

OFFICE BUILDING FOR SALE

260 Maitland Avenue, Altamonte Springs, FL 32701

BROOKE GRAHL-QUTTAINAH, CCIM

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PROPERTY HIGHLIGHTS

- Perfect opportunity for owner-user
- Rare opportunity: existing month-to-month and annual income provides the owner with options to offset expenses by keeping the revenue or leasing the spaces themselves.
- Zoning allows for both Professional Office and Medical Uses
- HVAC system is only 3 years old
- Parking Lot recently re-striped
- Kitchen and restrooms renovated in 2019
- Ample parking & overflow parking
- Less than one mile from Advent Health Altamonte Springs Campus
- Less than two miles from I-4

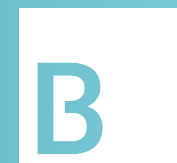
OFFERING SUMMARY

| | |
|----------------|-------------|
| Sale Price: | \$2,200,000 |
| Lot Size: | 1.01 Acres |
| Building Size: | 7,320 SF |
| Year Built: | 1990 |
| Zoning: | PUD-MO |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|-----------|
| Total Households | 5,571 | 40,294 | 104,768 |
| Total Population | 11,353 | 92,848 | 252,159 |
| Average HH Income | \$82,887 | \$99,052 | \$102,616 |

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PROPERTY DESCRIPTION

260 Maitland Avenue presents an exceptional opportunity in Altamonte Springs' thriving medical and office corridor. This two-story, 7,320 SF professional office building is ideally situated just half a mile from AdventHealth Lakeview Plaza campus, offering prime access to one of Central Florida's most active healthcare and business hubs. Flexible PUD-MO zoning accommodates professional, medical, and mixed-use tenants, while generous on-site parking with overflow capacity ensures convenience for staff and clients. Current interior layout includes 4 restrooms, a conference room, 19 individual offices, a break room, plus plenty of storage space and open areas. Recent improvements include a 3-year-old HVAC system and freshly re-striped parking lot, with an existing elevator shaft ready for future installation if needed. This is an ideal property for an owner-user seeking a move-in ready headquarters. The property includes 4 parcels and is a part of the Lakeside Place Subdivision.

LOCATION DESCRIPTION

260 Maitland Avenue is ideally located in the heart of Altamonte Springs, one of the most established and active commercial submarkets in the Orlando MSA. The property is positioned just minutes from the area's primary retail and activity corridor, including Altamonte Mall, Uptown Altamonte, and the surrounding Crane's Roost Park district, which serves as a major hub for shopping, dining, events, and entertainment. The property is less than one mile from AdventHealth Lakeview Plaza, a major regional healthcare provider that drives significant daytime population and demand for medical and professional services in the area. It's ideally located less than two miles from I-4.

PARKING DESCRIPTION

Ample parking available with 18 spaces, including 2 accessible parking spaces. (2.45 per 1,000). There is an additional overflow parking lot located on the +/- .21 acre lot adjacent to the building as well as street parallel parking along Lake Crest Cove.

