

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



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

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OFFERING SUMMARY

Price:	\$26 psf Gross
Building Size:	±15,160SF
Lot Size:	0.44 AC
Tenancy:	Multi
Parking:	5 per 1000/SF
Ideal Use:	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.



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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

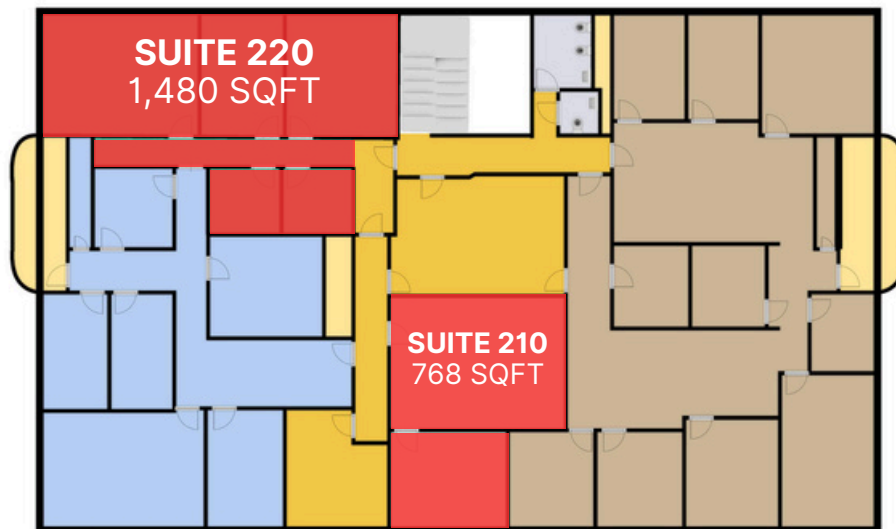
First Floor

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

Second Floor

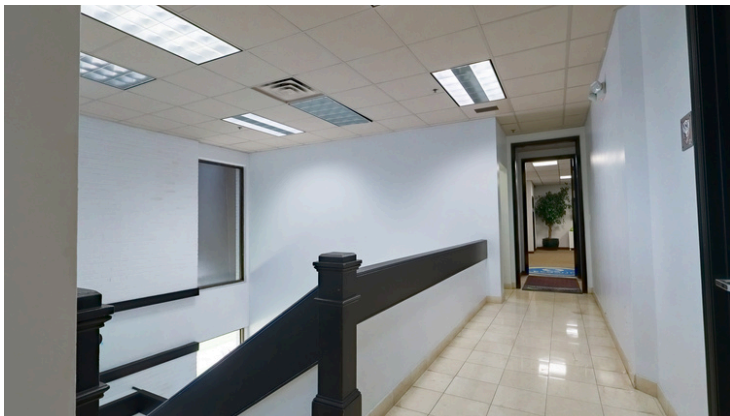
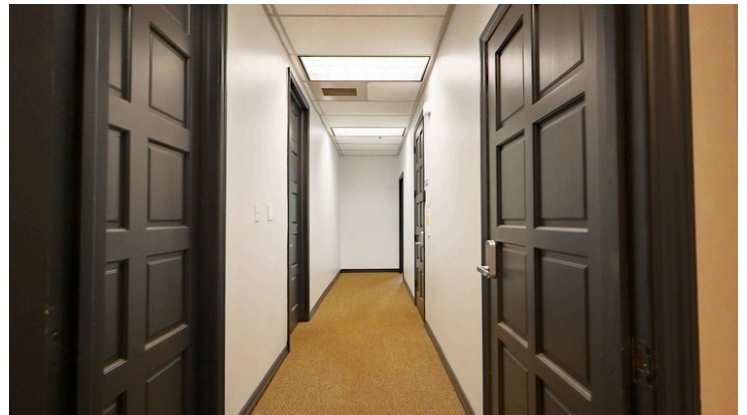
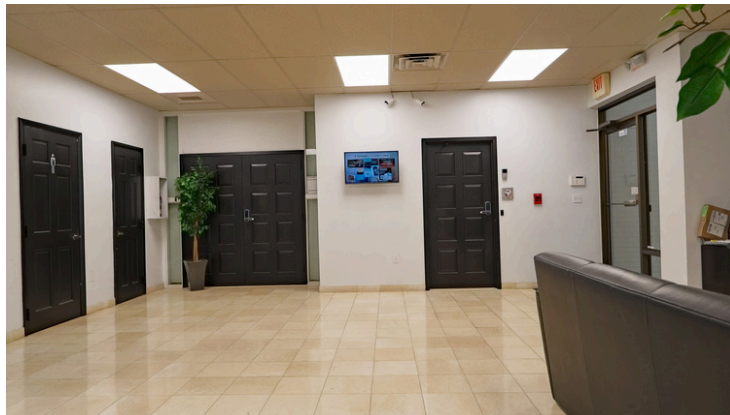
- **2 Office Suites available FOR LEASE**
- 2 Shared Restrooms
- Available shared kitchen (for fee)
- Available shared conference room (for fee)

