



PRICE REDUCED TO \$2,500,000

DECORATIVE HOME INTERIORS

MAITLAND TRACTOR & EQUIP. 9225

# OFFERING MEMORANDUM



COMMERCIAL REAL ESTATE SERVICES

ORLANDO AVENUE  
COMMERCIAL PROPERTY  
MAITLAND, FLORIDA



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**FORNESS**  
PROPERTIES

COMMERCIAL REAL ESTATE SERVICES

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# EXECUTIVE SUMMARY

Forness Properties is proud to offer for sale for the first time since 1972, the property located at 9205-9225 S. US Hwy 17-92 (Orlando Avenue), Maitland, FL. This is a three-building commercial property totally 9,330 SF and .80 acres of land. Currently the front building consists of showroom, flex/warehouse space and a 1,200 SF apartment on the 2nd floor. The back building has showroom/office space and warehouse/storage/flex space. This is an excellent opportunity for owner/user, investor looking for a revenue producing asset or to redevelop the property.

## PROPERTY DETAILS

Location	9205-9225 S. US Hwy 17-92 (Orlando Avenue)
GLA	9,330± SF
Year Built	1942
Property Size	0.80± Acres
Traffic Counts	Orlando Ave: 54,000± vehicles per day
Major Tenants	MTM. Can vacate with written notice. No leases in place currently.

## FINANCIAL

Sale Price	\$2,500,000.
Rent	\$30,000 annually front building.

## OFFERING PROCEDURE

Interest Offered	100% Fee Simple
Timing	Immediately accepting offers. There is no call for offers date scheduled.
Required Documents	All prospective purchasers should submit a written LOI. Additionally please submit a brief bio, schedule of real estate owned, and proof of funds.
Site Visit	All prospective purchasers are encouraged to visit the property prior to submitting an offer. Please contact agents to schedule a site visit. Do not disturb tenants.

Demographics	1 Mile	3 Miles	5 Miles	Maitland
Population	11,826	94,871	272,866	20,857
Household Income	\$123,956	\$101,238	\$99,993	\$134,492
Median Age	41.0	40.0	40.0	39.0
Daytime Employees	5,149	70,284	244,117	50,736
Number of Businesses	768	7,461	21,056	2,383



