

1,089 SF FREESTANDING COMMERCIAL BUILDING FOR LEASE

401 Lake Howell Road, Maitland, FL 32751 (Seminole County)



OVERVIEW

Available Space: **1,089 SF**
Property Type: Retail / Commercial (Multi Use)
Zoning: C-1 (Commercial / Industrial)
Year Built: 1969
Land Size: 6,680 SF / 0.15 acres
Parking: 10 parking spaces

PROPERTY HIGHLIGHTS

- Freestanding building along Lake Howell Rd, a few steps from the very busy signalized intersection at Howell Branch Rd (+30,000 vehicles per day), and less than a mile west from Semoran Blvd (Hwy 436) which carries over 80,000 vehicles per day.
- Conveniently located within walking distance to a variety of local shops and other national credit retailers.
- An excellent opportunity for a full-service salon, med spa, coffee shop, smoothie, gelato/ice cream, and many more. The property includes an existing driveway/drive-thru which makes it ideal for any small quick serve/ grab-and-go concept, or any specialty use/concept.
- Pylon signage along Lake Howell Road | AC replaced: 2022 | Ceiling Height: 8-9 ft | 2 existing restrooms.

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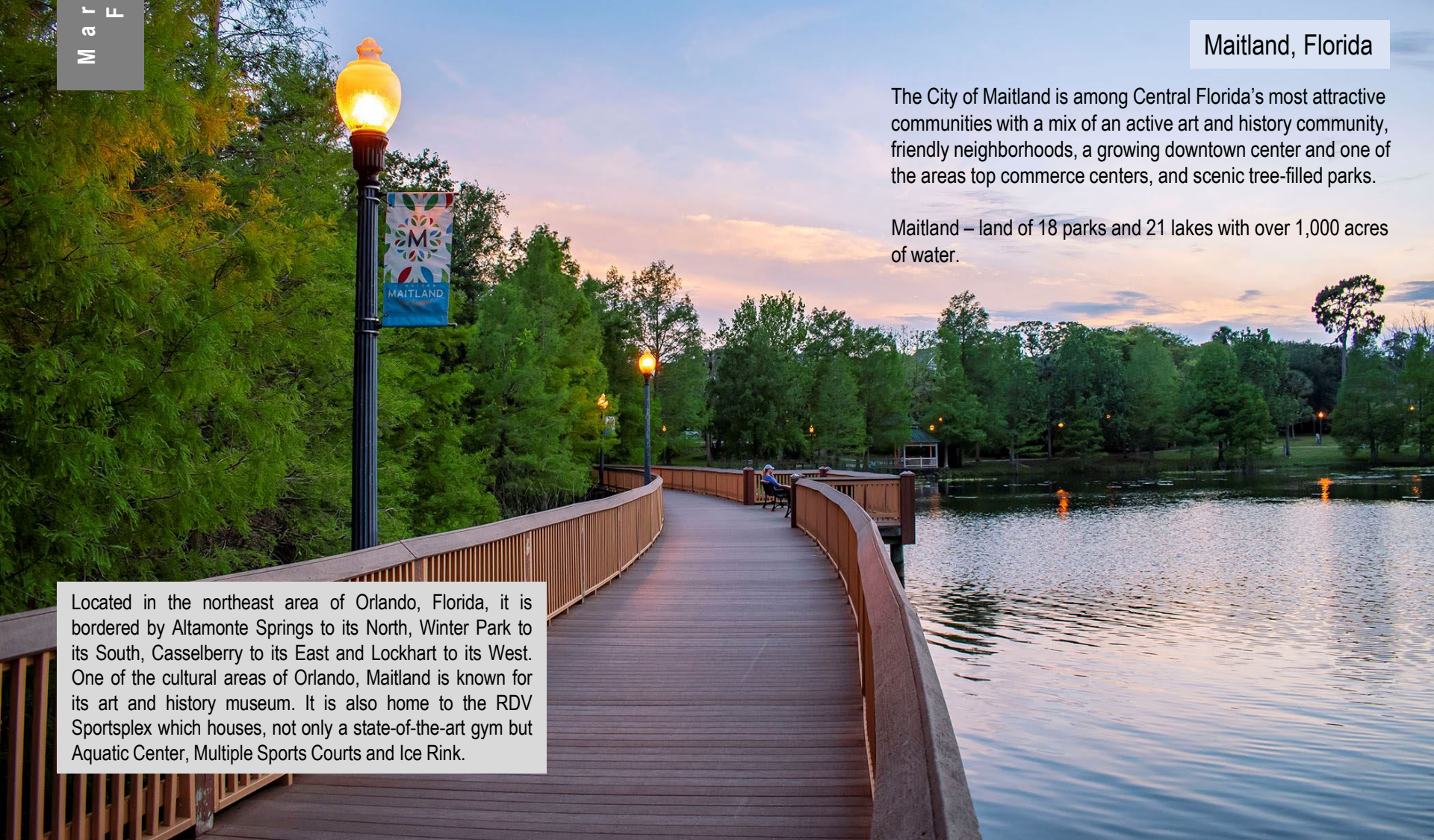
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Maitland, Florida

