

For Sale & Lease

# Maitland Square - Office Condo

\$330,000 | \$18 / SF



## 331 North Maitland Ave, Unit D-3

Maitland, Florida 32751

### Property Highlights

- First floor unit - 1,431± SF
- Close proximity to Florida Hospital Altamonte; 5 minutes from I-4, 2 minutes from US Hwy 17-92 (Orlando Ave)
- Well laid out floor plan with lobby/reception area, 4 plumbed exam rooms, 2 private offices, nurse's station and work areas/filing
- Ample parking just steps from the building
- Close proximity to high-income residential neighborhoods of Maitland and Winter Park
- Walking distance to Orlando Avenue
- Zoning: PO-1 (Office)
- Lease, Purchase or Lease with Option to Purchase



**Just Reduced!**

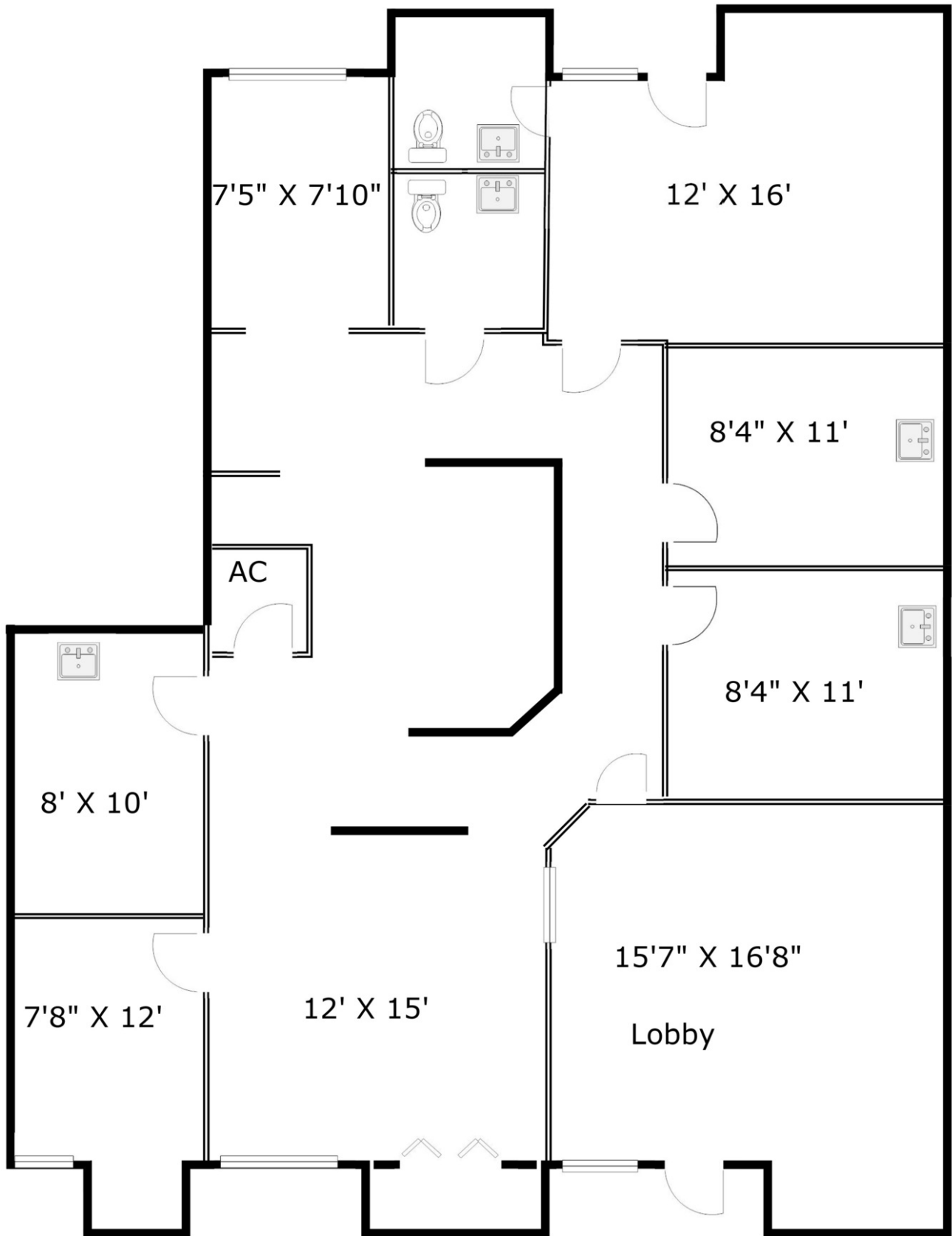
**Sale Price: \$330,000**  
**Lease Rate: \$18.00 / SF NNN**