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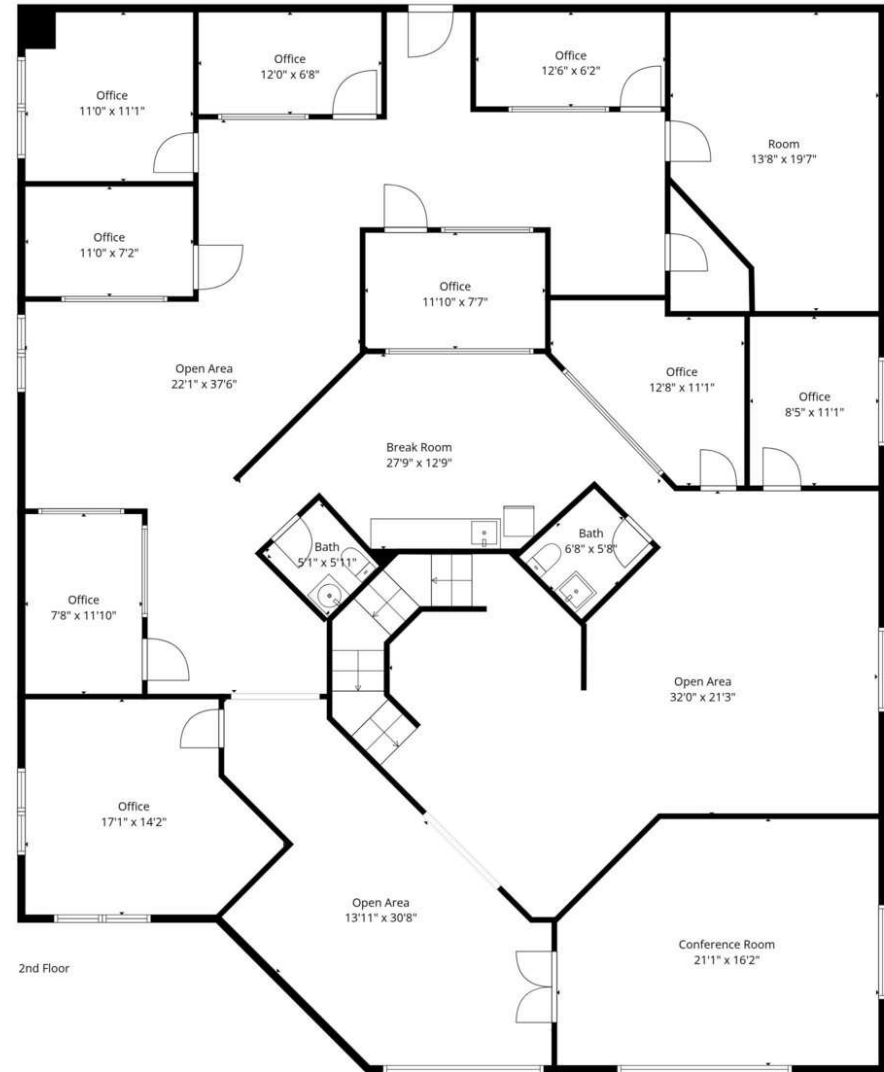
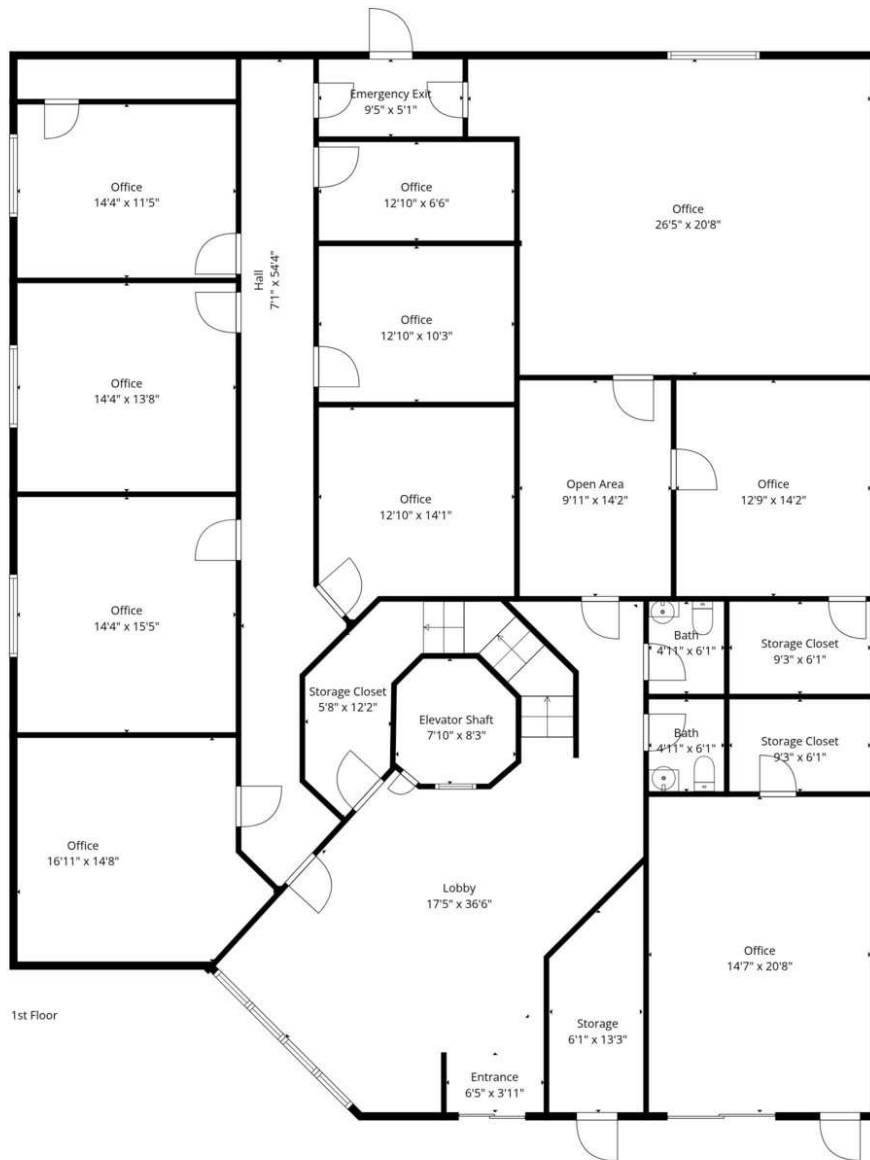




