

FOR LEASE

ADAPTIVE REUSE FOR
MEDICAL OFFICE

301 S. Orlando Avenue,
Maitland FL
2,500 - 27,335± SF Available



 **JLL** SEE A BRIGHTER WAY

Jones Lang LaSalle Brokerage, Inc. RE License #01856260

PRIME+ OPPORTUNITY

ADAPTIVE REUSE FOR MEDICAL OFFICE

Excellent located in the heart of Maitland's retail district with tremendous access, 301 S. Orlando Avenue is a unique opportunity to meet the needs of one of the strongest patient populations in Central Florida.



Perfectly positioned to capture the affluent patient populations of Maitland and Winter Park



Highly visible and accessible hard corner with signalized access



Adjacent to Maitland City Centre, a mixed-use project with 244 apartments, restaurants, & retail



Excellent parking at 6.38/1,000 SFs



Tremendous visibility with building fascia signage and above standard monument signage capability



Cross-access with the Shoppes of Maitland



Average HH incomes of \$115,518 within a 10 minute drive-time, and \$111,954 within a 20 minute drive-time



PRIME LOCATION

EASY ACCESS



Easy 360 degree access



Independence Lane connecting Horatio Ave and E. Packwood Ave



Horatia Ave connecting to Maitland Ave via 4-way signalized intersection



S. Orlando Ave connecting Horatio Ave via 4-way signalized intersection



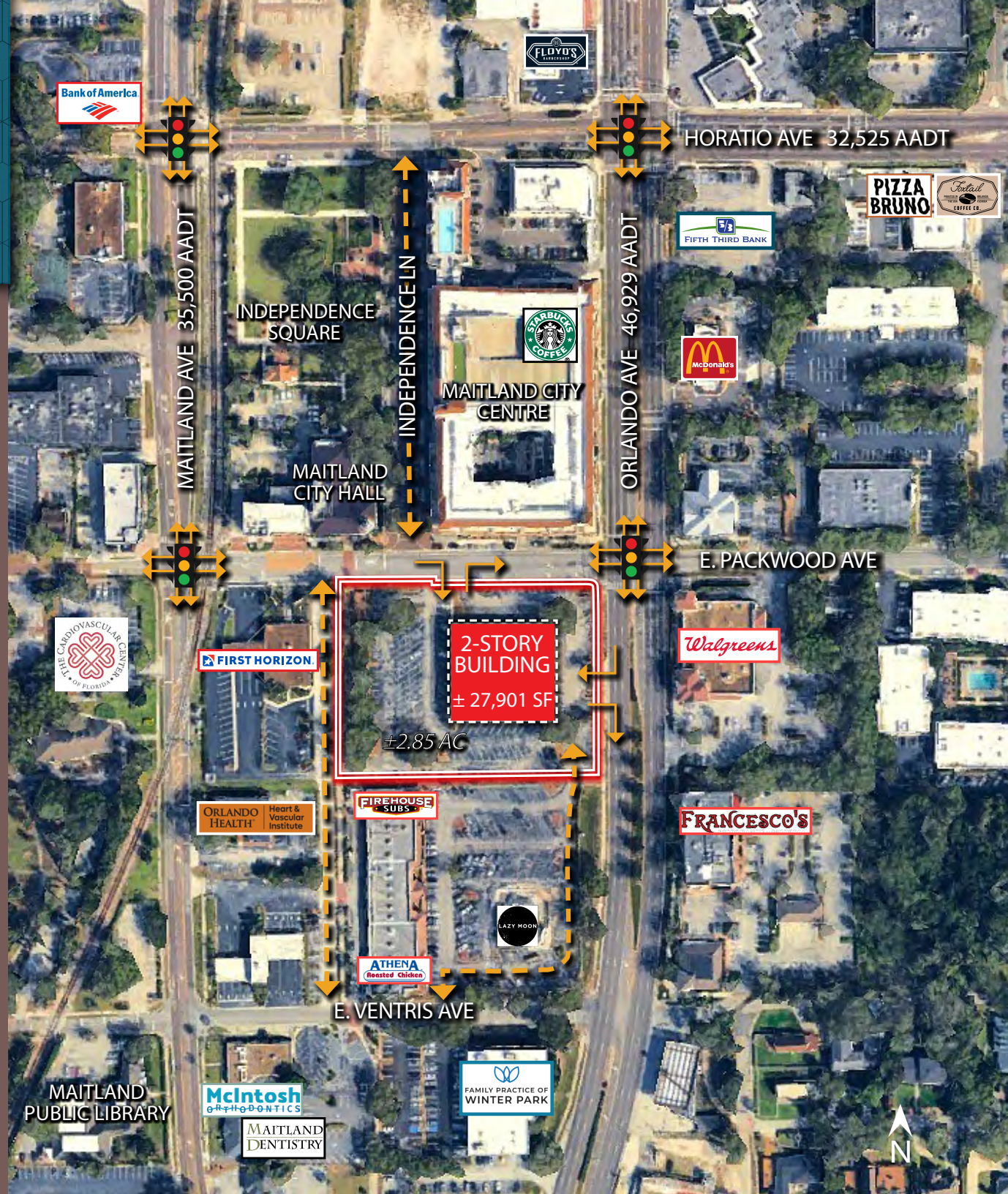
E. Packwood Ave connecting Maitland Ave and S. Orlando Ave via 4-way signalized intersections