# PROPERTY OVERVIEW

## SITE DESCRIPTION

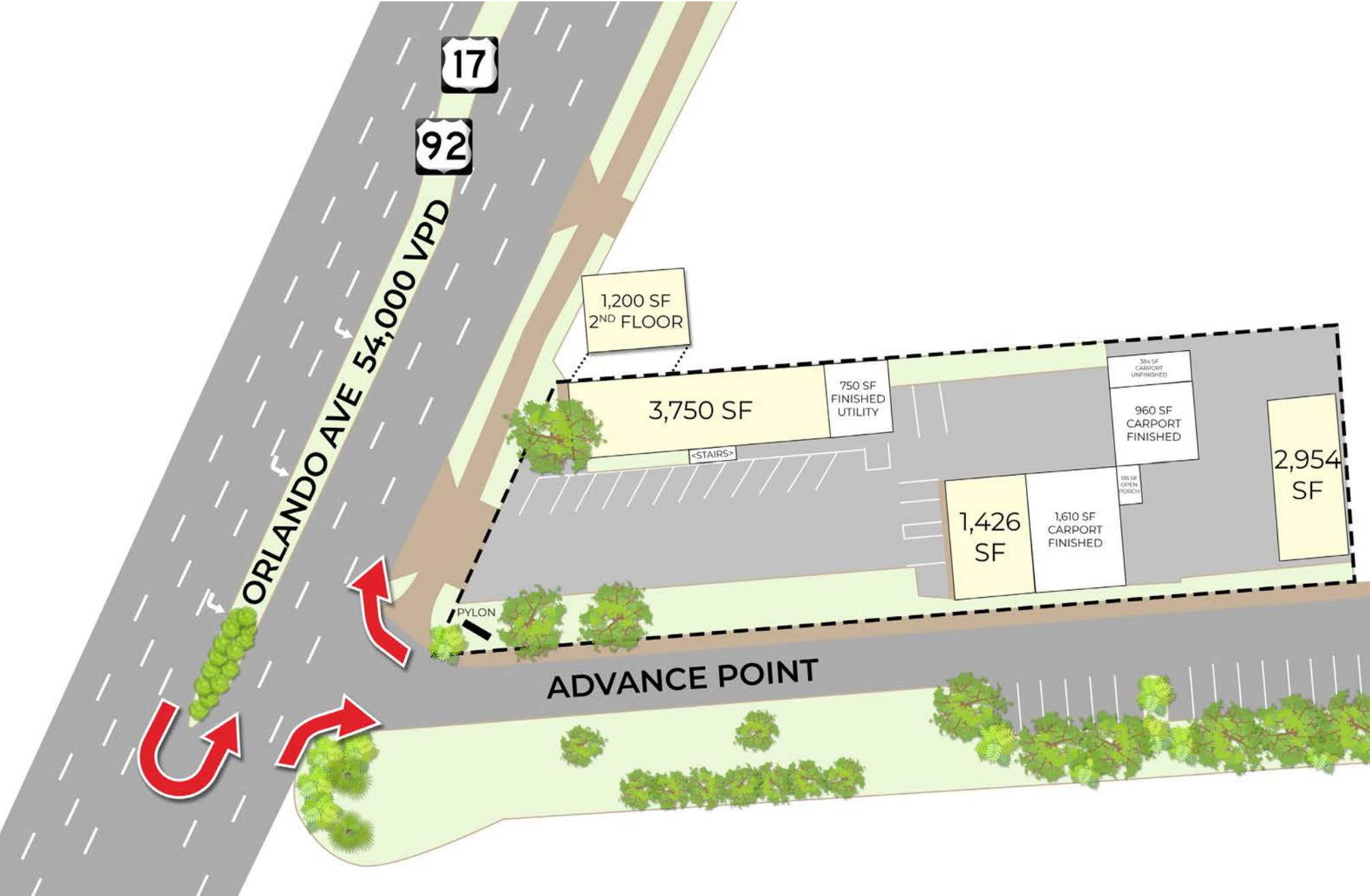
Location	Maitland, FL (Orlando-Kissimmee-Sanford MSA)
County	Seminole County
Address	9205-9225 S. US Hwy 17-92 (Orlando Avenue)
Traffic Counts	Orlando Ave: 54,000± vehicles per day
Parcel ID	19-21-30-501-0000-012C
Zoning	C-2 Retail Commercial
Lot Size	0.80 ± Acres
Ingress/ Egress	The property is positioned at the intersection of Orlando Avenue and Advance Point with a right-in and a right-out on Orlando Avenue from the south, and a U-turn lane from the north on Orlando Avenue.

## PHYSICAL IMPROVEMENTS

Net Building Area	GLA 9,330 SF total. Front- 4,950 SF (includes a 1,200 SF apartment) Back-4,380 SF (two buildings).
Year Built	1942
Occupancy	Front building Decorative Home Interiors. Back building- Maitland Tractor.
Parking Spaces	Ample.
Signage	One monument signs, one on the corner of Orlando Avenue and Advance Point.
Roof	Mostly metal. Roof presented as/is.
Exterior Walls	Exterior walls- block/stucco/metal



# SITE PLAN





# AERIAL VIEWS



# AERIAL VIEWS



# CENTER PHOTOS



# CENTER PHOTOS



# MARKET & AREA OVERVIEW

## MAITLAND, FLORIDA

### About Maitland

Maitland, Florida, is an Orlando-area suburb characterized by beautiful parks, a thriving arts and culture scene, and a charming downtown area, offering a mix of residential appeal and a growing commercial center. The real estate market in Maitland is influenced by the broader Florida market, which is currently considered balanced but features high rental demand and projected stable price growth. Maitland's employment base has seen consistent growth, and its location in Orange County provides residents with urban-suburban amenities alongside strong community features like a weekly farmers market and access to the Lake Lily Park.



### Community & Lifestyle Urban-Suburban Blend

Maitland offers a high quality of life, described as an urban-suburban mix with residents enjoying a variety of restaurants, coffee shops, and parks.

### Cultural Hub

The area boasts a vibrant arts and history community, centered around the Art & History Museums of Maitland, which includes the Maitland Art Center.

