

**FOR SALE**  
**FORMER BANK/RETAIL BUILDING**  
**450 S ORLANDO AVE. MAITLAND, FL 32751**



Freestanding Building located in Maitland, Florida. Maitland is a suburban city in Orange County, and part of the Greater Orlando area. It is approximately eight miles north of downtown Orlando. Affluent suburban community and strong demographics. There are several condominium and apartment complexes within a half-mile of the subject property including the Q at Maitland, The Village at Lake Lily (250+ units) and Lake Maitland Terrace Condos (181 units).

- Move-in ready Now
- 3 Bank Teller Lines. Parking: 47 Spaces
- Dense Retail and Residential Corridor / Surrounding Retailers Include: Publix, Starbucks, McDonald's, Walgreens, Chase, PNC, Bank of America
- Easy access to 17/92, Maitland Blvd, I-4 and close to Maitland SunRail Station
- Excellent visible location | S Orlando Ave with 47,000+ AADT

**PROPERTY HIGHLIGHTS**

**LOT SIZE:**  
1.03 AC

**BUILDING SIZE:**  
3,851 SF

**ADDRESS:**  
450 S Orlando Ave  
Maitland, FL 32751

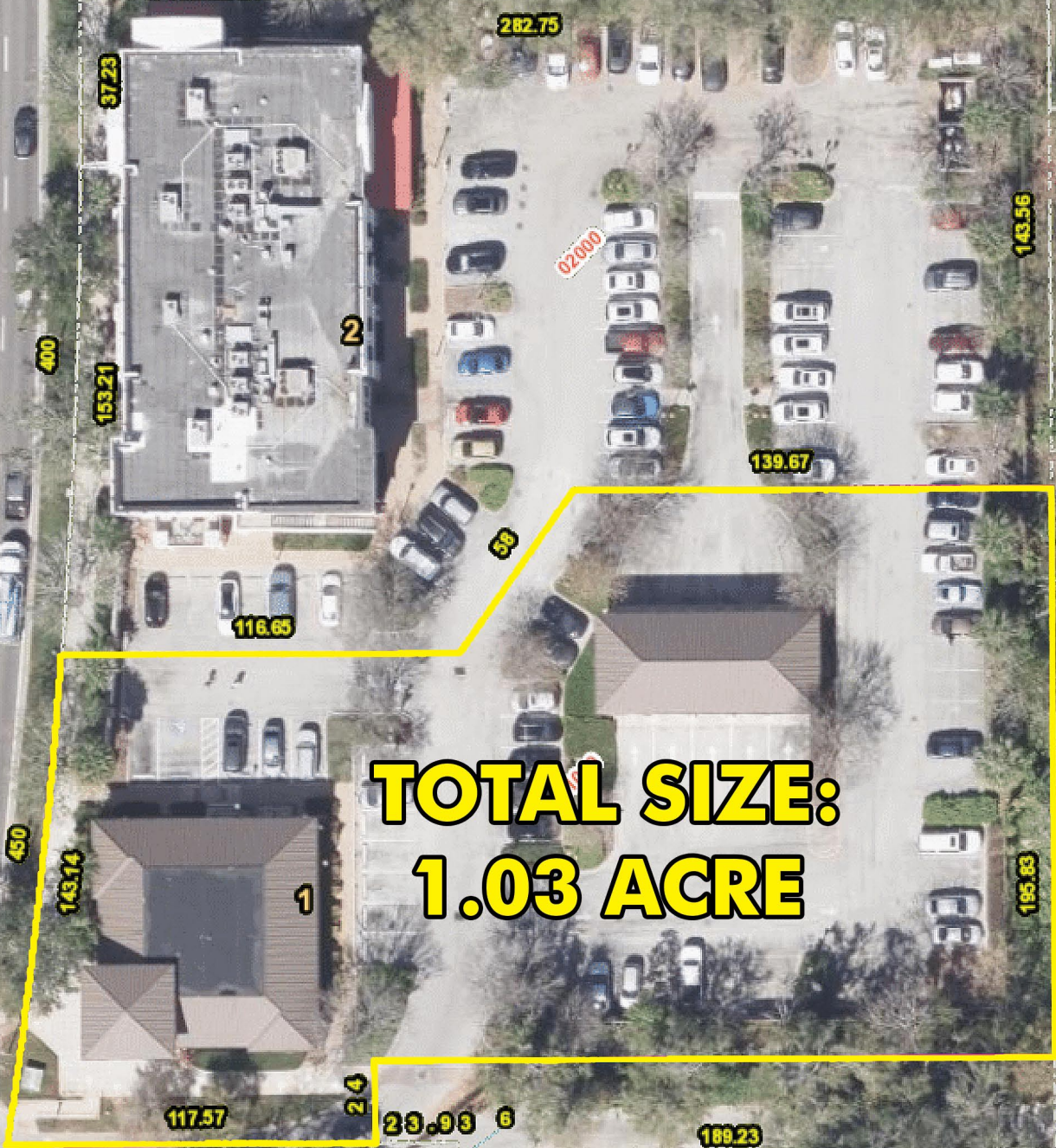
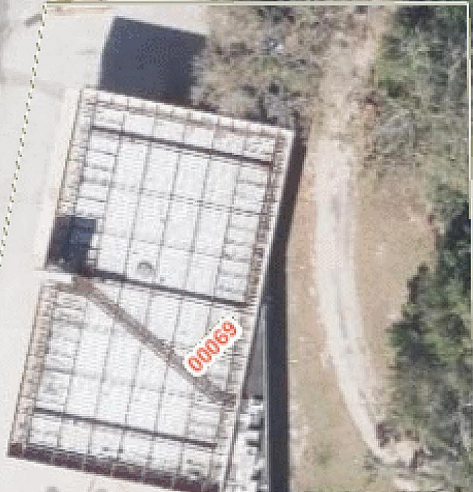
**COUNTY:**  
Orange

