CREA
COMMERCIAL REAL ESTATE
ADVISORS

533 Versailles Drive

MAITLAND, FL 32751
OFFICE BUILDING **FOR LEASE**



PROPERTY DESCRIPTION

1,950 SF +/- of recently renovated professional/medical office space is available for lease in Maitland. The suite is part of the Versailles Office Park and includes 5 private offices, a conference room, a reception area, a kitchen, and 2 restrooms. Ownership is open to additional renovations to fit a tenant's needs. Co-tenants in the building include a chiropractic office and a real estate office. 533 Versailles Dr is surrounded by established medical users, including Orlando Health Physician Associates – Maitland. AdventHealth Altamonte Springs is approximately 3 miles away and AdventHealth Winter Park is approximately 4 miles away. The property sits just off US Highway 17-92 (32,500 Annual Average Daily Traffic) and Maitland Blvd (45,500 AADT), steps from the Maitland SunRail Station and minutes from Lake Lily Park, Maitland Center, and Winter Park Village. Interstate 4 is easily accessible via Maitland Blvd, approximately 2 miles away. This property is perfect for any professional or medical user looking to open an office in the heart of Maitland.

PROPERTY HIGHLIGHTS

- 1,950 SF +/- *Recently Renovated* Professional/Medical Office for Lease
- 5 Offices, Conference Room, Reception, Kitchen & 2 Restrooms
- Owner Open to Additional Renovations
- Co-Tenants Include Chiropractic & Real Estate Offices
- Just Off US 17-92 (32,500 AADT) & Maitland Blvd (45,500 AADT)
- Approximately 2 Miles from I-4 via Maitland Blvd

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,950 SF
Lot Size:	0.06 Acres
Building Size:	2,749 SF
Year Built:	1987

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,009	42,647	114,682
Total Population	9,382	96,204	270,118
Average HH Income	$140,099	$107,287	$106,709

