

# FOR LEASE



PROFESSIONAL FREESTANDING  
TWO-STORY OFFICE BUILDING IN  
PRIME MAITLAND LOCATION AT A  
LIGHTED INTERSECTION

**111 S. Maitland Ave  
Maitland, Fl 32751  
FOR LEASE \$26 psf Gross**



**MELANIE  
KAYALEH**  
COMMERCIAL REAL ESTATE

PRESENTED BY:

**MELANIE KAYALEH**

DIRECTOR OF COMMERCIAL  
FLORIDIAN REAL ESTATE GROUP  
483 Montgomery Place Altamonte Springs, Fl 32714  
melanie@choicecommercialgroup.com  
407-782-1989

# PROPERTY SUMMARY

111 S. MAITLAND AVE. | FOR LEASE



## OFFERING SUMMARY

<b>Price:</b>	\$26 psf Gross
<b>Building Size:</b>	$\pm 15,160\text{SF}$
<b>Lot Size:</b>	0.44 AC
<b>Tenancy:</b>	Multi
<b>Parking:</b>	5 per 1000/SF
<b>Ideal Use:</b>	Law Firm, CPA, General Office, Therapists, Consultants



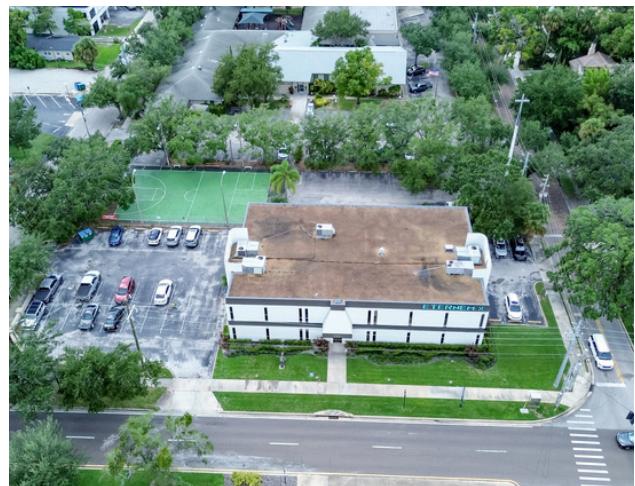
## PROPERTY OVERVIEW

### Discover 111 S. Maitland Ave. — A Premier Professional Office Opportunity in the Heart of Maitland

Positioned prominently at a lighted corner intersection, this distinguished two-story freestanding office building offers 15,160 square feet of thoughtfully designed space in one of Maitland's most desirable business districts. With its versatile layout and refined curb appeal, the property is ideally suited for law firms, accounting practices, financial advisors, and other professional users seeking a sophisticated and functional workplace.

The first floor welcomes visitors with dual lobby entrances, a comfortable seating area, and well-appointed common area restrooms. The second floor features a collection of private offices, along with access to a shared conference room and kitchen—available for an additional fee—providing added convenience and flexibility for growing teams.

Just steps from Maitland City Centre and minutes from I-4 and Maitland Boulevard, this location offers exceptional accessibility, walkable amenities, and a professional setting designed to elevate your business presence.



# PROPERTY SUMMARY

111 S. MAITLAND AVE. | FOR LEASE



## PROPERTY HIGHLIGHTS

- **Established Maitland Office Corridor**
- Ample Natural Light & Professional Curb Appeal
- Easy Access to I-4 & Maitland Blvd
- Turn Key Suites
- Options to grow