Cross access along back side of property connecting E. Packwood Ave to E. Ventris Ave



Cross access via Shoppes of Maitland shopping center connecting e. Ventris Ave



PATIENT VOLUMES

15 MINUTE DRIVE TIME

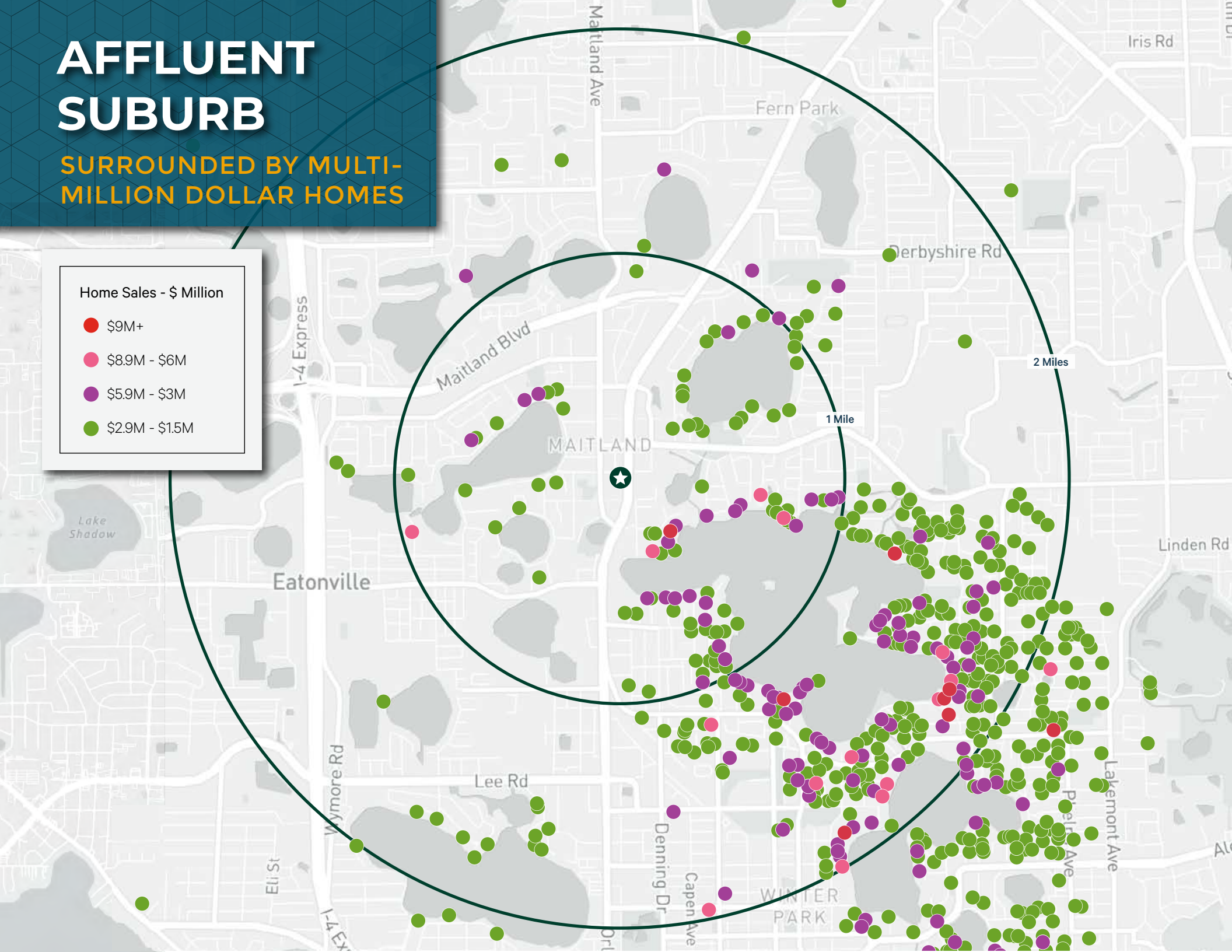
Physician Specialty	Current Volume	5-Year Projected Volume	5-Year Projected Growth
Allergy	26,060	27,073	3.9%
Cardiovascular	101,418	117,851	16.2%
Dermatology	42,774	46,845	9.5%
Emergency Department	12,827	14,480	12.9%
Endocrinology	2,150	2,841	32.2%
ENT	30,199	34,985	15.8%
Gastroenterology	23,723	25,415	7.1%
General Surgery	5,518	5,909	7.1%
Nephrology	5,222	5,808	11.2%
Neurology	16,955	18,950	11.7%
Oncology	29,126	33,344	14.5%
Ophthalmology	90,910	103,832	14.2%
Orthopedics	29,126	33,344	14.5%
Pathology	445,387	507,735	14.0%
Pediatrics	TBD	TBD	TBD
Physical Therapy	256,767	312,676	21.8%
Plastic Surgery	7,554	8,387	11.1%
Podiatry	17,739	19,876	11.9%
Primary Care	605,620	674,856	11.4%
Psychiatry	133,103	164,692	23.7%
Pulmonology	12,889	12,907	0.1%
Radiology	249,536	270,659	8.5%
Urology	9,749	10,221	4.8%
Women's Health	44,182	48,164	9.2%

