

Maitland Center

2605 Maitland Center Parkway, Maitland, FL 32751



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 3,250 SF & 5,500 SF available for lease
- Office buildout (floorplan available)
- Seeking office/medical & related uses
- High end suburban office park
- Dense population; over 100k people within 3mi radius
- Prime office/retail synergy in surrounding area
- Ample parking
- Traffic Counts: Maitland Blvd/Keller Rd | +/- 78,000 AADT

[CLICK HERE FOR VIRTUAL TOUR](#)

[CLICK HERE FOR FLOOR PLAN](#)

OFFERING SUMMARY

Lease Rate:	\$17 SF/yr (NNN)
Available SF:	3,250 - 5,500 SF
Lot Size:	0.34 Acres
Building Size:	36,137 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,956	44,011	105,884
Total Population	11,125	101,321	259,715
Average HH Income	\$89,138	\$91,867	\$106,742

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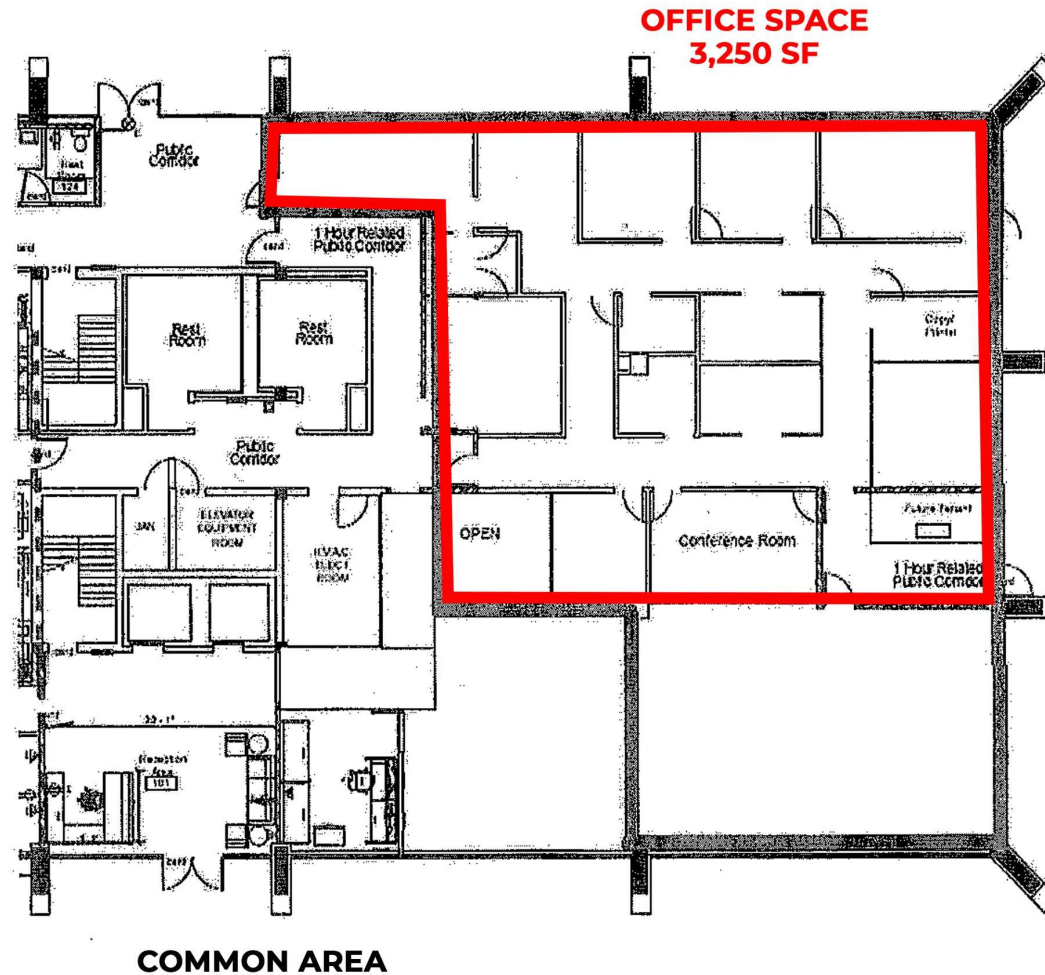
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FLOOR PLAN - 1ST FLOOR