### Parks and Recreation

The city is known for its tree-filled parks, including Lake Lily Park and the Maitland Farmers Market held there weekly.

### Growing Downtown

Maitland is actively developing its downtown center and a growing commerce center.



### Economic & Real Estate Trends Job Growth

Maitland's employment has seen an increase, with a significant rise in jobs located within the city between 2016 and 2021.

### Florida Market

Maitland is part of the broader Florida housing market, which is currently a balanced market with increased inventory compared to the previous year.

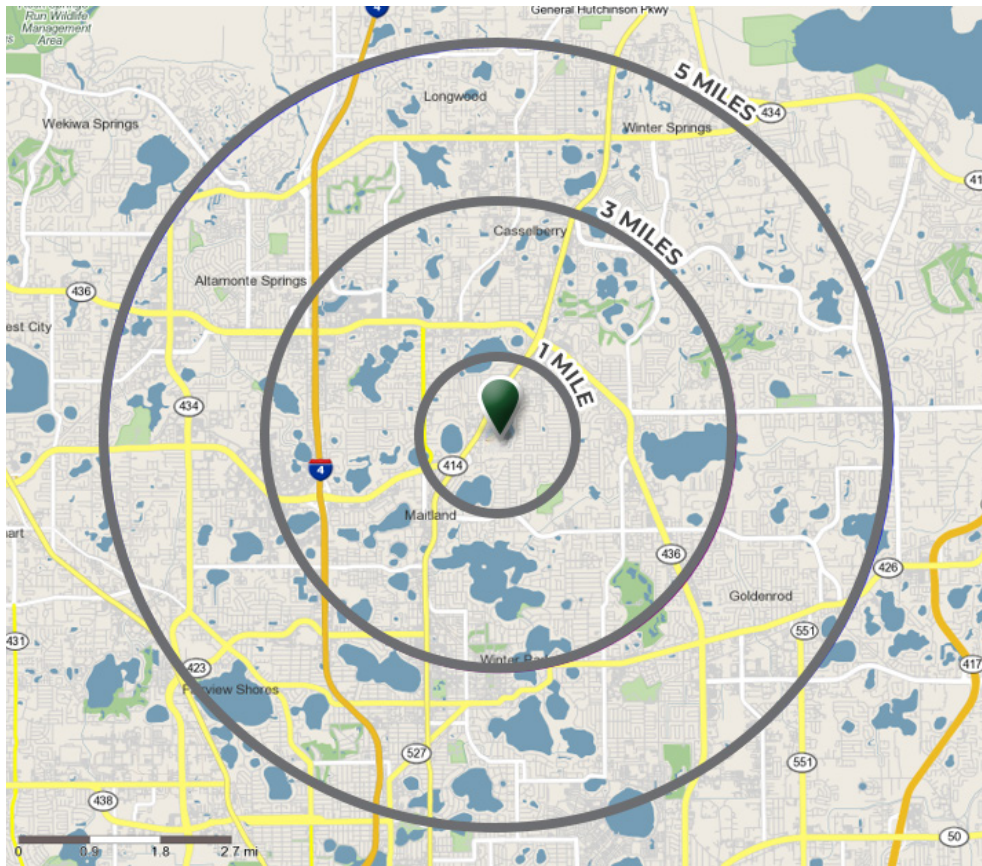
### Rental Demand

High rental demand persists across Florida, with high mortgage rates contributing to this trend.

### Price Outlook

Real estate prices in Florida are projected to experience stable, modest annual growth through 2026.

# DEMOGRAPHICS



DEMOGRAPHICS	1-Mile	3-Mile	5-Mile	Maitland
<b>POPULATION &amp; GROWTH</b>				
Population	11,826	94,871	272,866	20,857
Growth	1.0%	2.1%	2.9%	2.6%
Households	4,781	41,968	117,397	9,565
Median Age	41.0	40.0	40.0	39.0
Household Income	\$123,956	\$101,238	\$99,993	\$134,492
<b>RACE &amp; ETHNICITY</b>				
White Population	70.3%	61.1%	60.6%	66.0%
Black Population	7.6%	13.2%	12.2%	12.8%
Hispanic Population	19.2%	24.1%	24.8%	15.6%
<b>DAYTIME POPULATION</b>				
Daytime Employees	5,149	70,284	244,117	50,736
Number of Businesses	768	7,461	21,056	2,383

Source: Experian, Inc.