AVAILABLE SPACES ARE HIGHLIGHTED IN RED*



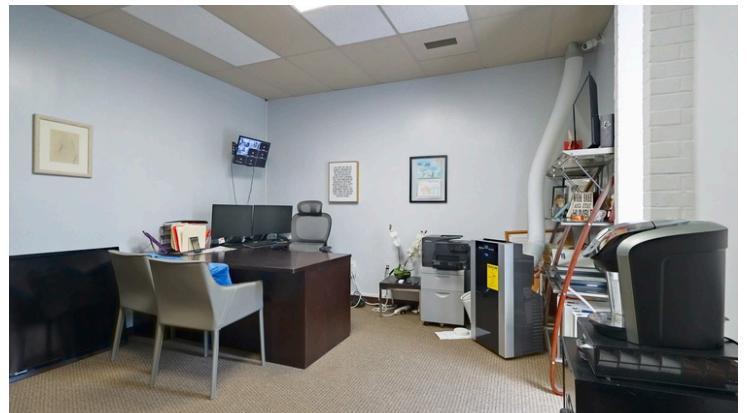
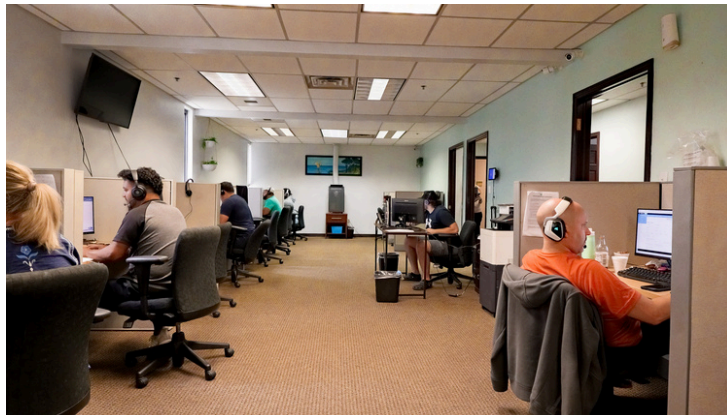
PROPERTY PHOTOS

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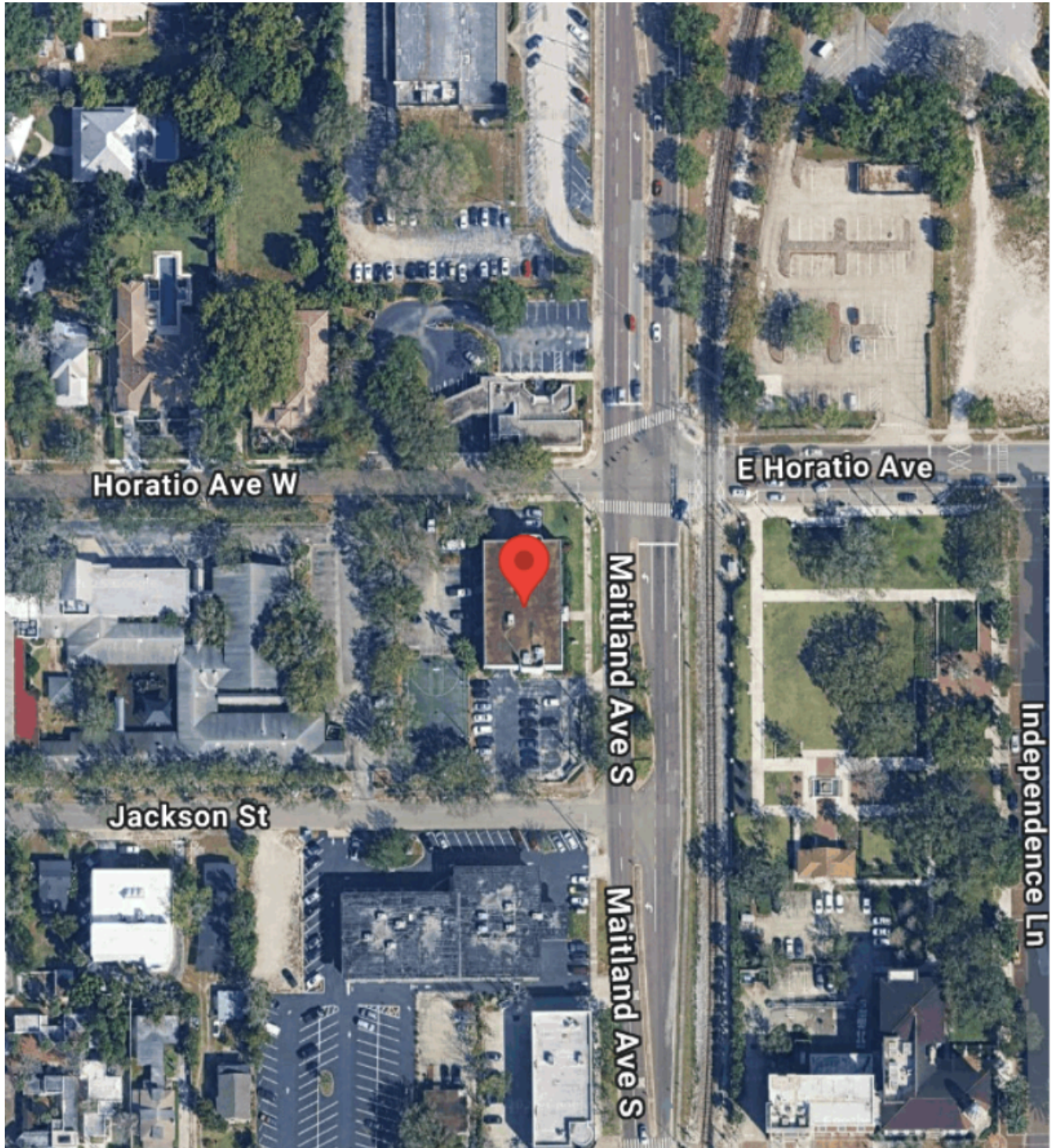
BUSINESS MAPS