## BUILDING FEATURES

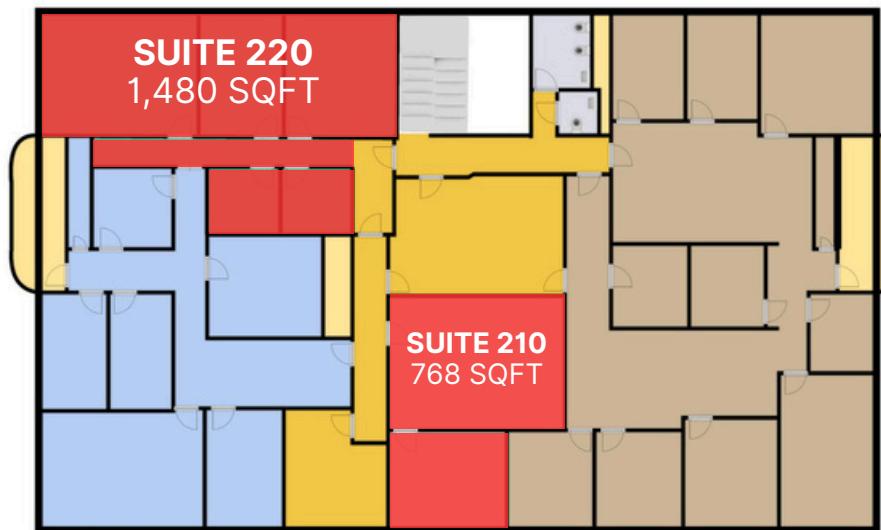
### First Floor

- 2 entrances
- Open and inviting lobby
- 2 Common Area Restrooms

### Second Floor

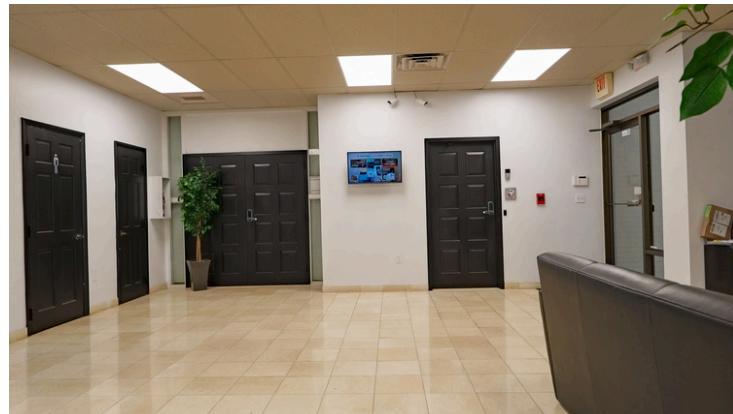
- **2 Office Suites available FOR LEASE**
- 2 Shared Restrooms
- Available shared kitchen (for fee)
- Available shared conference room (for fee)

**\*AVAILABLE SPACES ARE HIGHLIGHTED IN RED\*\***



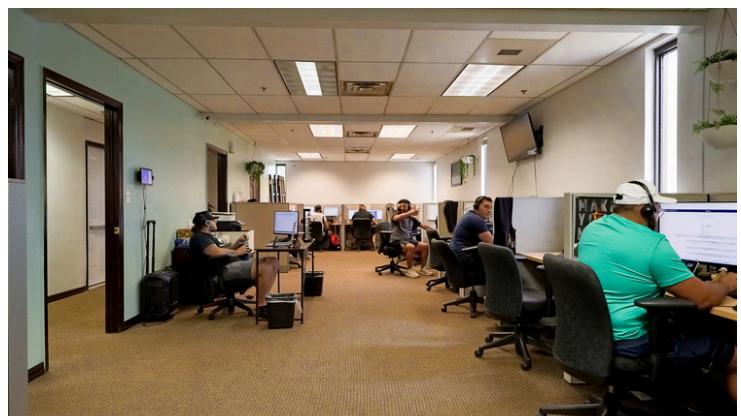
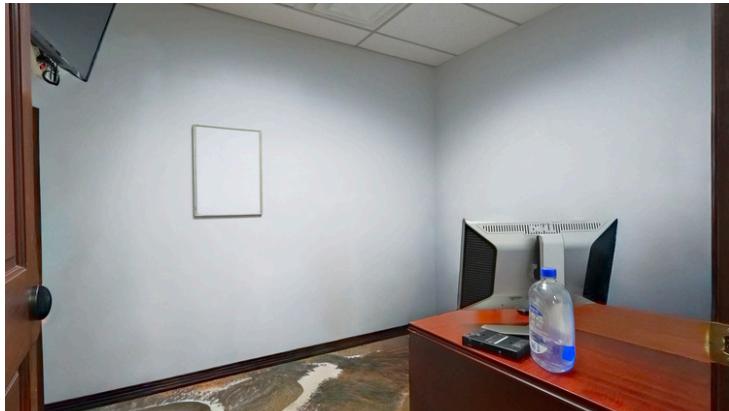
# PROPERTY PHOTOS

