



### Property Details

- Two-story office building with high visibility from Maitland Boulevard at Interstate-4
- Newly renovated lobby
- Building and Monument signage opportunity
- Ideal for Professional or Medical Office
- Easy access to Interstate-4 and downtown Orlando
- Genesis Health Club, hotels and restaurants nearby
- Generous parking at a ratio of 4/1,000 RSF
- 30 covered parking spaces available



**Greg Morrison, CCIM, SIOR**  
Principal, Managing Director  
D 407.440.6640  
greg.morrison@avisonyoung.com

**Patrick Morrison**  
Vice President  
D 407.440.6649  
patrick.morrison@avisonyoung.com

135 W Central Blvd  
Suite 700  
Orlando, FL 32801



# 42,260± RSF Office Building For Lease

## 1551 Sandspur Road

Maitland, FL 32751



### Nearby Amenities:



### Area Demographics:

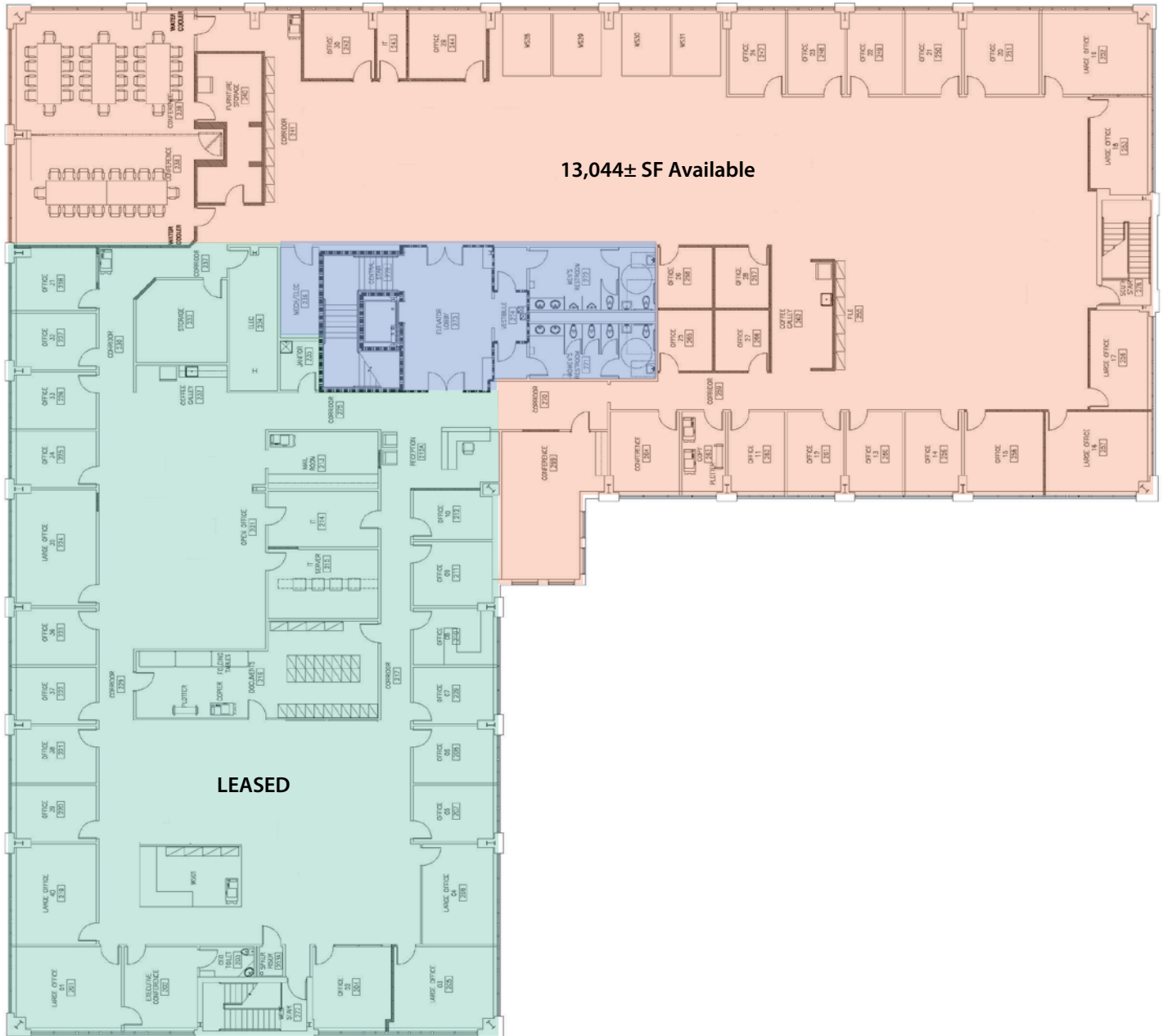
<b>2021 Population</b>	<b>2021 Avg HH Income</b>
• 1-mile radius: 6,684	• 1-mile radius: \$107,717
• 3-mile radius: 99,234	• 3-mile radius: \$ 86,739
• 5-mile radius: 254,809	• 5-mile radius: \$ 90,480
<b>2026 Population</b>	<b>2026 Avg HH Income</b>
• 1-mile radius: 7,493	• 1-mile radius: \$120,521
• 3-mile radius: 106,882	• 3-mile radius: \$ 96,038
• 5-mile radius: 272,442	• 5-mile radius: \$100,493

**Greg Morrison, CCIM, SIOR**  
Principal, Managing Director  
D 407.440.6640  
greg.morrison@avisonyoung.com

**Patrick Morrison**  
Vice President  
D 407.440.6649  
patrick.morrison@avisonyoung.com

135 W Central Blvd  
Suite 700  
Orlando, FL 32801

Second Floor - 23,309± SF



**Greg Morrison, CCIM, SIOR**  
 Principal, Managing Director  
 D 407.440.6640  
 greg.morrison@avisonyoung.com

**Patrick Morrison**  
 Vice President  
 D 407.440.6649  
 patrick.morrison@avisonyoung.com

135 W Central Blvd  
 Suite 700  
 Orlando, FL 32801