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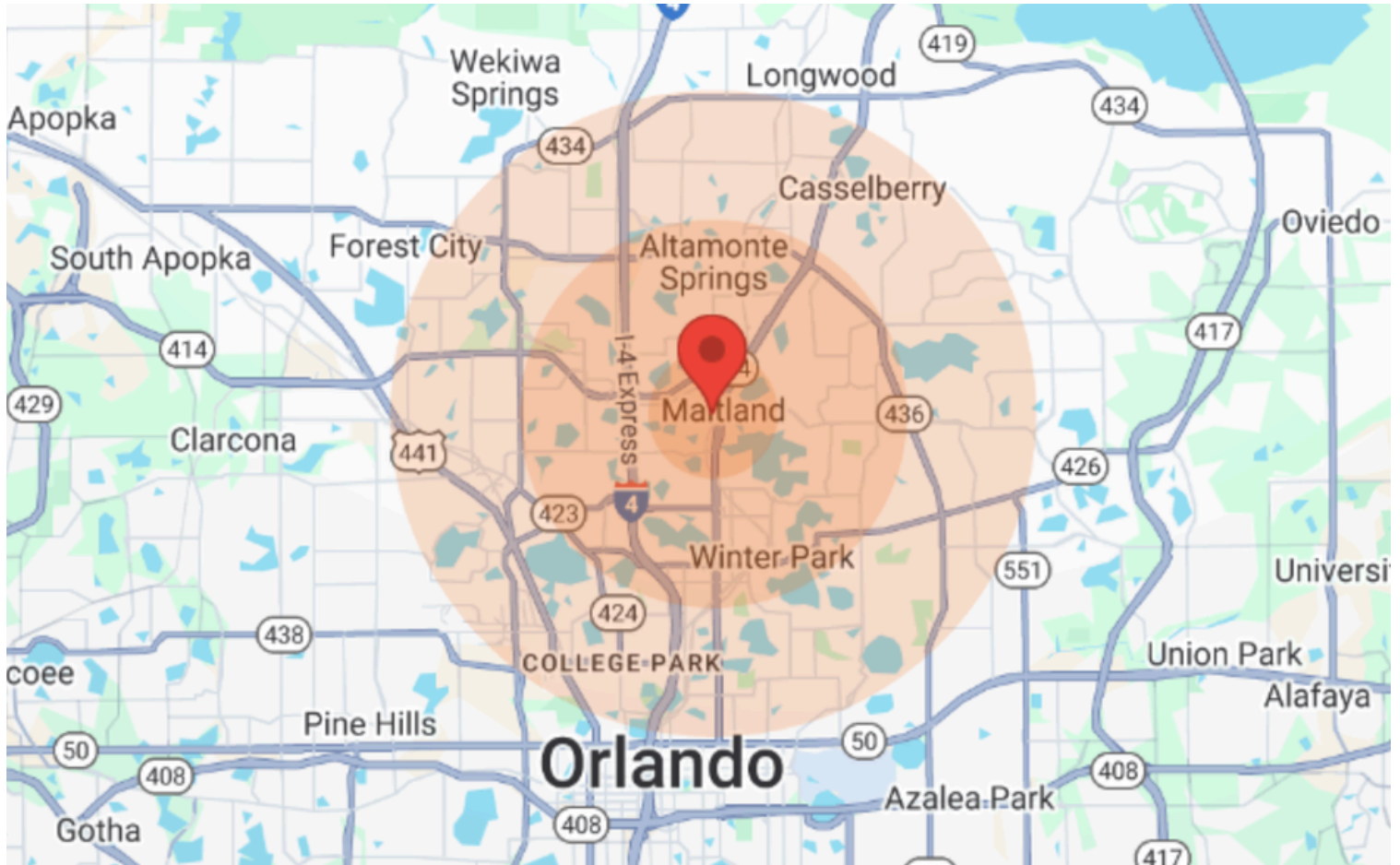
AERIAL MAP

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DEMOGRAPHICS

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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

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MELANIE RASKIN KAYALEH

O: (407) 782-1989 C: (407) 782-1989
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