AFFLUENT SUBURB

SURROUNDED BY MULTI-
MILLION DOLLAR HOMES

Home Sales - \$ Million

- \$9M+
- \$8.9M - \$6M
- \$5.9M - \$3M
- \$2.9M - \$1.5M



PROPERTY PHOTOS

PRIOR TO RENOVATION



EXCELLENT ACCESS

TO MAJOR ROADWAYS



SITE

DRIVE TIME MAP

& DEMOGRAPHICS

● 10 MIN ○ 20 MIN ○ 30 MIN

89,964

10 Min. Drive
Total Population

\$115,518

10 Min. Drive
Average HH Income

576,250

20 Min. Drive
Total Population

\$111,954

20 Min. Drive
Average HH Income

1,505,428

30 Min. Drive
Total Population

\$108,240

30 Min. Drive
Average HH Income

2.54

30 Min. Drive
Average HH Size

577,186

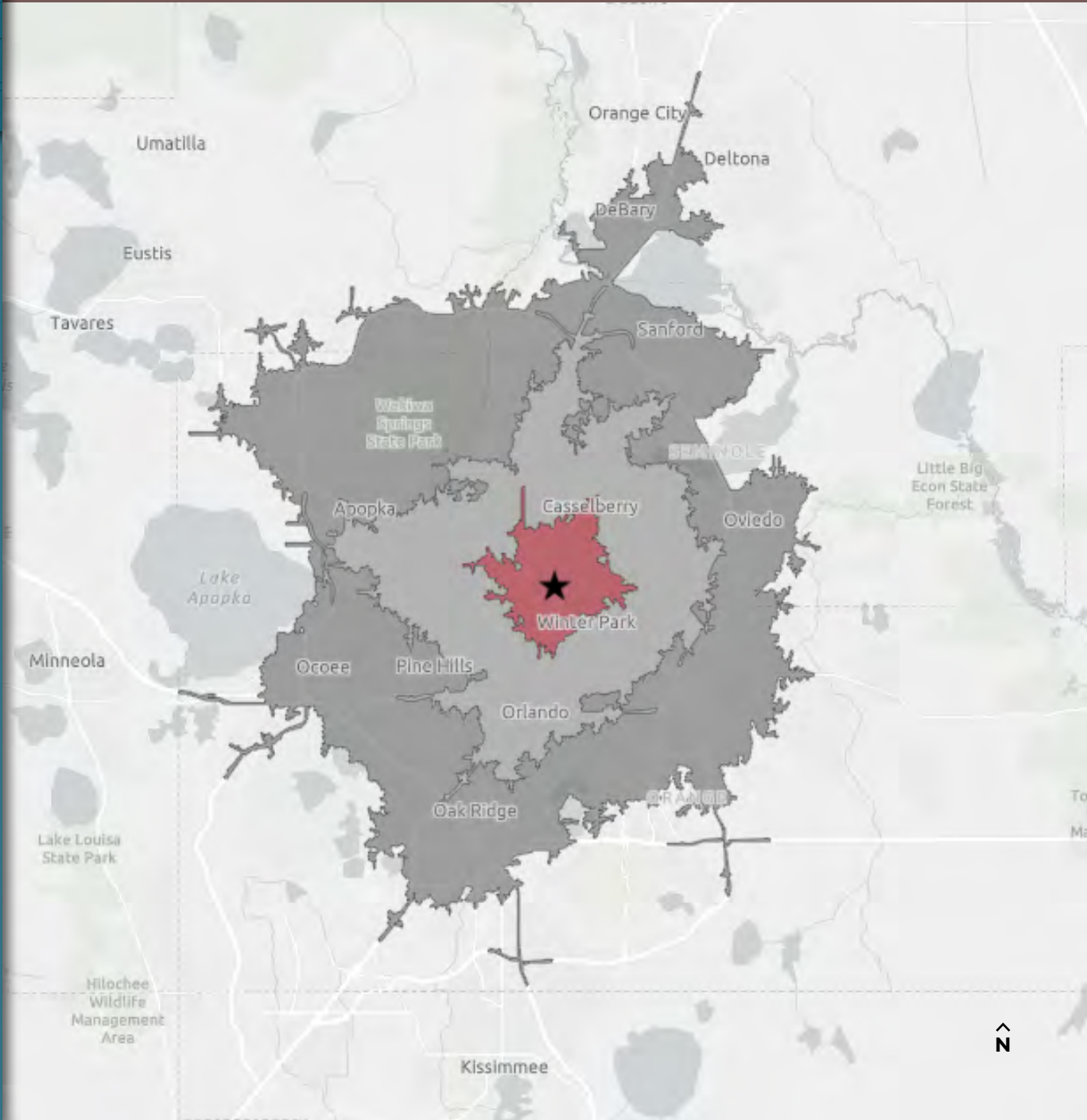
30 Min. Drive
Number of HH

2.7%

Est. Population
Growth by 2030

38.9

Est. Median
Age by 2030



CENTRALLY LOCATED

DISTANCE IN MILES