**94,871**

**Population**

in 3 miles



**70,284**

**Employees**

in 3 miles



**\$101,238**

**HH Income**

in 3 miles

# THE FORNESS TEAM

## THE COMPANY

Forness Properties, established in 2010 is a full service commercial real estate firm with over 30 years of combined experience in commercial brokerage and management in the Central Florida market. Our clients range from individual investors, REITs, and everything in between.



**Drew Forness, CCIM**  
*President*

Drew founded Forness Properties in 2010. He has over 15 years of proven industry and sales experience specializing in the leasing and management of retail and office properties. Before founding Forness Properties, Drew served as Vice President of Sales and Leasing for Michael Collard Properties, Vice President of the Acquisitions and Dispositions Department at Crossman & Company, and as an Associate at Crossman & Company responsible for leasing. He has earned top honors with the Central Florida Commercial Realtors Association and CCIM. Drew is a Certified Commercial Investment Member (CCIM), a licensed Florida Real Estate Broker and a member of The International Council of Shopping Centers. His recent accolades include a Top Investment Producer, Top Retail Producer, Top Broker, and a consistent CoStar Power Broker for retail leasing.

Drew is a graduate of Florida Southern College and is a lifelong resident of Central Florida.



**Monte Mitchell**  
*Director of Leasing and Sales*

Monte was born and raised in Central Florida and has extensive knowledge, relationships, and passion for the area. He brings a diverse skill set to Forness Properties with multiple years of commercial leasing experience on both the landlord and tenant side. He has owned a business since 2006 and has been a successful business broker for over three years. More than a decade of experience in running his own business has given Monte a strong appreciation for client relationships and he works diligently to exceed expectations. His recent accolades include CoStar Power Broker awards.

The most important part of Monte's life is taking care of his wife, Danae, his daughter, Kate, and his son, Mason.

# CONFIDENTIALITY

## CONFIDENTIALITY & DISCLAIMER STATEMENT

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your own limited use in considering whether to pursue negotiations to purchase 9205-9225 S. US Hwy 17-92 (Orlando Avenue), Maitland, Florida (the “Property”).

This confidential memorandum contains brief, selected information pertaining to the business and affairs of the Property and has been prepared by Forness Properties, LLC (“Broker”), based upon information supplied by the Owner and other parties. All projections have been developed by Broker are based on assumptions relating to the general economy, competition and other factors beyond the control of Owner and are therefore subject to variation. This confidential memorandum does not purport to be all-inclusive or to contain all of the information with a prospective purchaser may desire and shall not be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and Broker and their partners, officers, employees and agents have independently verified the information contained herein and disclaim any and all responsibility for any inaccuracies. Further, Broker and Owner expect prospective purchasers to exercise independent due diligence in verifying all such information. No representation or warranty, expressed or implied, is made as to the accuracy or completeness of this confidential memorandum or any of its contents, or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the proposed sale of the Property. No legal liability is assumed or to be implied by any of the aforementioned with respect hereto. No representation is made as to the physical or environmental condition of the Property.

By acknowledgment of your receipt of this confidential memorandum, you agree that the memorandum and its contents are confidential, that you will hold and treat it in confidence, that you will not disclose this memorandum or its contents to any other firm or entity without prior written authorization and that you will not use its contents in any manner detrimental to the interest of the Owner. Photocopying or any other duplication is strictly prohibited. You will use this confidential memorandum only for the purpose of evaluating the possible acquisition of the Property. All prospective purchasers agree that they will conduct their own independent investigation of those matters that they deem appropriate in order to evaluate this offering.

Owner expressly reserves the right at its sole discretion to reject any or all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice. If you do not wish to pursue negotiations leading to the purchase of the Property, kindly return this confidential memorandum to Broker at your earliest convenience.

This confidential memorandum shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in business or affairs of the Property since the date of preparation of this memorandum. The interest in the Property is submitted for sale subject to changes in certain terms without notice.