**PRICE:**  
\$2,975,000

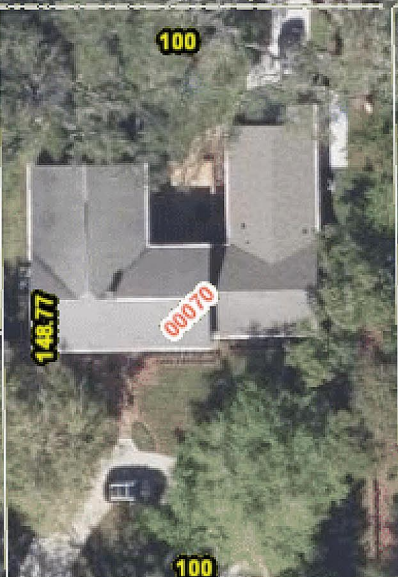
S Orlando Ave

47

500



**TOTAL SIZE:  
1.03 ACRE**



282.75

37.23

400

153.21

2

02000

143.56

99.17

100

139.67

58

116.65

175.84

450

143.14

1

195.83

23.93 6

117.57

24

189.23

100

100

500

81.88

00072

81.88

100

520

71.89

00062

71.89

148.77

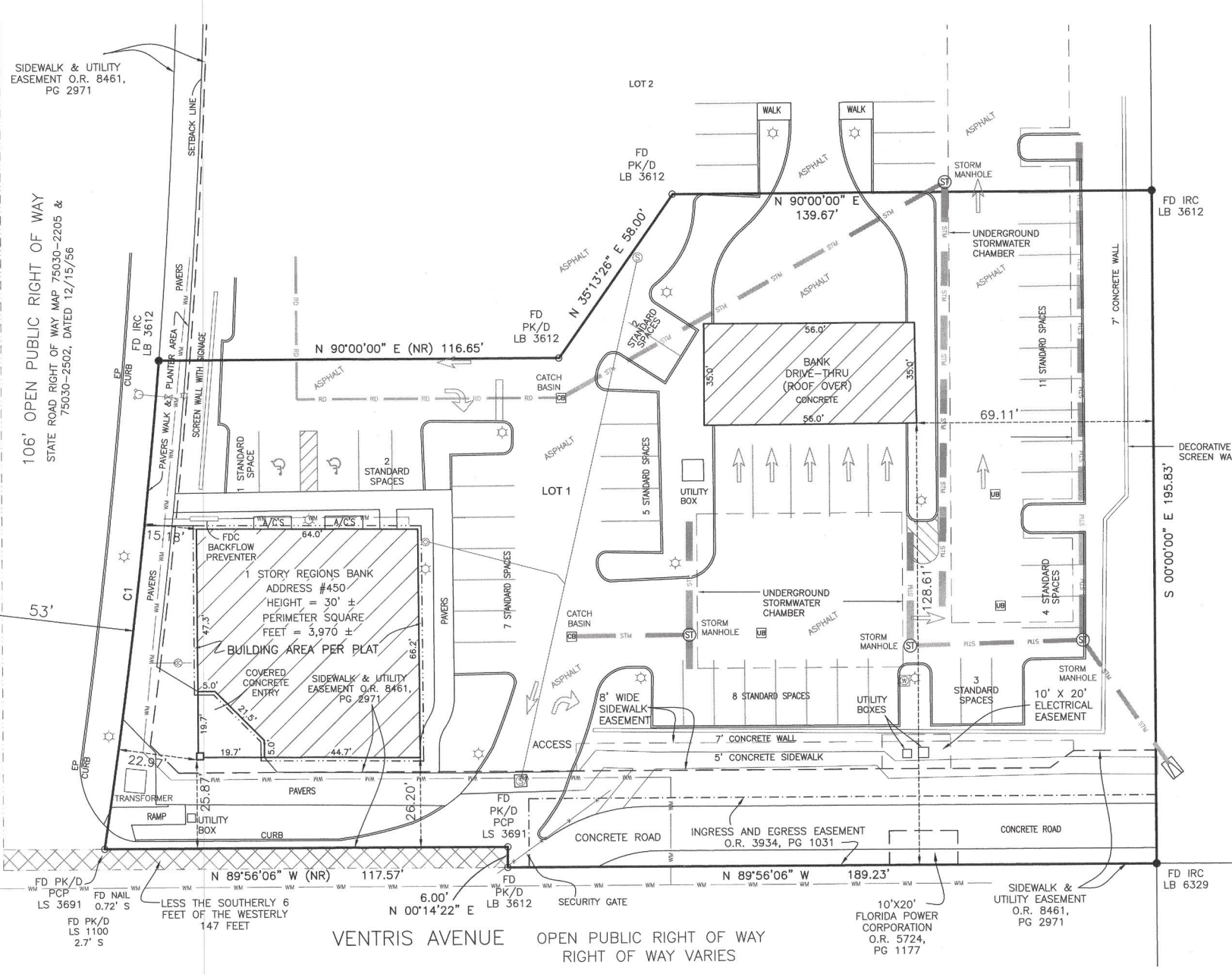
00070

100



SIDEWALK & UTILITY EASEMENT O.R. 8461, PG 2971

106' OPEN PUBLIC RIGHT OF WAY  
STATE ROAD RIGHT OF WAY MAP 75030-2205 & 75030-2502, DATED 12/15/56



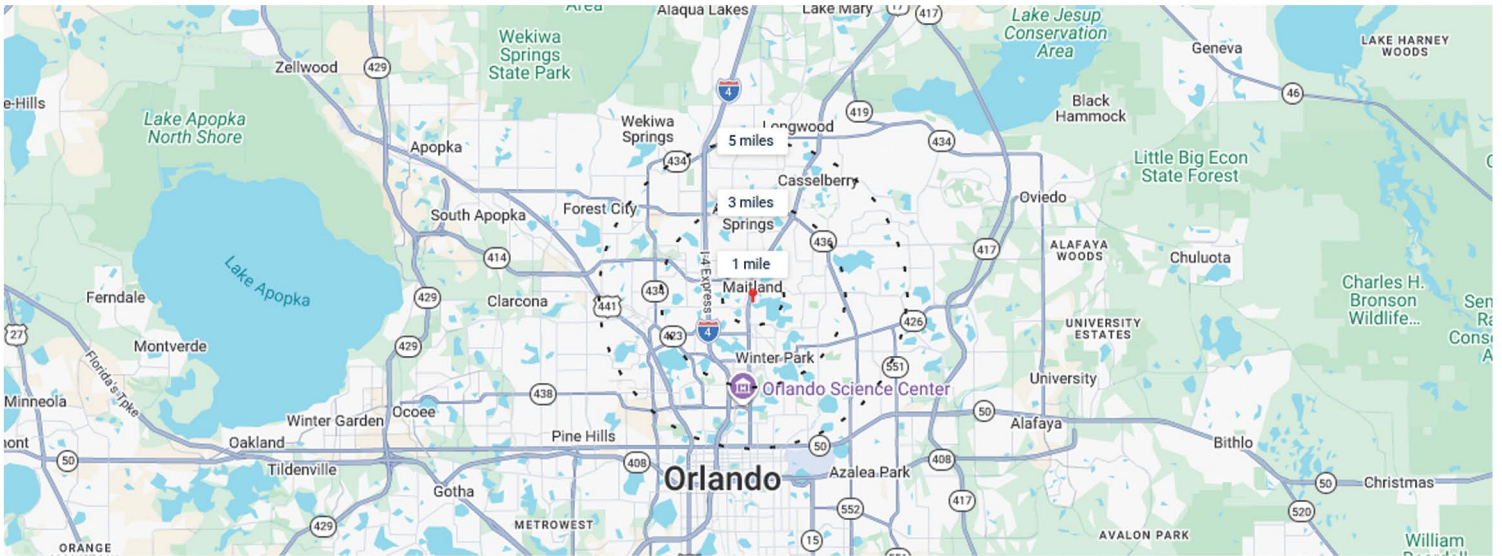
VENTRIS AVENUE OPEN PUBLIC RIGHT OF WAY  
RIGHT OF WAY VARIES

