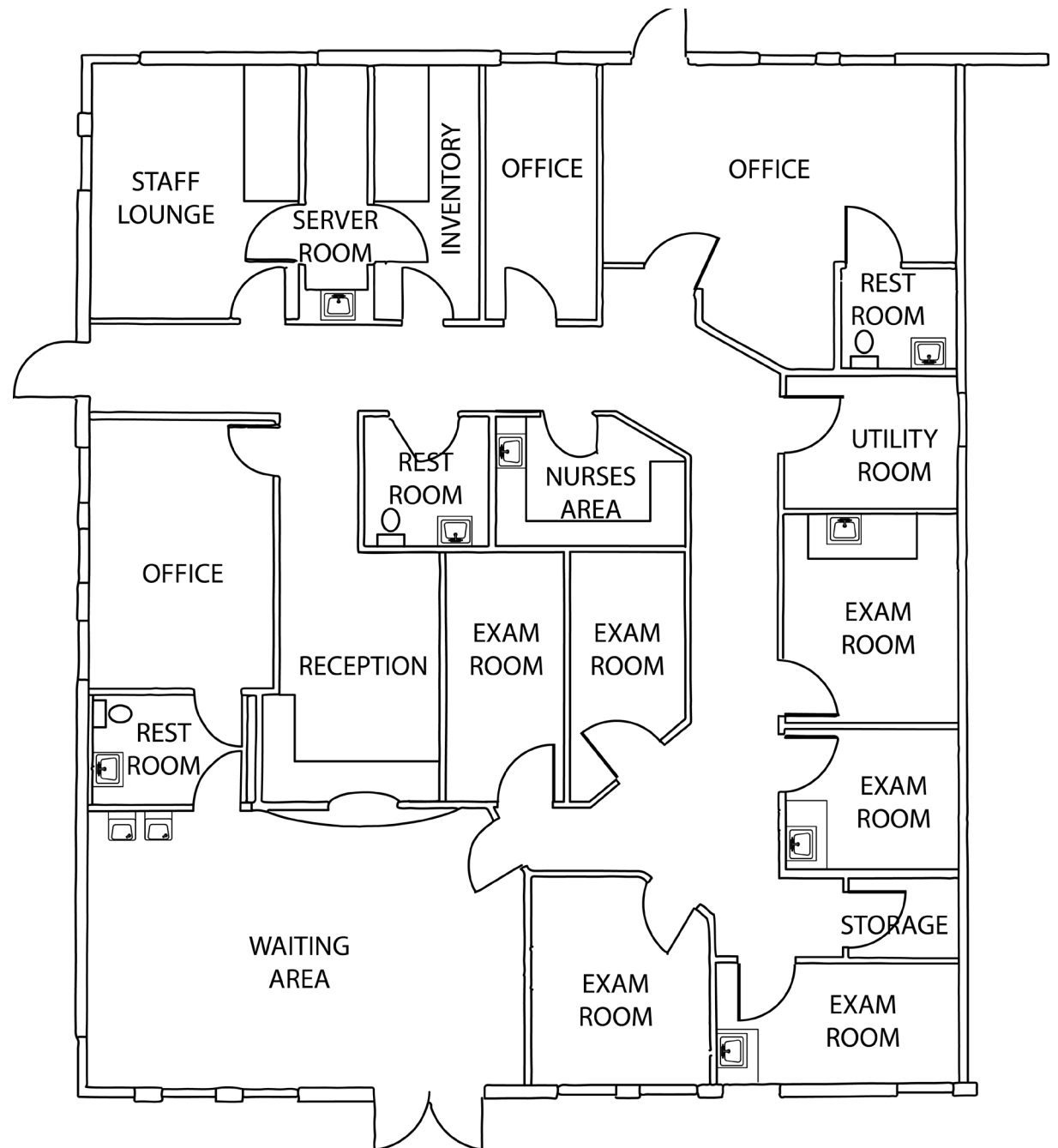
THE NEIGHBORHOOD



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SUITE 1000



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PICTURES



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