The City of Maitland is among Central Florida's most attractive communities with a mix of an active art and history community, friendly neighborhoods, a growing downtown center and one of the areas top commerce centers, and scenic tree-filled parks.

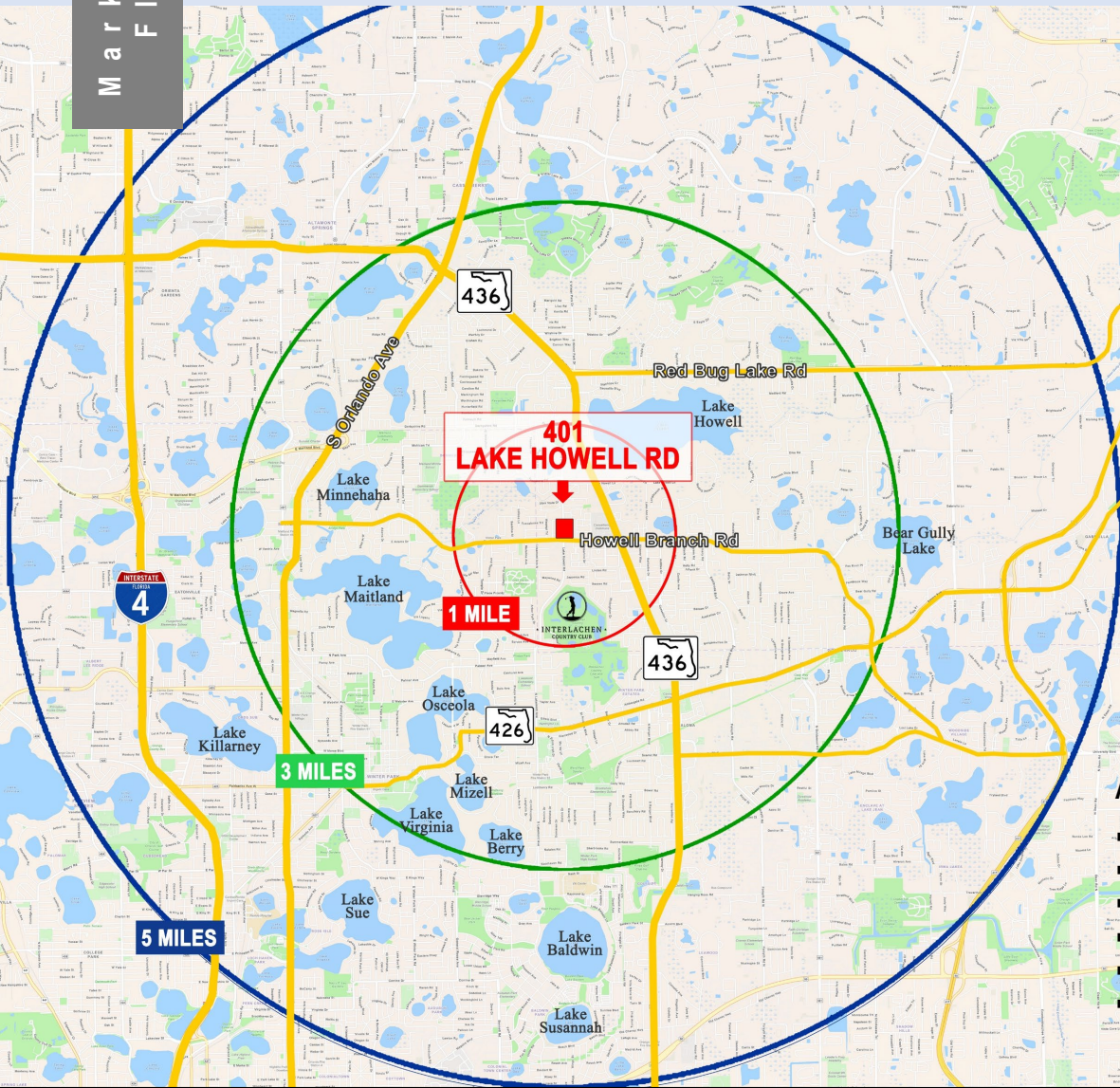
Maitland – land of 18 parks and 21 lakes with over 1,000 acres of water.



