

FOR SALE - OFFICE BUILDING

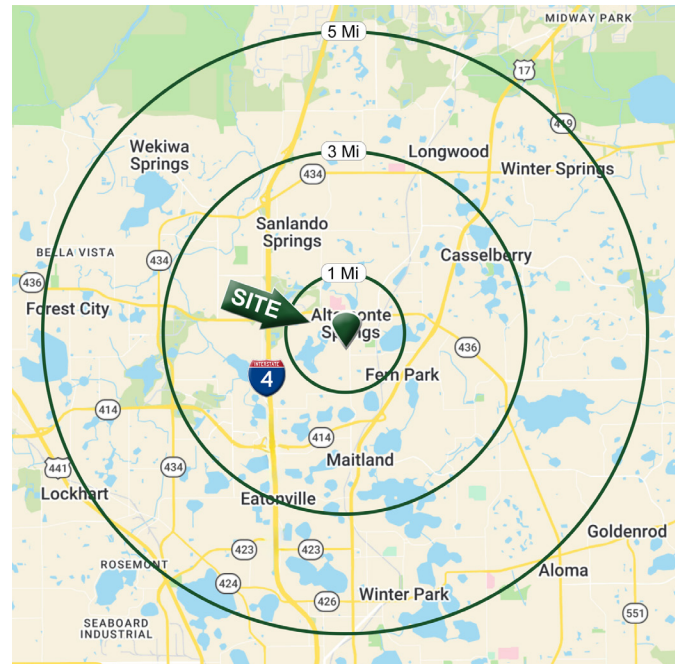
393 Maitland Ave | Altamonte Springs, FL



HIGHLIGHTS

- 4,500 SF office building on 0.72+ acres.
- Minutes from I-4, SR 436 & SR 434 – easy Orlando commute.
- Excellent visibility on Maitland Ave with 14,800 vehicles per day.
- Monument signage.
- Strong demographics.
- Ample parking with 33 exclusive spaces.
- New roof installed in 2025.
- Offered at \$1,550,000.

Demographics	1 Mile	3 Miles	5 Miles
Population	11,791	94,164	257,974
Average HH Income	\$86,192	\$98,102	\$99,225
Daytime Employees	6,444	115,696	212,677



Traffic Counts

Maitland Ave: 14,800 vpd

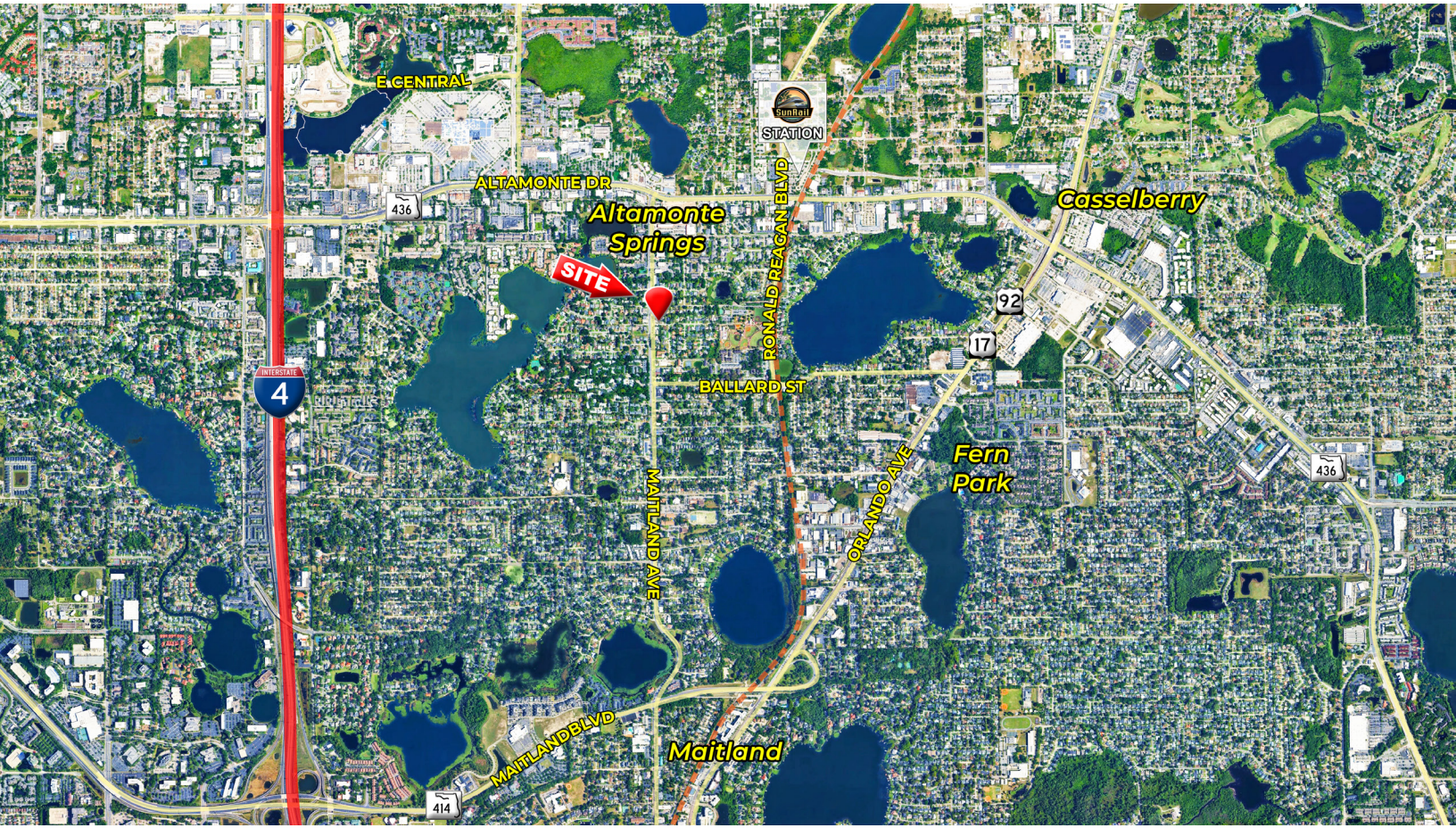


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