



# TRUE TURN KEY OFFICE FOR LEASE

1751 N Park Ave, Maitland, FL 32751

Ideally located between Winter Park and Maitland

## PROPERTY HIGHLIGHTS

- Available for **Immediate Occupancy**
- **Fully furnished** with FF&E package - **MOVE IN READY**
- ±4,248 SF freestanding office building available for lease
- **21 on-site parking spaces**, including ADA-accessible parking
- **Prominent signage opportunity along N. Park Avenue**
- Functional single-story layout with full office build-out
- Located in the highly desirable **Maitland/Winter Park submarket**
- 2-minute drive to Park Avenue, Winter Park Village, and Downtown Maitland
- Walkable to nearby restaurants, retail, and neighborhood amenities



### ASKING RATE:

Call For Rate



### BUILDING SIZE:

4,248 SF



### PARKING:

21 Surface Parking Spaces



### YEAR BUILT:

1987



### ZONING:

MTL-DM



Highly visible monument sign on N Park Ave



**HARBERT**  
REALTY SERVICES

**DAMIEN MADSEN**

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**For More Information: [HarbertRealty.com](https://www.harbertrealty.com)**

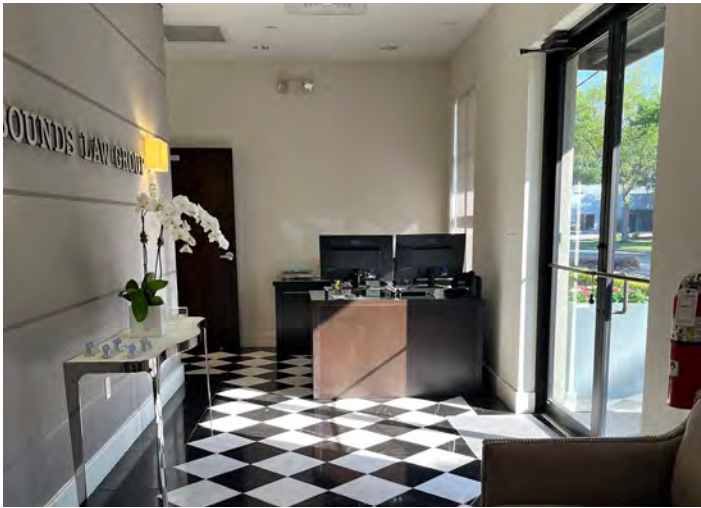
**400 S Park Ave, Suite 225, Winter Park, FL 32789**