Located in the northeast area of Orlando, Florida, it is bordered by Altamonte Springs to its North, Winter Park to its South, Casselberry to its East and Lockhart to its West. One of the cultural areas of Orlando, Maitland is known for its art and history museum. It is also home to the RDV Sportsplex which houses, not only a state-of-the-art gym but Aquatic Center, Multiple Sports Courts and Ice Rink.

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Major Florida Metros Proximity to Maitland:

- Orlando – the closest major city. Its Central Business District is about 9 miles southeast of Maitland
- Tampa – approximately 85 miles southwest of Maitland.
- Jacksonville – 125 miles northeast.
- Miami – 250 miles southeast.
- Pensacola – 450 miles northwest.

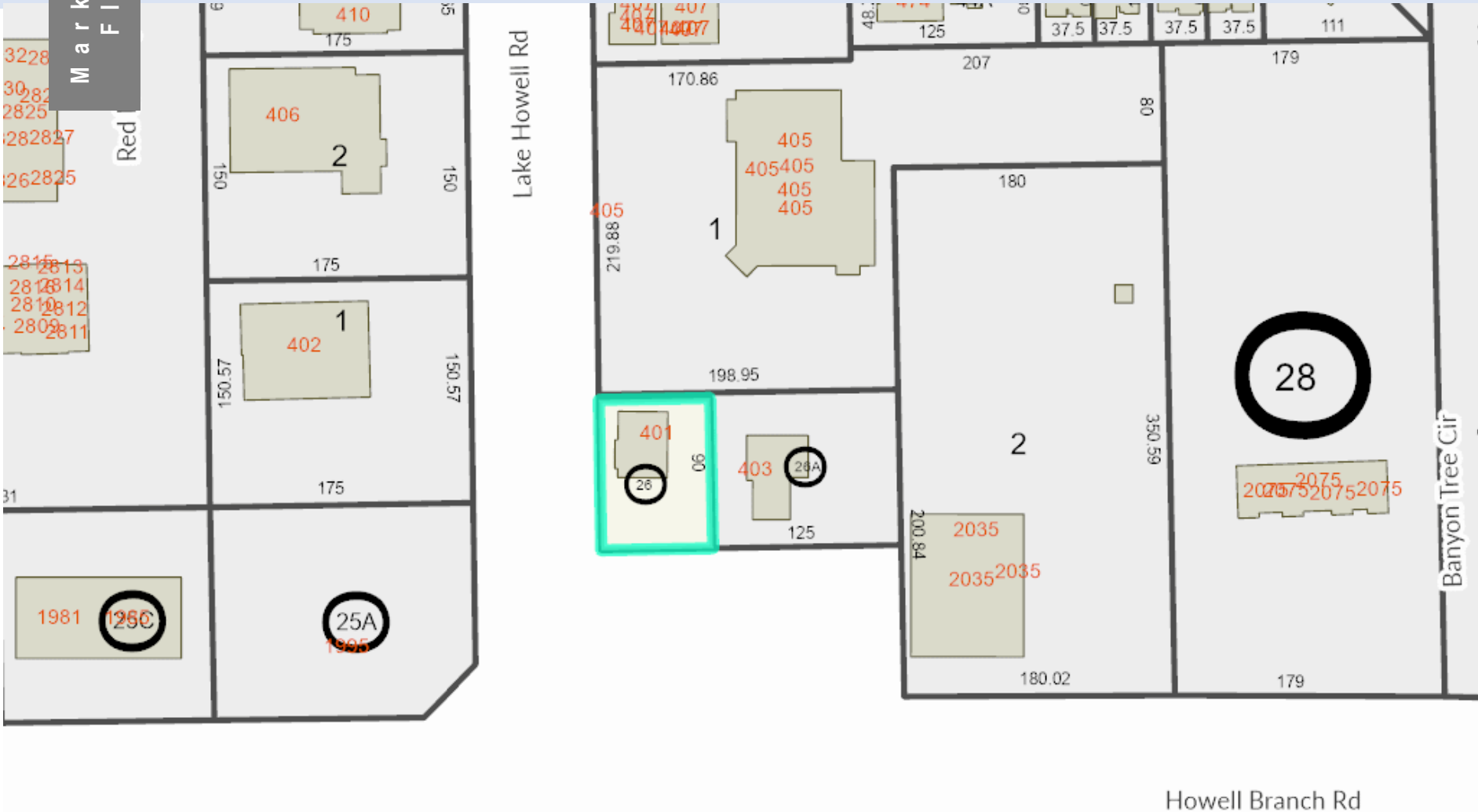
Attractions and Points of Interest:

- Walt Disney World – 25 miles
- Universal Studios – 19 miles
- Sea World – 24 miles
- Orlando Int'l Airport – 15 miles
- Kennedy Space Center – 54 miles
- Cocoa Beach – 61 miles

1 MILE	
	14,477
	\$101,617
	6,497
3 MILES	
	112,392
	\$99,912
	45,825
5 MILES	
	324,870
	\$105,665
	138,708

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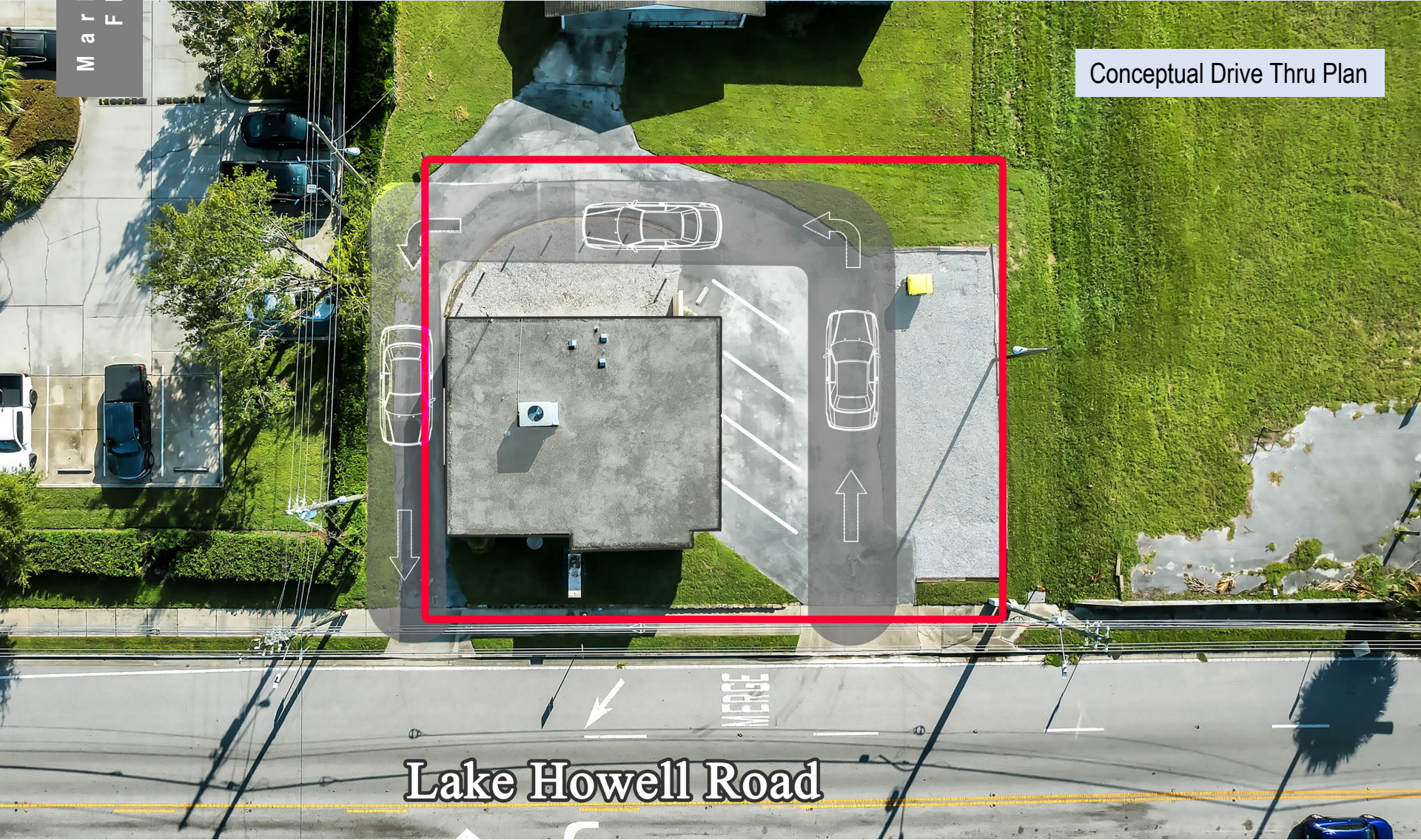
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Conceptual Drive Thru Plan