111 S. MAITLAND AVE | FOR LEASE



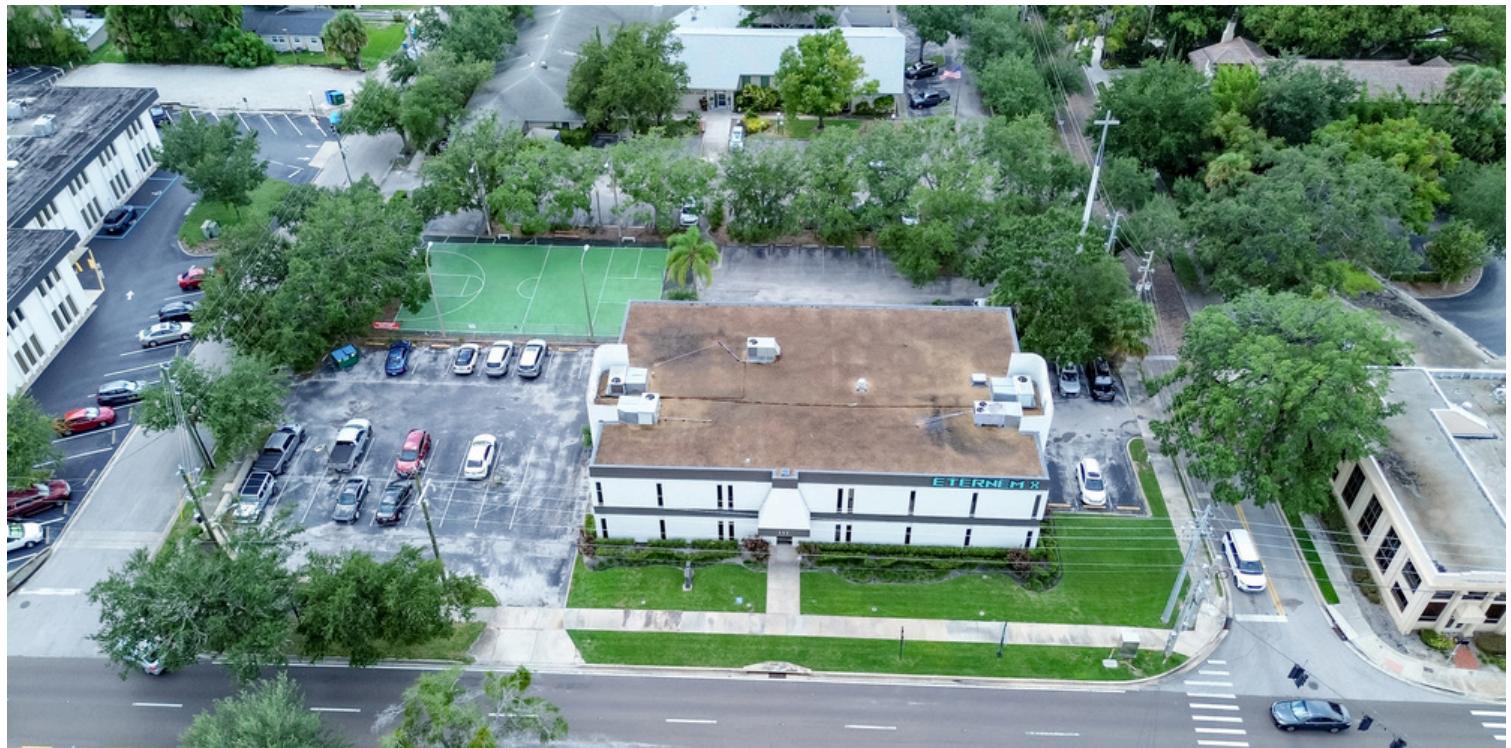
# PROPERTY PHOTOS

111 S. MAITLAND AVE | FOR LEASE



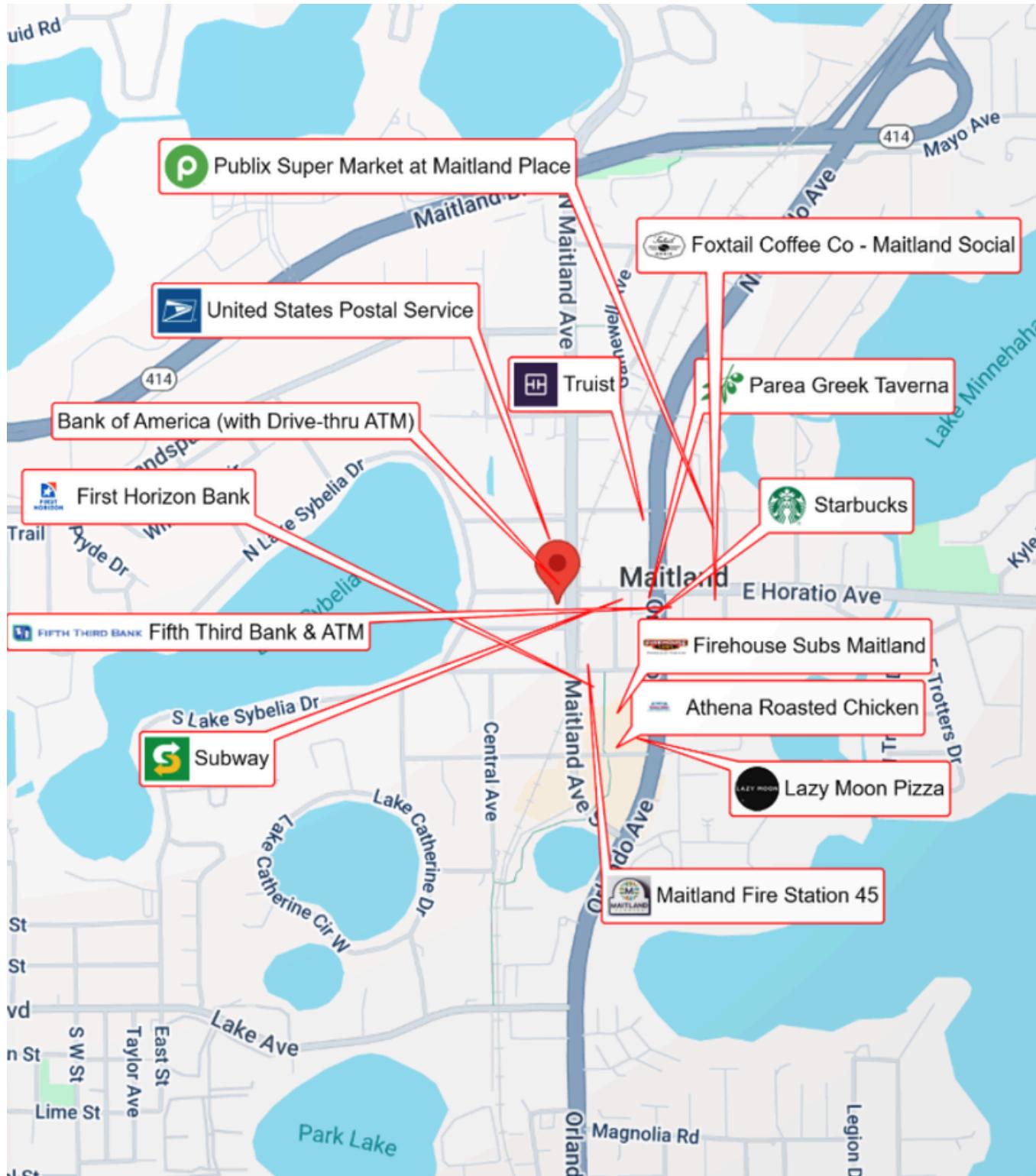
# PROPERTY PHOTOS

111 S. MAITLAND AVE | FOR LEASE



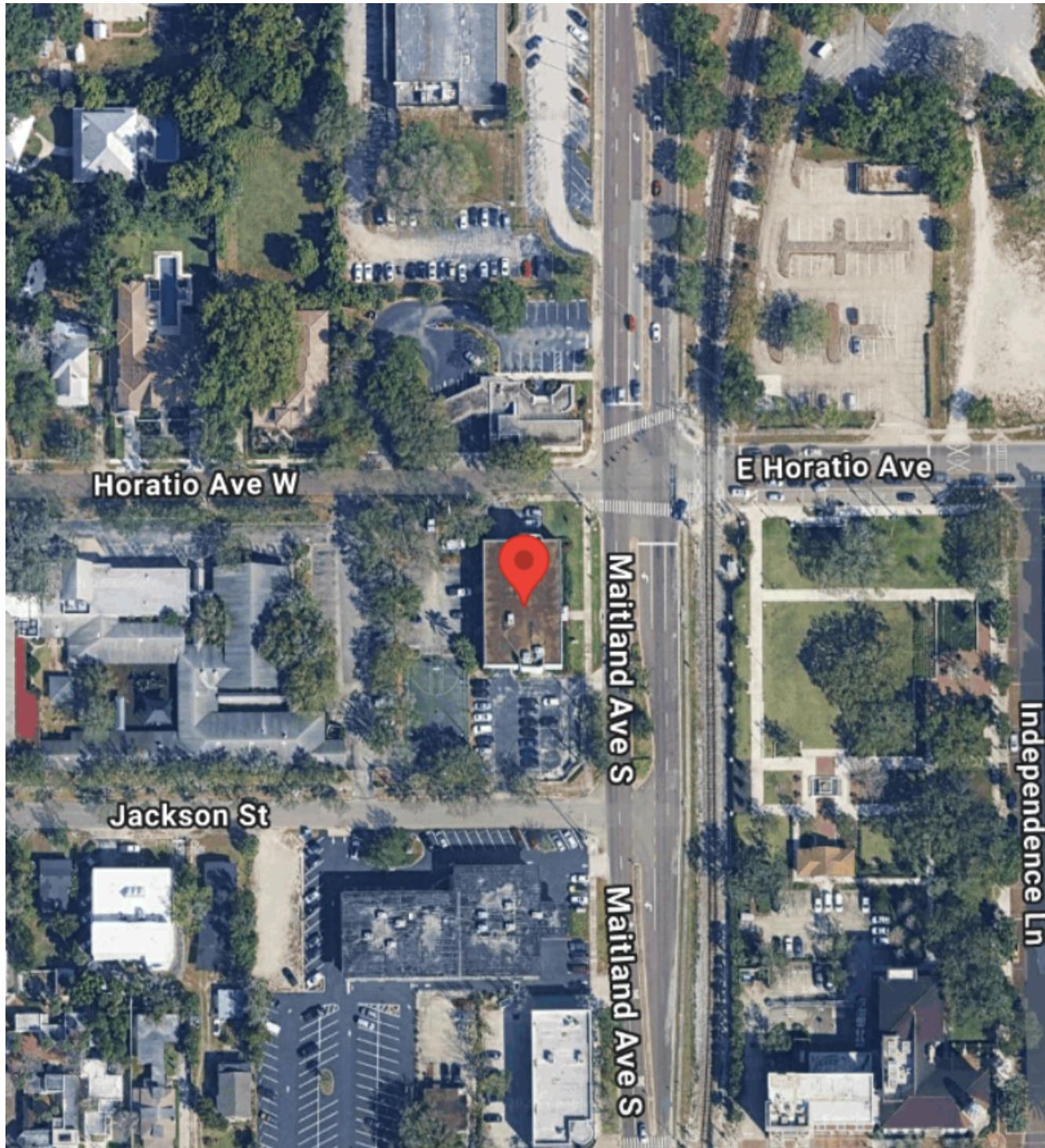
# BUSINESS MAPS

111 S. MAITLAND AVE | FOR LEASE



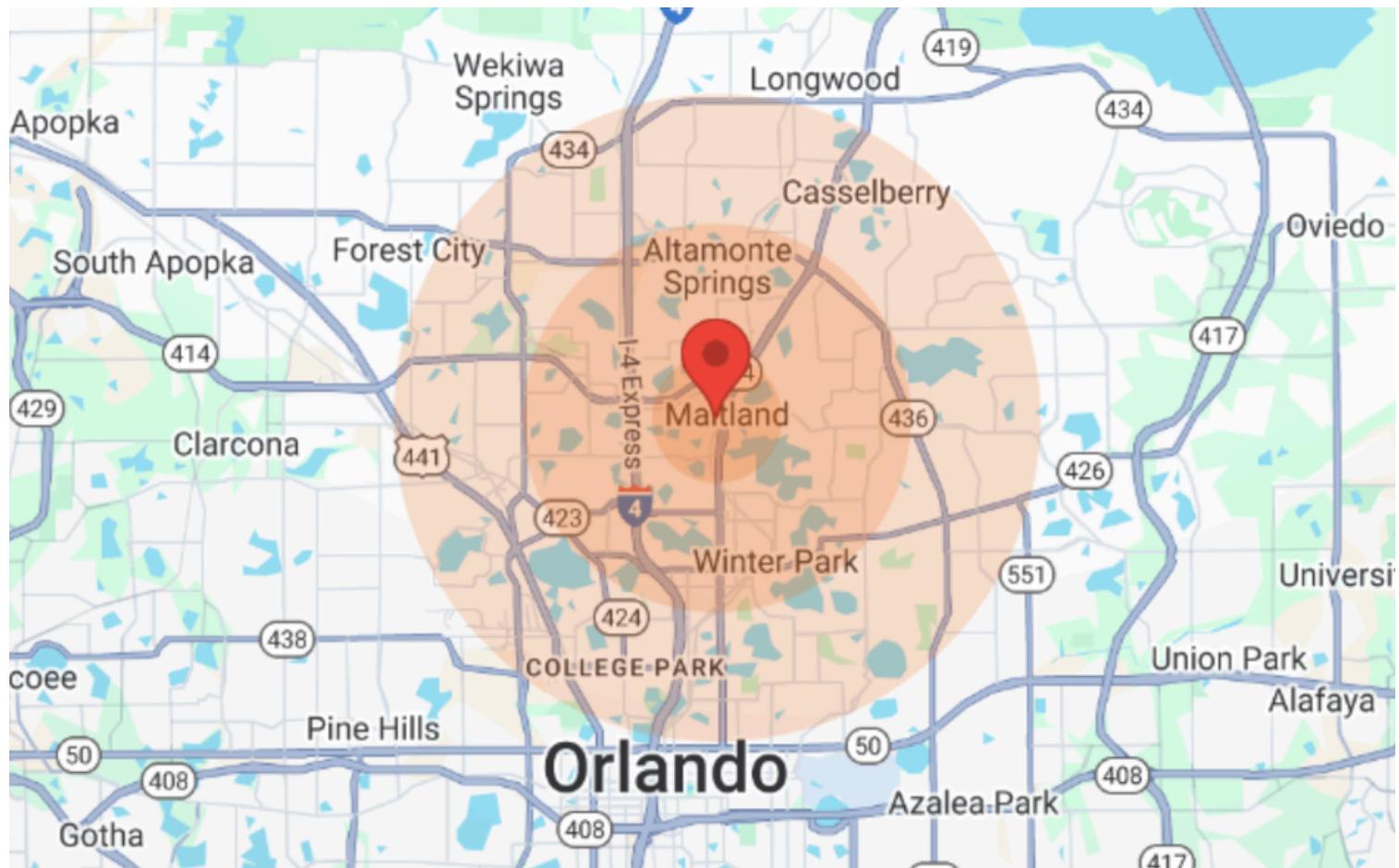
# AERIAL MAP

111 S. MAITLAND AVE | FOR LEASE



# DEMOGRAPHICS

111 S. MAITLAND AVE | FOR LEASE



Population	1 Mile	3 Miles	5 Miles
Male	3,571	38,895	118,348
Female	3,785	41,544	126,173
Total Population	7,356	80,439	244,521