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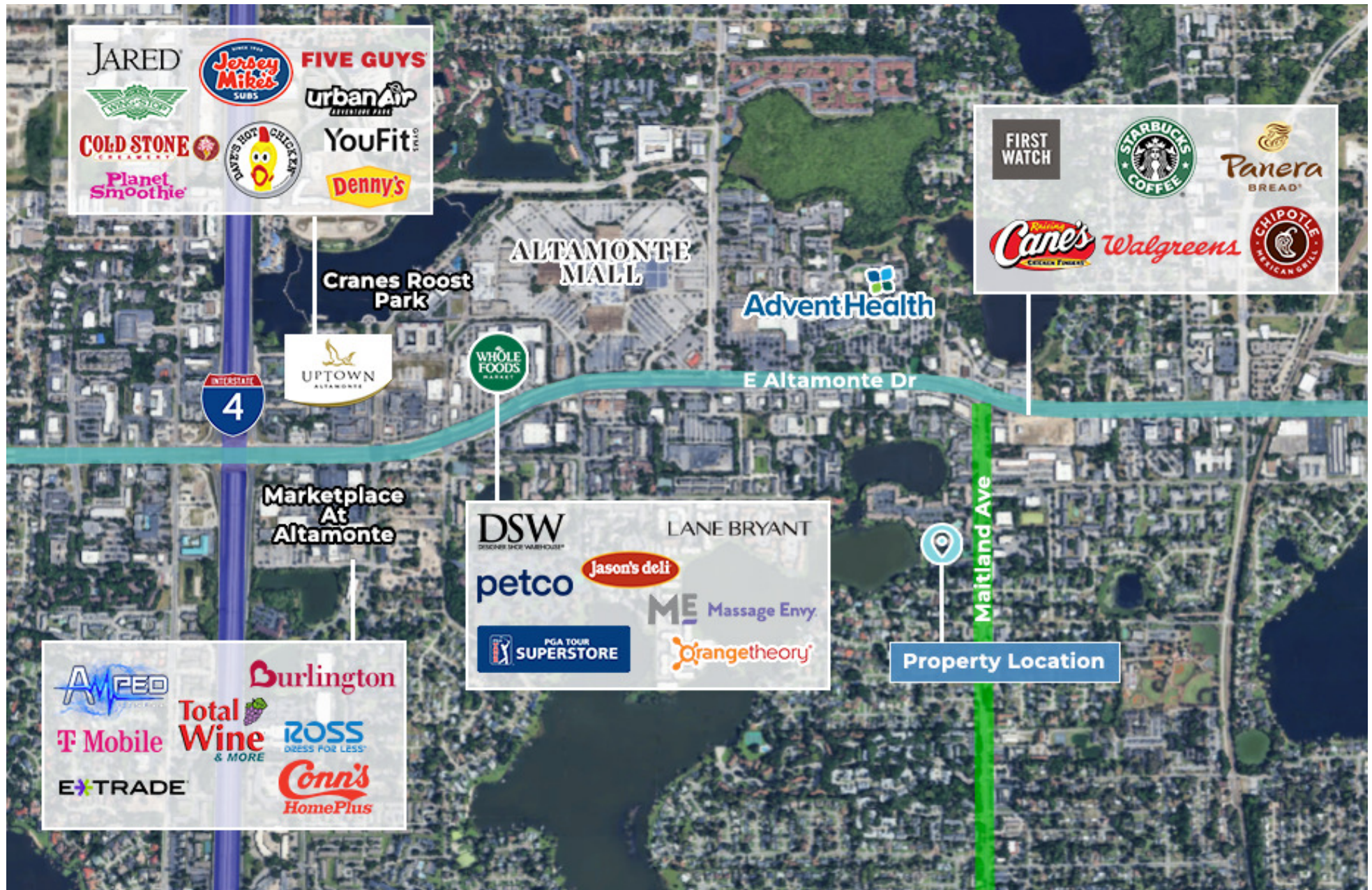
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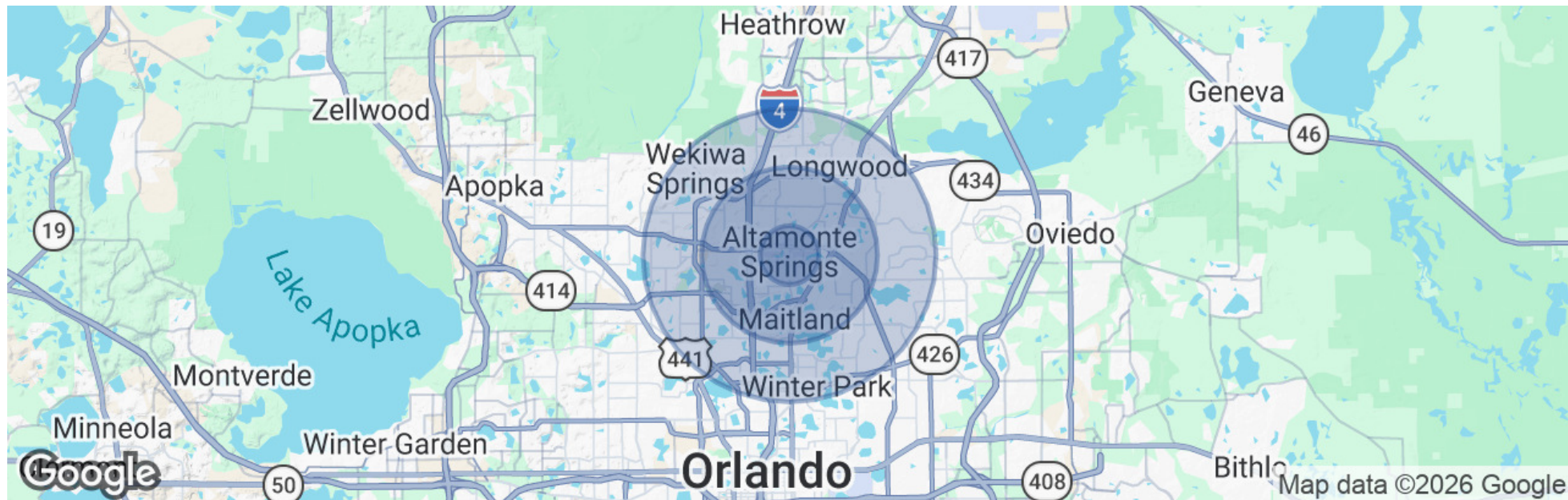




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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 11,353 | 92,848 | 252,159 |
| Average Age | 42.4 | 40.2 | 40.2 |
| Average Age (Male) | 40.3 | 39.4 | 39.0 |
| Average Age (Female) | 44.1 | 41.5 | 41.1 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 5,571 | 40,294 | 104,768 |
| # of Persons per HH | 2.0 | 2.3 | 2.4 |
| Average HH Income | \$82,887 | \$99,052 | \$102,616 |
| Average House Value | \$228,230 | \$343,547 | \$389,570 |

2023 American Community Survey (ACS)

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