**LEGEND / ABBREVIATION:**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>□ 4' X 4" CONCRETE MONUMENT</li> <li>● IRON ROD &amp; CAP (AS NOTED)</li> <li>○ IRON PIPE (AS NOTED)</li> <li>○ PK&amp;D (AS NOTED)</li> <li>C/B = CONCRETE BLOCK</li> <li>CM = CONCRETE MONUMENT</li> <li>FD = FOUND</li> <li>IP = IRON PIPE</li> <li>IRC = IRON ROD &amp; CAP</li> <li>LS = REGISTERED LAND SURVEYOR NUMBER</li> <li>LB = LICENSED BUSINESS NUMBER</li> <li>MEA = MEASURED</li> <li>( ) = DESCRIBED BEARING OR DISTANCE</li> <li>R/W = RIGHT-OF-WAY</li> <li>PRM = PERMANENT REFERENCE MONUMENT</li> <li>PCP = PERMANENT CONTROL POINT</li> <li>PT = POINT OF TANGENCY</li> <li>PC = POINT OF CURVATURE</li> <li>POC = POINT ON CURVE</li> <li>PL = PLAT</li> <li>N/T = NAIL AND TAB</li> <li>POB = POINT OF BEGINNING</li> <li>PB = PLAT BOOK</li> <li>PG = PAGE</li> <li>O.R. = OFFICIAL RECORDS BOOK</li> <li>NP = NO PARKING</li> <li>PK = PARKER KALON NAIL</li> <li>(C) = CALCULATED</li> <li>(R) = RECORD SEE NOTE 8A</li> </ul> | <ul style="list-style-type: none"> <li>— = GUY WIRE ANCHORS</li> <li>☆ = LIGHT POLE</li> <li>○ = POWER POLE</li> <li>○ = POWER/LIGHT POLE</li> <li>○ = POWER/LIGHT/TRANSFORMER POLE</li> <li>○ = ROAD INSTRUCTION SIGN</li> <li>○ = WATER VALVE</li> <li>○ = FIRE HYDRANT</li> <li>○ = ELECTRIC BOX</li> <li>○ = TELEPHONE BOX</li> <li>○ = CABLE BOX/MARKER SIGN</li> <li>○ = FLAG POLE</li> <li>— = OVERHEAD POWER LINE</li> <li>○ = SANITARY SEWER MAN HOLE</li> <li>WM = WATER METER</li> <li>— = WIRE FENCE LINE</li> <li>— = CHAIN LINK FENCE LINE</li> <li>○ = CATCH BASIN</li> <li>○ = GREASE MANHOLE</li> <li>○ = CLEANOUT</li> <li>○ = MARKED UB UTILITY BOX</li> <li>○ = GAS VALVE</li> <li>○ = WELL</li> <li>○ = STORM MANHOLE</li> </ul> |
|--|---|