For more information

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# Floor Plan



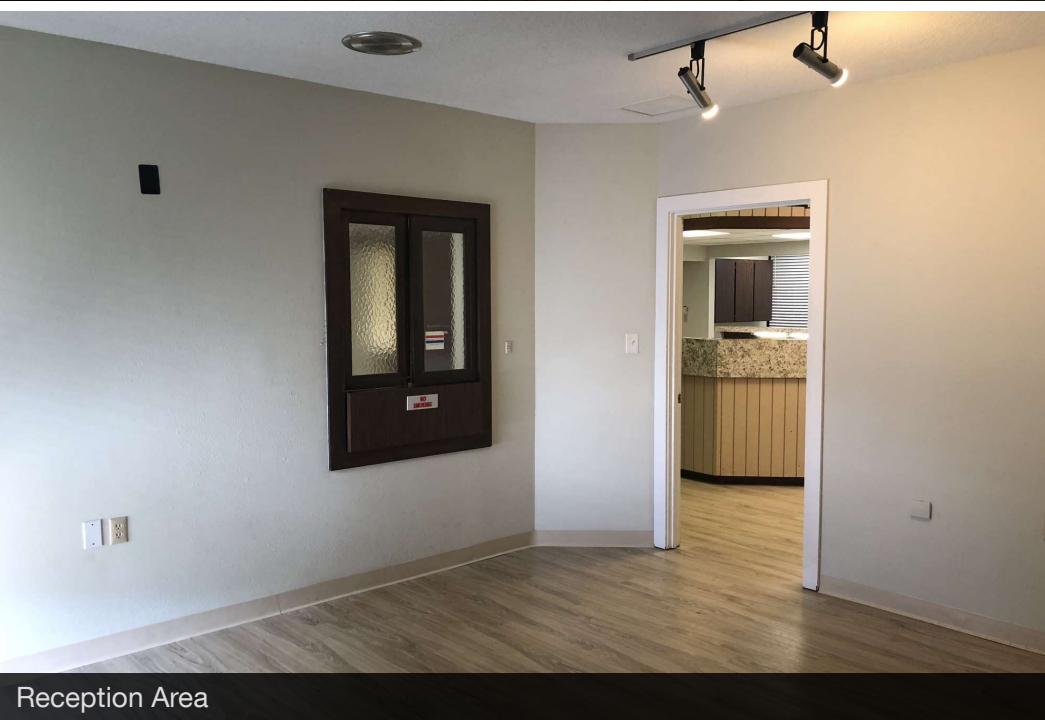
# Interior Photos



Nurse's Station



