

MEDICAL/PROFESSIONAL OFFICE FOR LEASE

MAITLAND, FL 32751

670 N Orlando Ave



OFFERING SUMMARY

Lease Rate:	Neogitable
Available SF:	992 SF or 3,337 SF

PROPERTY OVERVIEW

Two move in ready medical/professional office condos are available for lease in the Maitland Exchange building.

Suite 1004B: 992 SF - Built Out as a Professional Office - Includes reception, 3 private offices, and a breakroom

Suite 1003: 3,337 SF - Built Out as a Medical Office - Includes an administrative office, check-in/check-out, 8 exam rooms, 2 procedure rooms, 2 bathrooms, a breakroom, a large waiting room, and a provider's office.

Both suites are available for sale. The Maitland Exchange plaza is surrounded by additional medical and professional office users. Great for growing practices seeking referrals! The property is not far from the Maitland Blvd/N Orlando Ave interchange providing easy access for patients from all over Orlando. The location is also less than 3 miles from Interstate 4 and less than 5 miles from AdventHealth Winter Park. Frontage on N Orlando Ave is also available.

PROPERTY HIGHLIGHTS

- Maitland Move In Ready Professional Office For Lease
- Located Within Maitland Exchange
- Frontage on N Orlando Ave (31,000 Annual Average Daily Traffic)
- 4/1,000 Parking
- Suites Also Available For Sale

PRESENTED BY
ASHLEY WALKER
407.430.3462
awalker@millenia-partners.com

OFFICE BUILDING
For Lease

INTERIOR PHOTOS

MAITLAND, FL 32751

670 N Orlando Ave Suite 1003



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INTERIOR PHOTOS

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EXTERIOR PHOTOS

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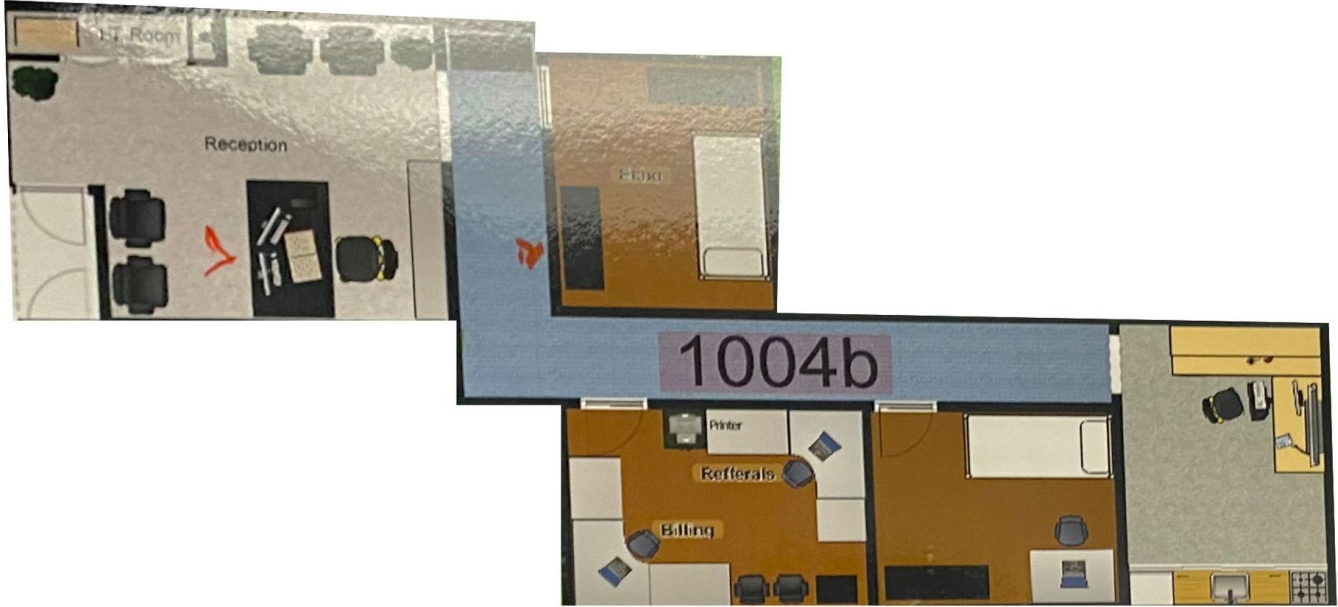
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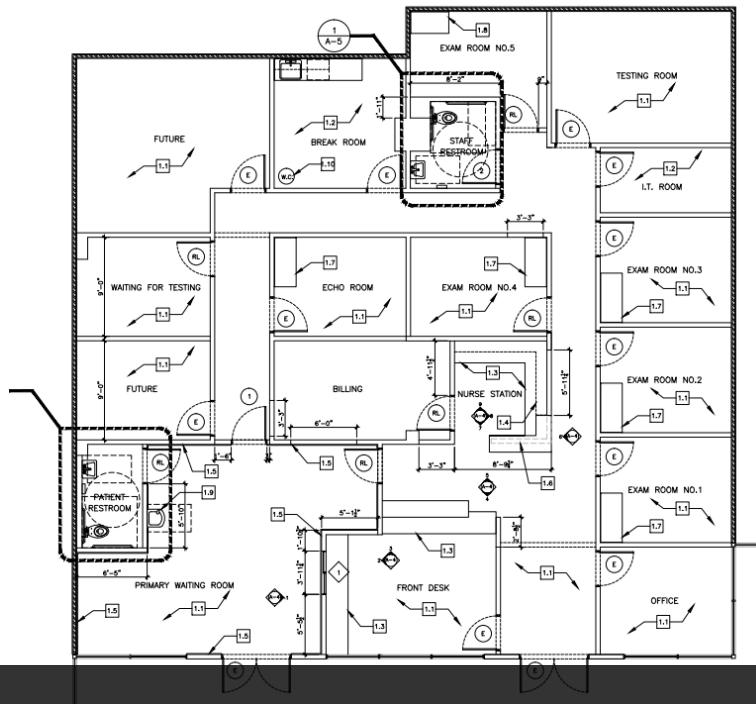
FLOOR PLANS