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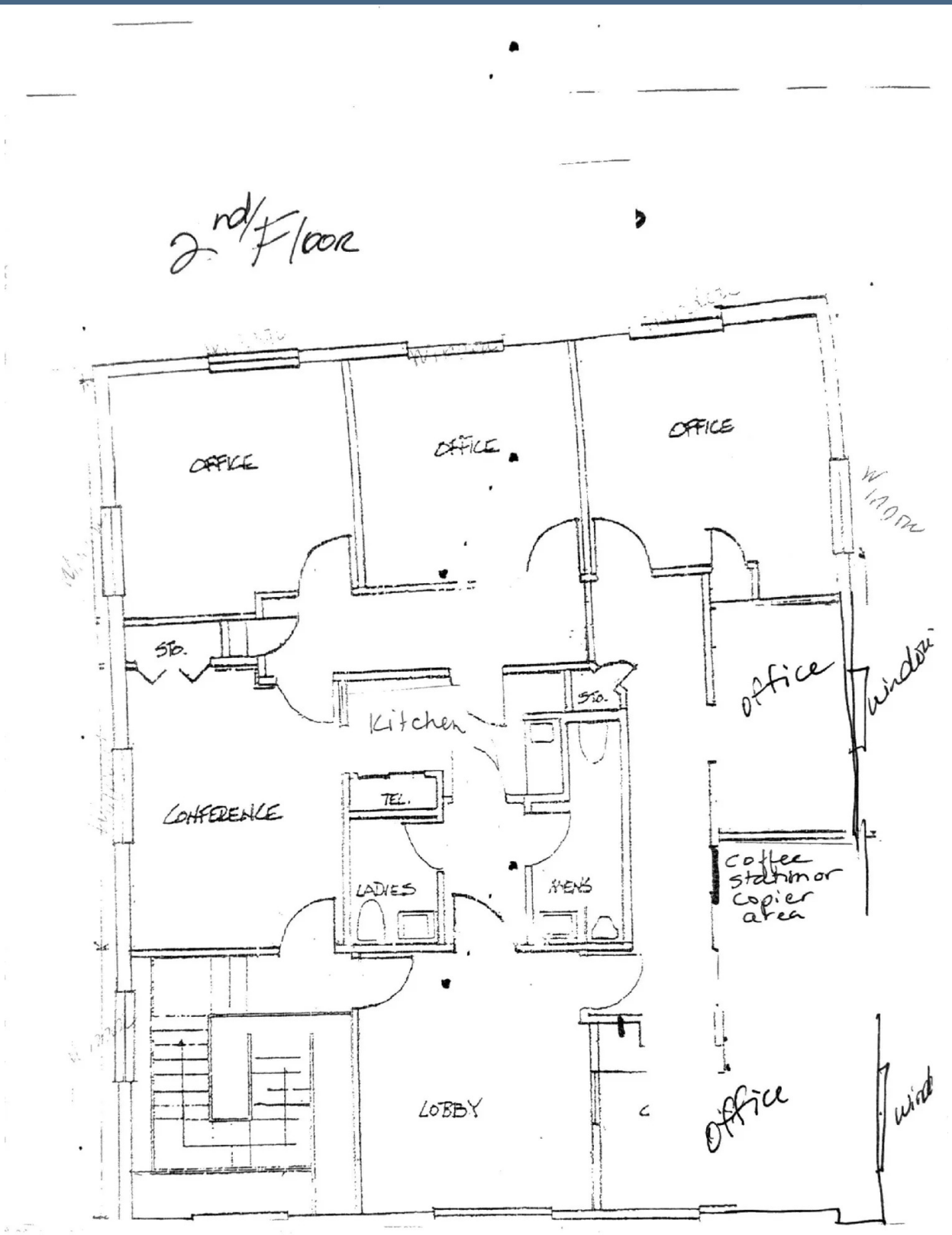
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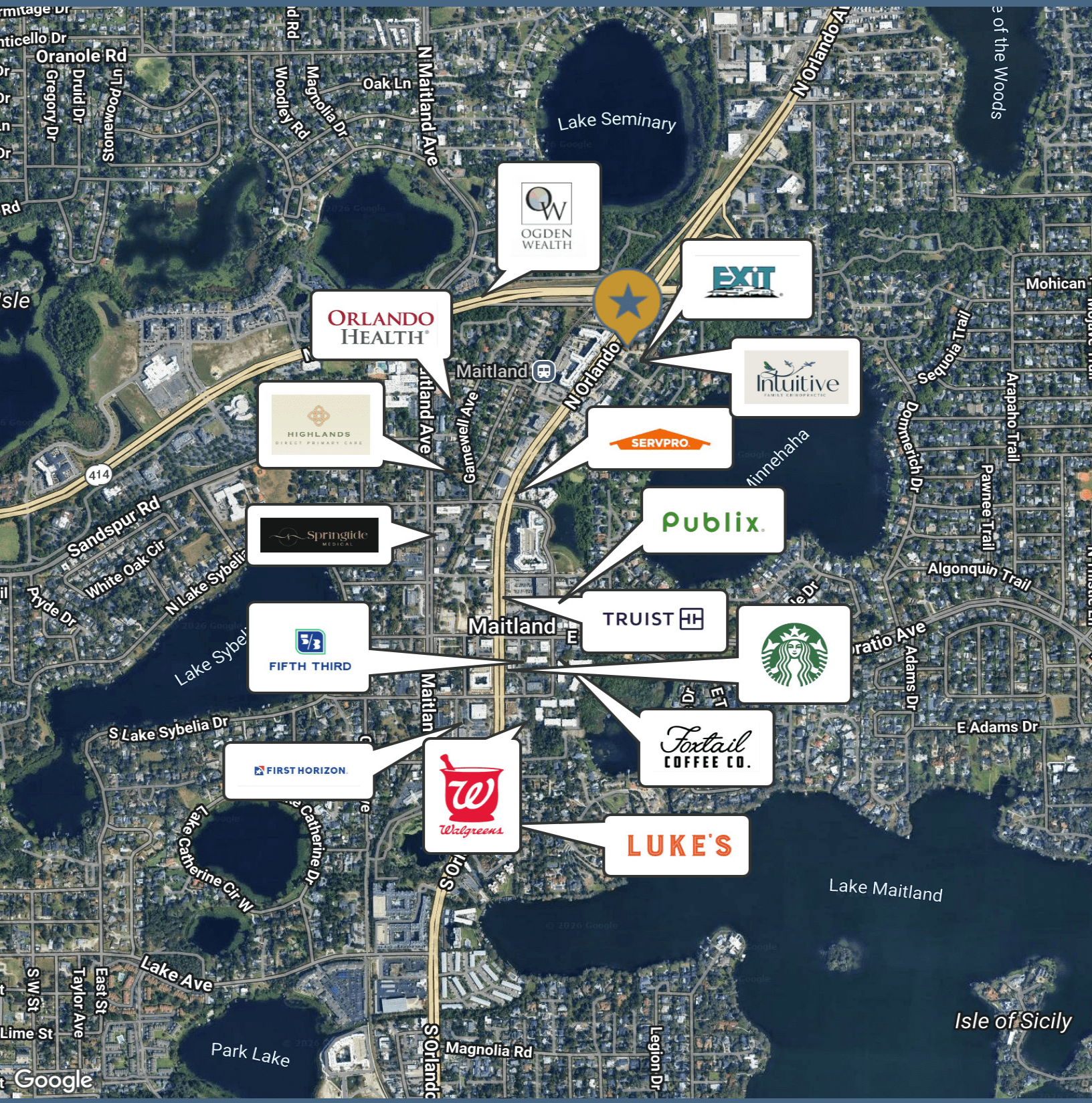
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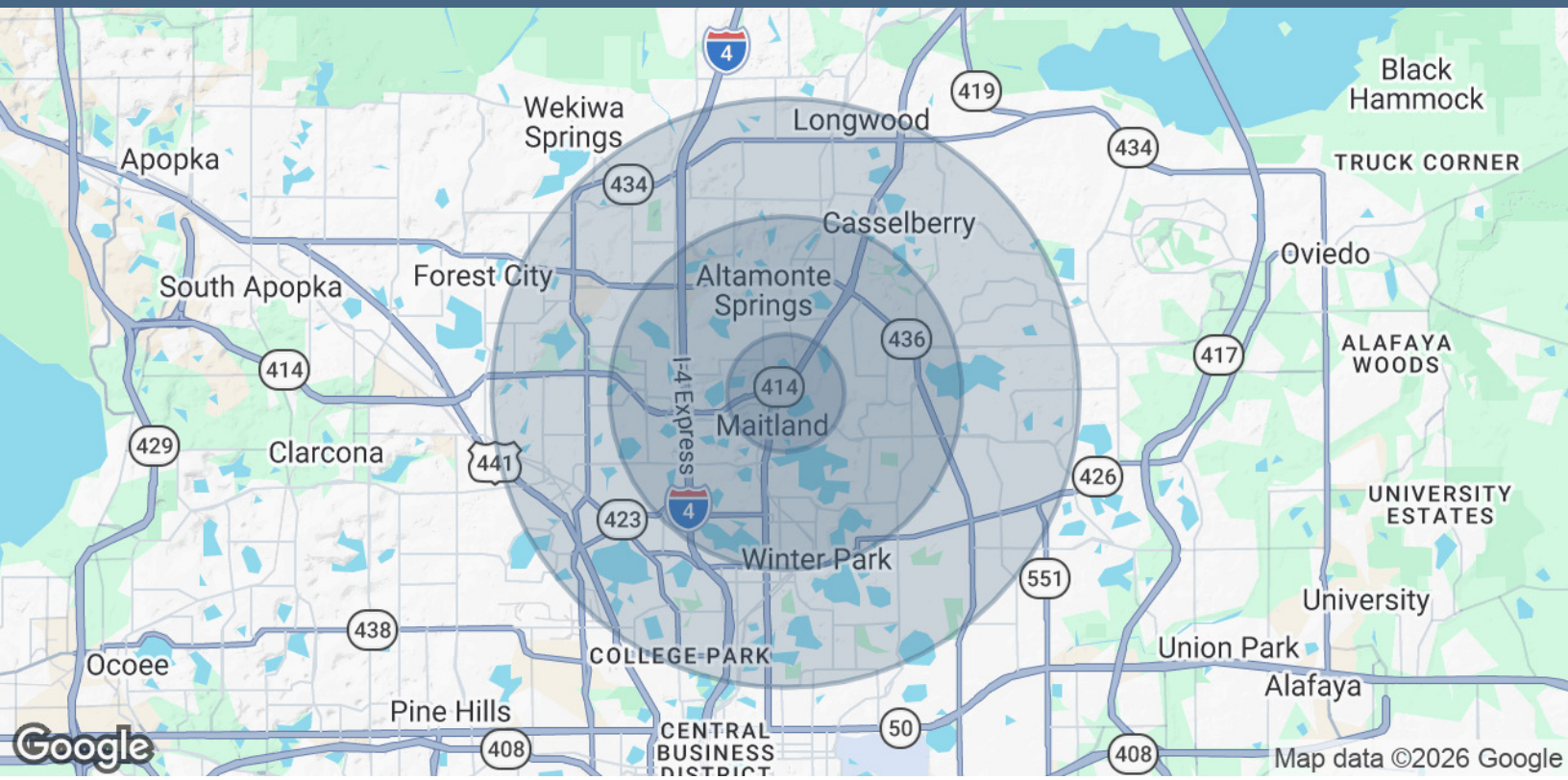
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,382	96,204	270,118
Average Age	40.2	39.6	39.8
Average Age (Male)	38.1	38.4	38.8
Average Age (Female)	42.1	40.7	40.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,009	42,647	114,682
# of Persons per HH	2.3	2.3	2.4
Average HH Income	$140,099	$107,287	$106,709
Average House Value	$487,574	$461,532	$425,389

2023 American Community Survey (ACS)

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