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## PICTURES



**DAMIEN MADSEN**  
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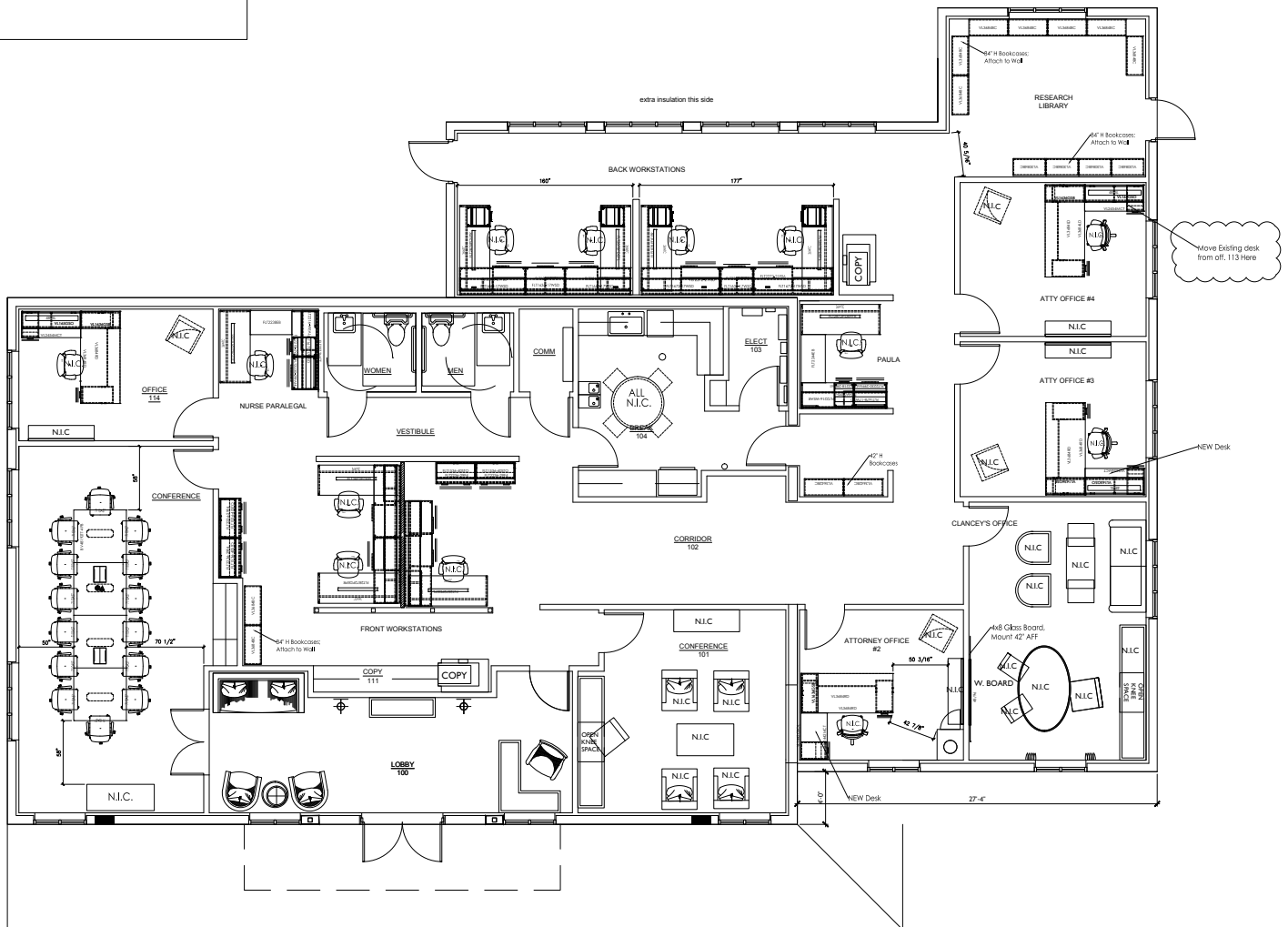
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## FLOOR PLAN