MAITLAND, FL 32751

670 N Orlando Ave



Suite 1004B



Suite 1003

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LOCATION MAP

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670 N Orlando Ave



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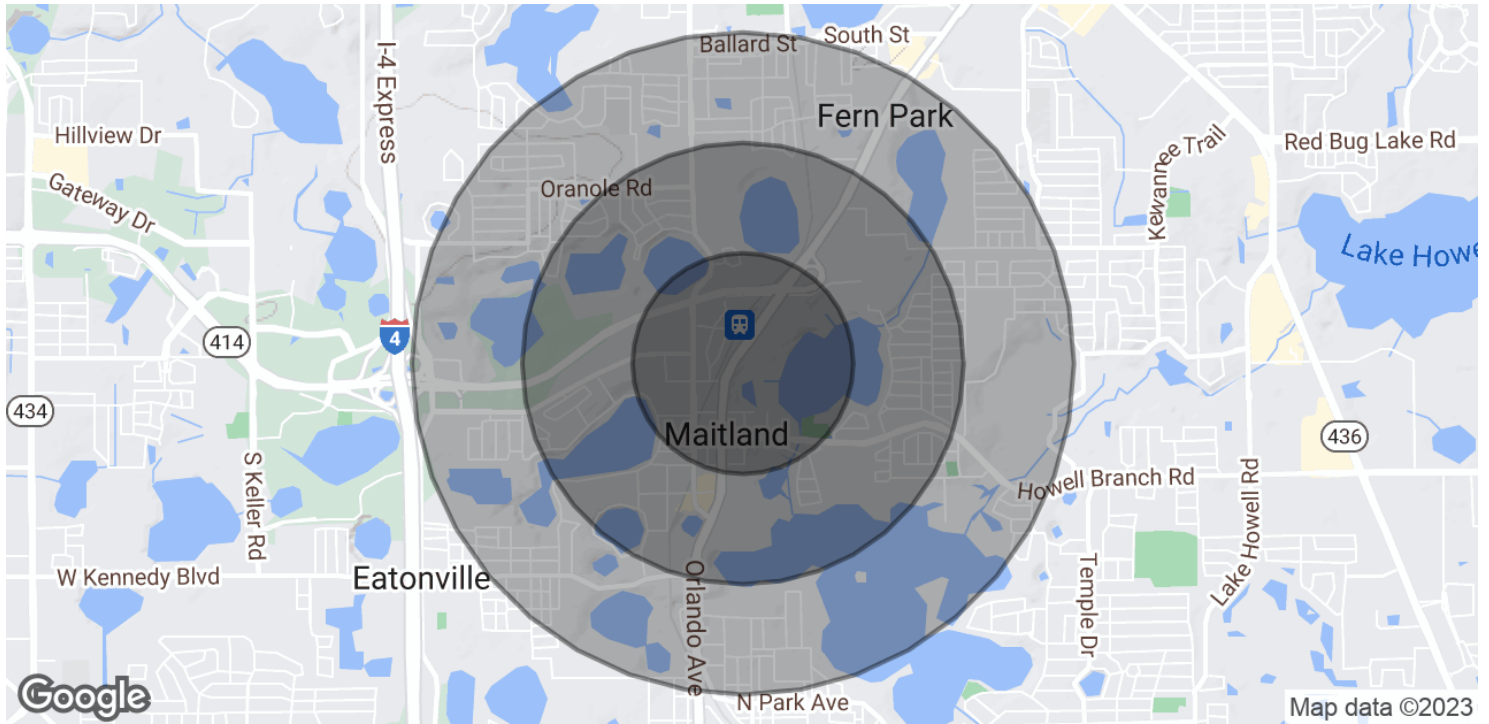
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DEMOGRAPHICS MAP & REPORT

MAITLAND, FL 32751

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POPULATION

0.5 MILES

1 MILE

1.5 MILES

Total Population	1,562	7,768	19,929
Average Age	44.8	44.7	43.2
Average Age (Male)	41.1	41.4	40.5
Average Age (Female)	47.3	48.2	46.7

HOUSEHOLDS & INCOME

0.5 MILES

1 MILE

1.5 MILES

Total Households	714	3,636	9,004
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$126,544	\$108,087	\$106,509
Average House Value	\$471,704	\$396,637	\$378,527

* Demographic data derived from 2020 ACS - US Census

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