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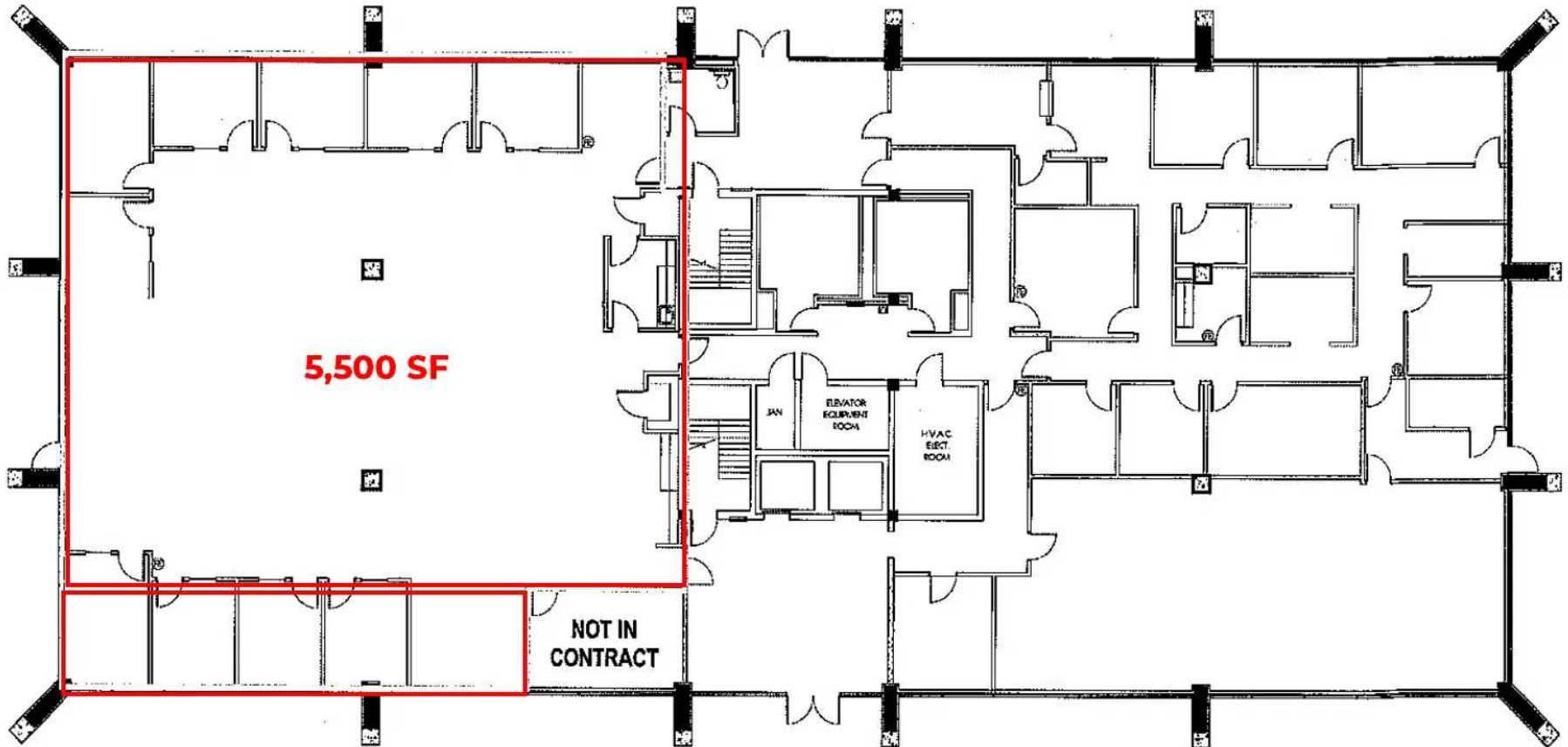
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FLOOR PLAN - SUITE B/C