**DOWNTOWN
WINTER PARK** 2.5 miles

**DOWNTOWN
ORLANDO** 7.5 miles

**ALTAMONTE
SPRINGS** 3.2 miles

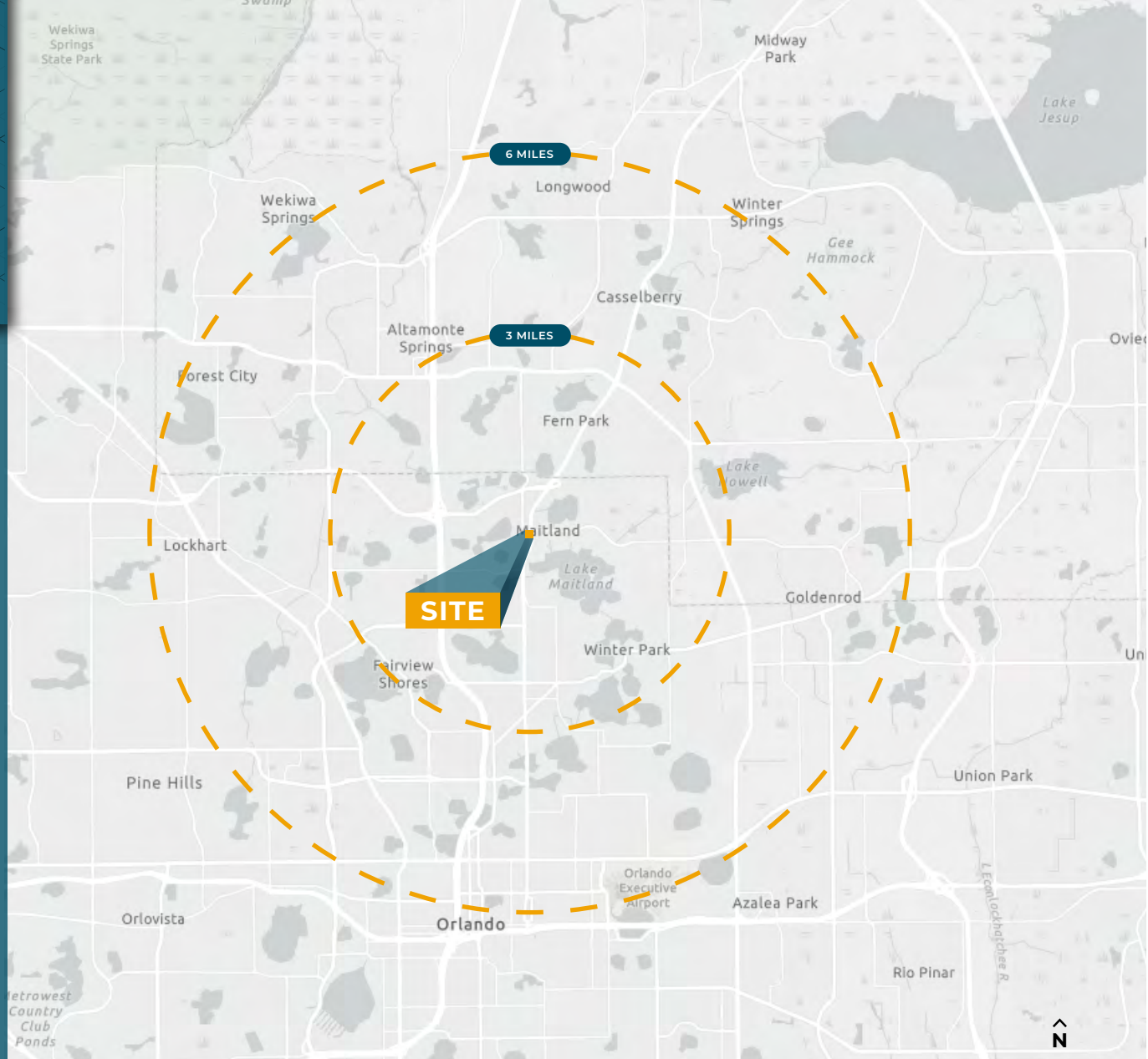
COLLEGE PARK 6.0 miles

CASSELBERRY 4.8 miles

LAKE MARY 11.9 miles

ADVENT HEALTH 4.2 miles

**ORLANDO HEALTH
& ARNOLD PALMER** 8.6 miles



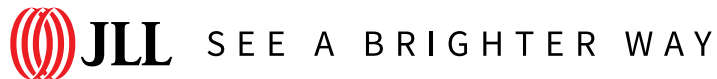
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