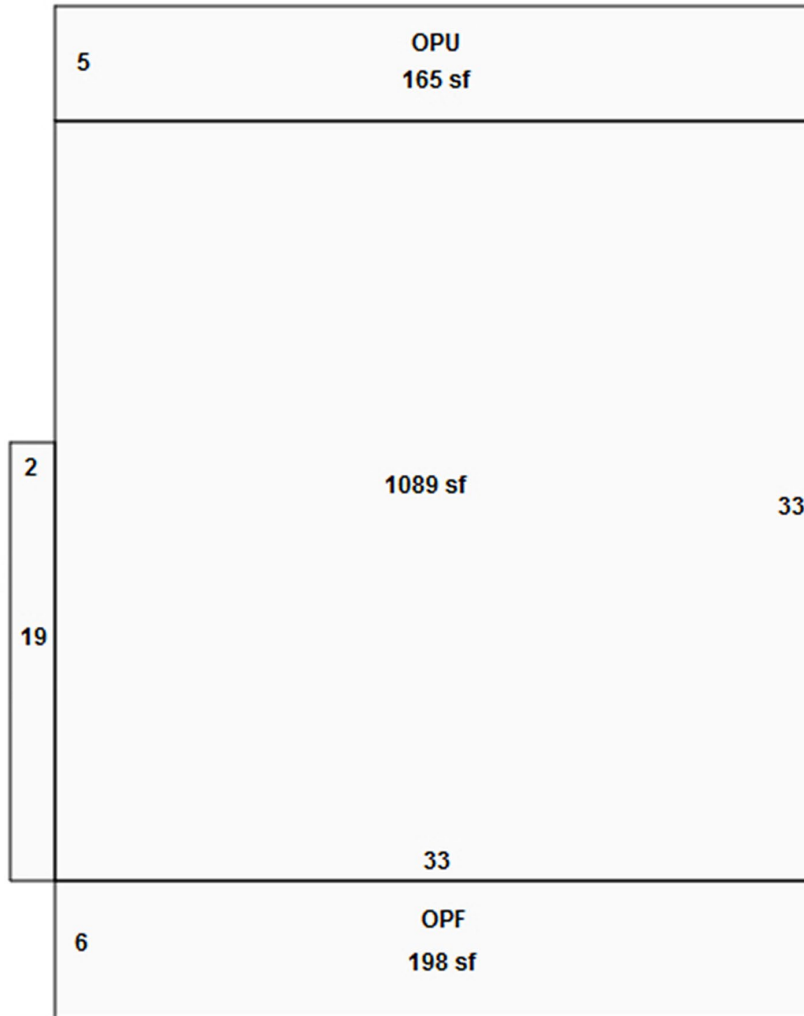
Lake Howell Road

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Building Sketch

Lake Howell Rd



Howell Branch Rd

For Leasing Information:

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