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,216	12,841	40,226
Ages 15-24	977	9,272	27,699
Ages 25-54	2,516	32,272	100,542
Ages 55-64	1,053	10,641	31,584
Ages 65+	1,594	15,413	44,470
Race	1 Mile	3 Miles	5 Miles
White	6,426	63,390	192,221
Black	706	11,618	32,996
Am In/AK Nat	1	6	67
Hawaiian	N/A	1	3
Hispanic	521	11,518	40,302
Multi-Racial	328	8,580	29,126

Income	1 Mile	3 Miles	5 Miles
Median	\$117,120	\$53,029	\$56,498
< \$15,000	236	3,899	11,470
\$15,000-\$24,999	232	3,647	11,090
\$25,000-\$34,999	362	4,422	12,862
\$35,000-\$49,999	264	5,009	16,224
\$50,000-\$74,999	402	6,082	20,462
\$75,000-\$99,999	292	3,749	12,797
\$100,000-\$149,999	616	4,240	12,135
\$150,000-\$199,999	195	1,480	4,189
> \$200,000	486	2,219	5,142

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,061	42,473	126,130
Occupied	3,242	36,987	111,730
Owner Occupied	2,406	21,385	62,609
Renter Occupied	836	15,602	49,121
Vacant	819	5,486	14,400

# DISCLAIMER

111 S. MAITLAND AVE | FOR LEASE



All materials and information received or derived from Floridian Real Estate Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Floridian Real Estate Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Floridian Real Estate Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Floridian Real Estate Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Floridian Real Estate Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Floridian Real Estate Group in compliance with all applicable fair housing and equal opportunity laws.

## FLORIDIAN REAL ESTATE GROUP

483 Montgomery Place  
Altamonte Springs, FL 32714

## PRESENTED BY:

### MELANIE RASKIN KAYALEH

O: (407) 782-1989 C: (407) 782-1989  
melanie@choicecommercialgroup.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.