Lobby

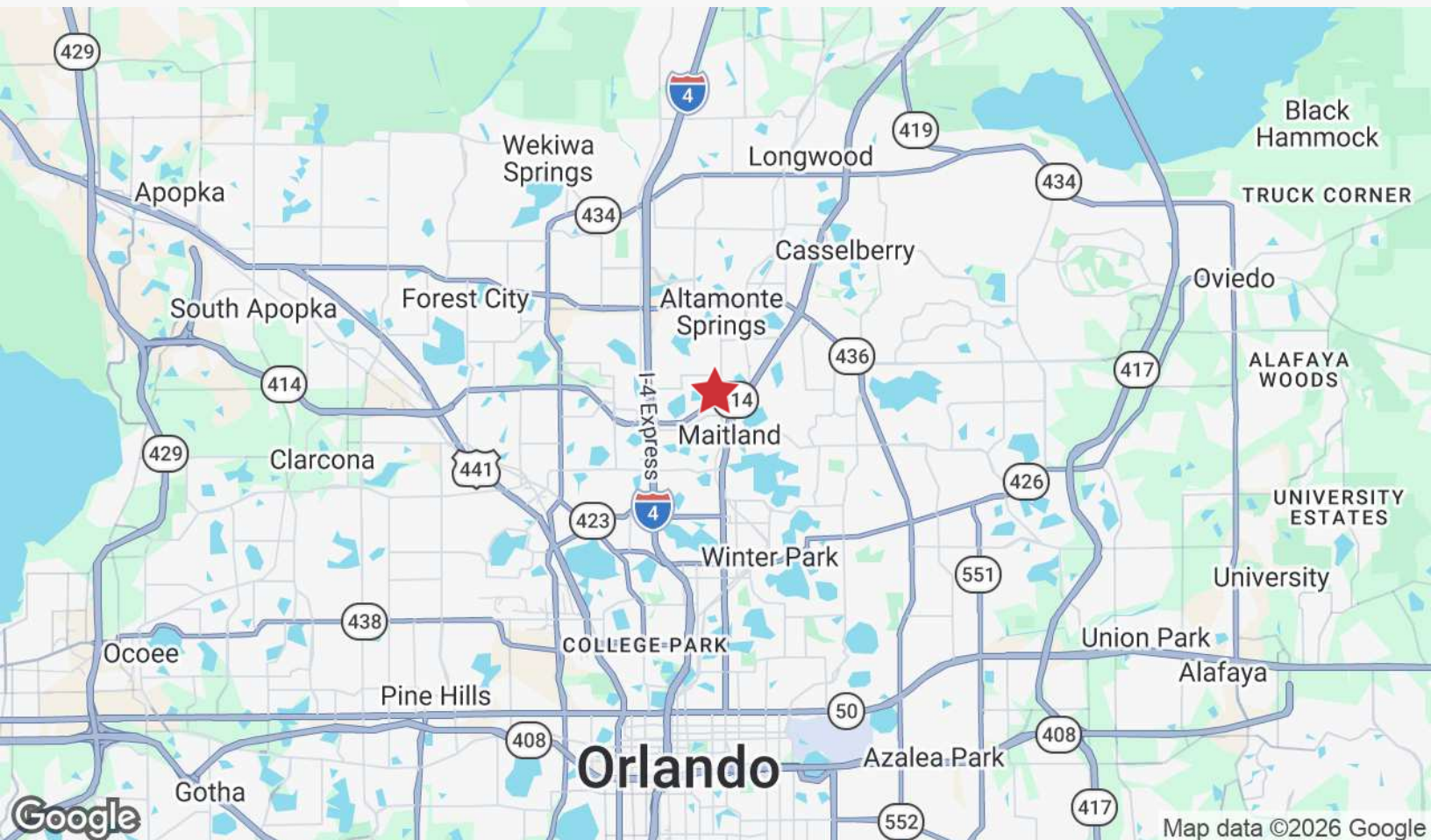
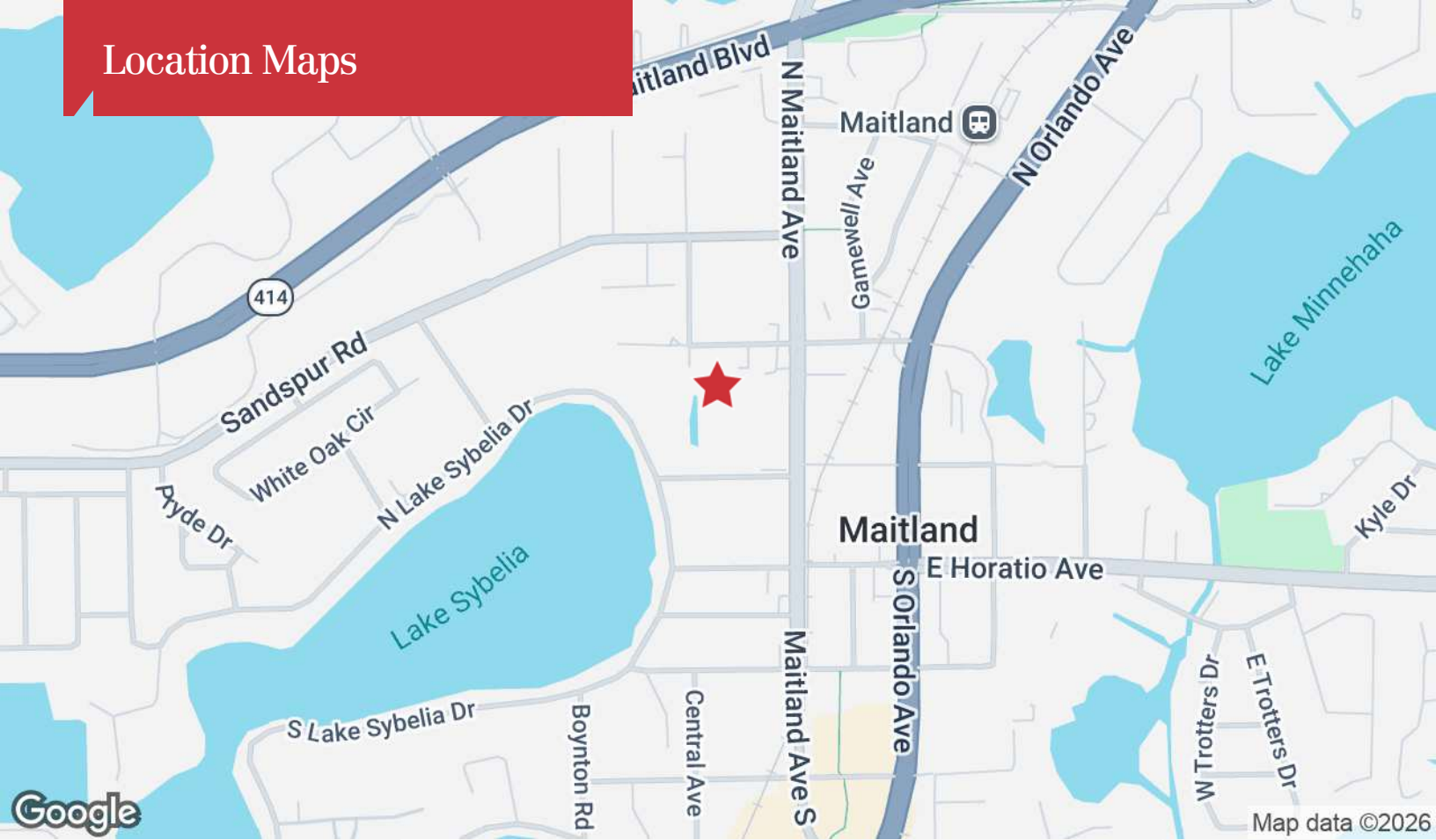