# DEMOGRAPHICS

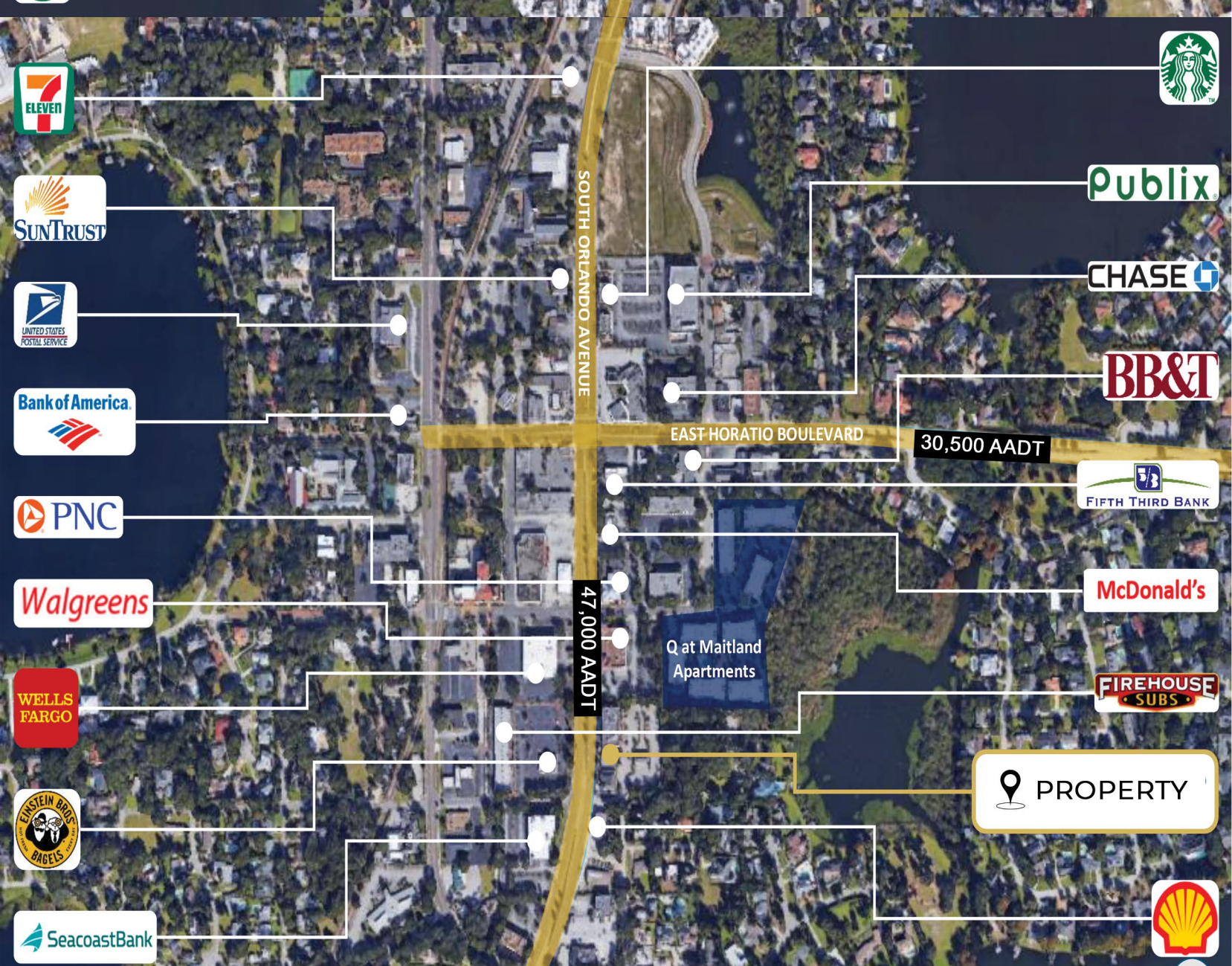


1 Mile

3 Miles

5 Miles

Population			
2024	25,482	138,530	366,373
2023	24,841	138,070	365,148
2022	24,548	138,084	359,856
2021	23,863	137,978	358,131
2020	22,988	134,448	350,480
Household Income			
2024 Median Income	\$97,737	\$74,910	\$77,543
Under \$25k	1,311	8,442	21,043
\$25k - \$50k	1,744	11,793	28,349
\$50k - \$100k	2,648	17,793	46,580
\$100k - \$150k	2,064	10,582	27,730
Above \$150k	3,355	12,914	32,401
Housing Occupancy			
2024 Ratio	10:1	10:1	10:1
Occupied	10,069	55,696	141,706
Vacant	1,053	5,828	14,397



## RIA LUTHRA

Licensed Real Estate Associate

407-484-2730  
rialuthra@pibland.com

**OFFICE LOCATION:**  
27 N Summerlin Ave  
Orlando, FL 32801



## BOBBY LUTHRA

Licensed Real Estate Associate

407-468-0099  
bobluthra@pibland.com

**CONTACT US:**  
Phone: 407-649-9888  
Fax: 407-649-7222  
www.pibland.com

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