First Floor - 4,248± SF



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## AREA OVERVIEW



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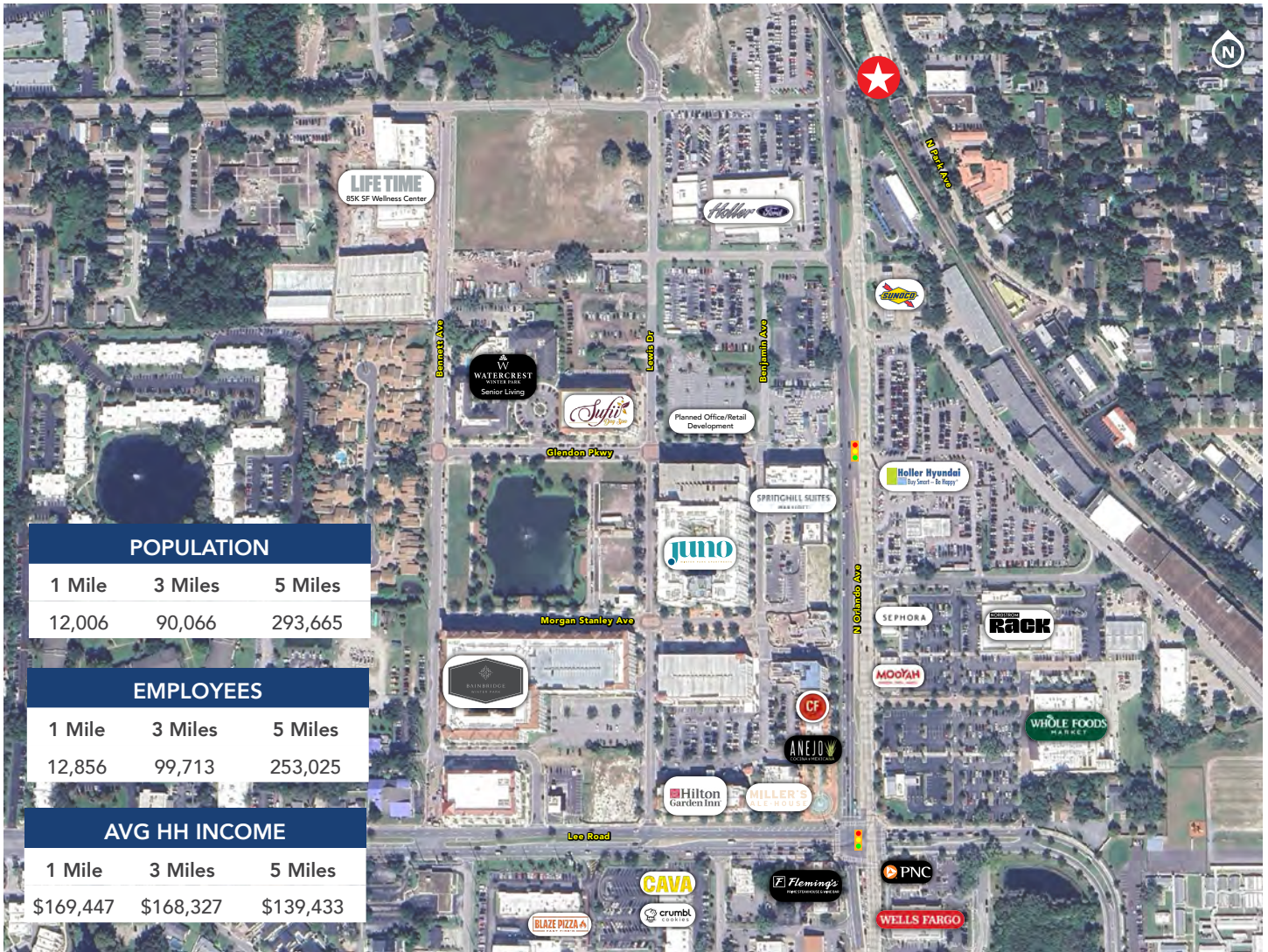
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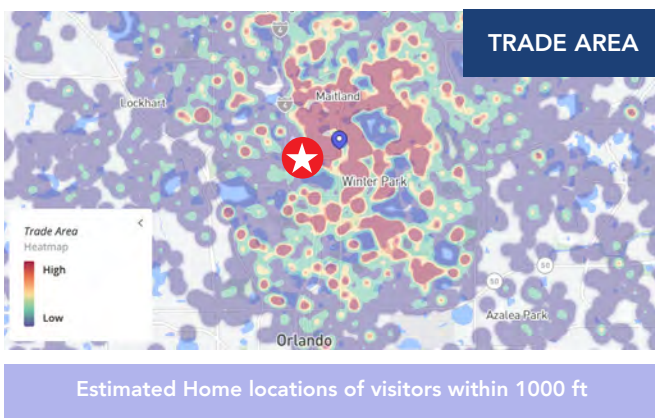
POPULATION		
1 Mile	3 Miles	5 Miles
12,006	90,066	293,665

EMPLOYEES		
1 Mile	3 Miles	5 Miles
12,856	99,713	253,025

AVG HH INCOME		
1 Mile	3 Miles	5 Miles
\$169,447	\$168,327	\$139,433



### 12 MONTH FOOT TRAFFIC DEMOGRAPHICS WITHIN 1000 FT

Visits	354.6K
Visitors	111.8K
Visit Frequency	3.17x
Avg Dwell Time	41 minutes
Visitor Income	\$77K Median HH Income



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