Reception Area

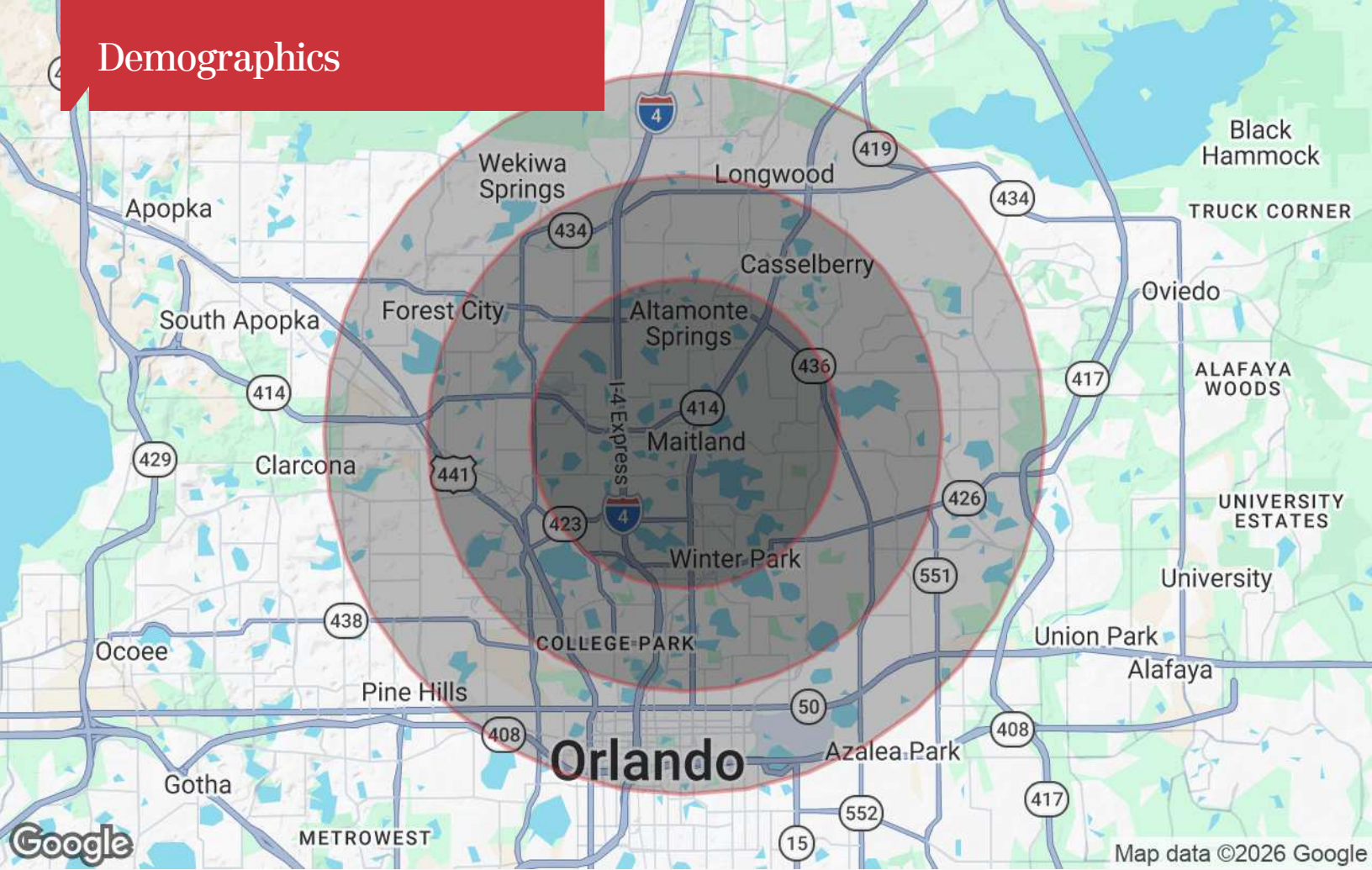


Exam Room

# Location Maps



# Demographics



## Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	99,891	268,142	522,756
MEDIAN AGE	42	42	41
MEDIAN AGE (MALE)	40	40	40
MEDIAN AGE (FEMALE)	43	43	42

## Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	44,520	115,725	217,328
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$108,713	\$104,633	\$100,768
AVERAGE HOUSE VALUE	\$493,438	\$456,059	\$432,404

\* Demographic data derived from 2020 ACS - US Census