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RETAILER MAP



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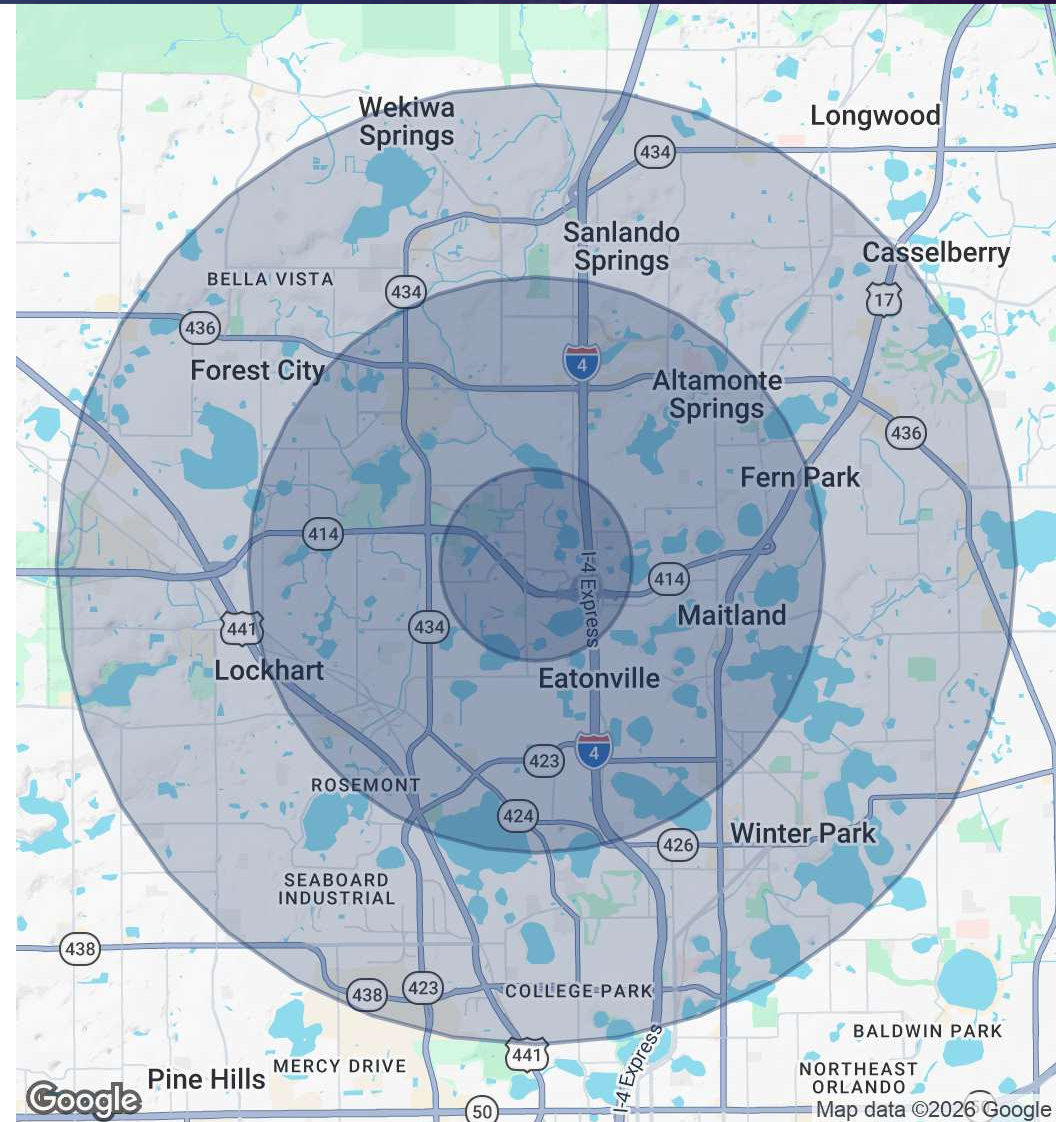
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,125	101,321	259,715
Average Age	31.5	38.4	39.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,956	44,011	105,884
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$89,138	\$91,867	\$106,742
Average House Value	\$367,821	\$341,000	\$429,424

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	5,074	51,829	140,062
Total Population - Black	3,321	20,735	58,871
Total Population - Asian	266	3,413	9,079
Total Population - Hawaiian	0	147	185
Total Population - American Indian	319	512	666
Total Population - Other	709	7,926	16,811



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