



1751 N PARK AVE, MAITLAND, FL 32751

TURN KEY OFFICE

PARKING

21 SPACES

AVAILABILITY

4,248± SF

ZONING

MTL-DM

DAMIEN MADSEN

damien@madensmith.com | 407.256.2844

JOSH SMITH, SIOR

josh@madensmith.com | 407.739.8602

For More Information: MadsenSmith.com | 400 S Park Ave, Suite 225, Winter Park, FL 32789

01 THE PROPERTY

- 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

TYPE	SIZE	RATE	AVAILABLE
Free-Standing Building	±4,248 SF	Contact Broker	Immediately



Highly visible monument sign on N Park Ave

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02 PHOTOGRAPHY

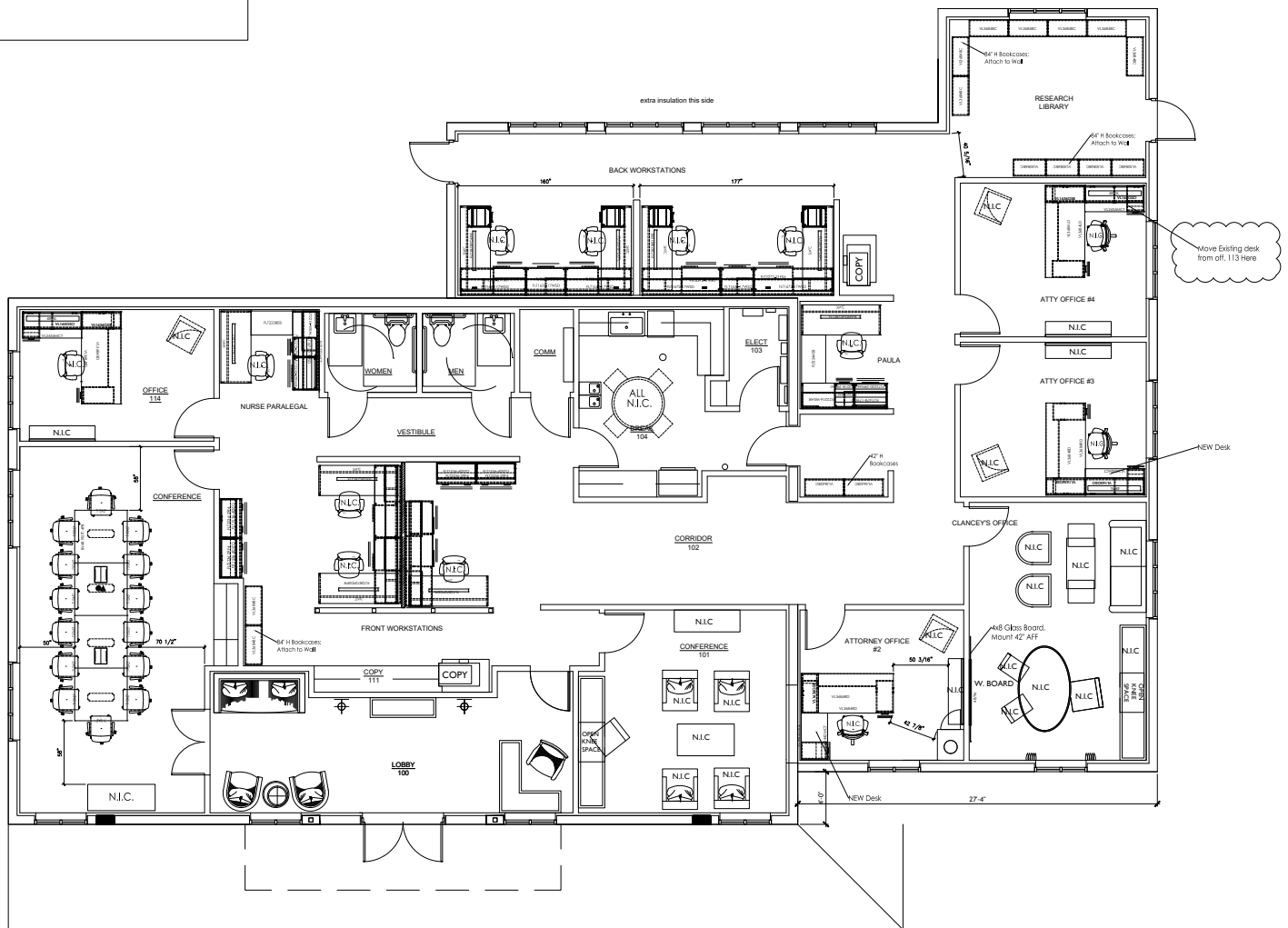


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04 LOCATION



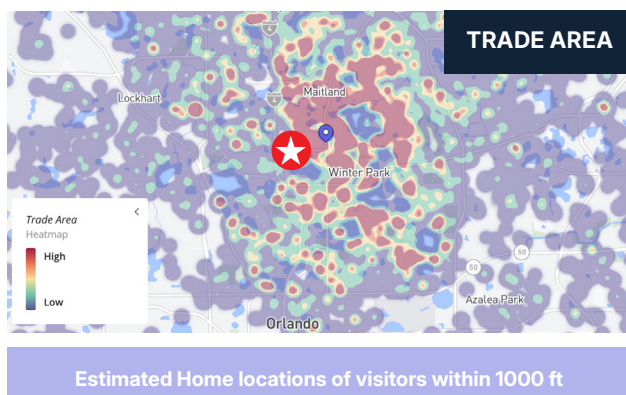
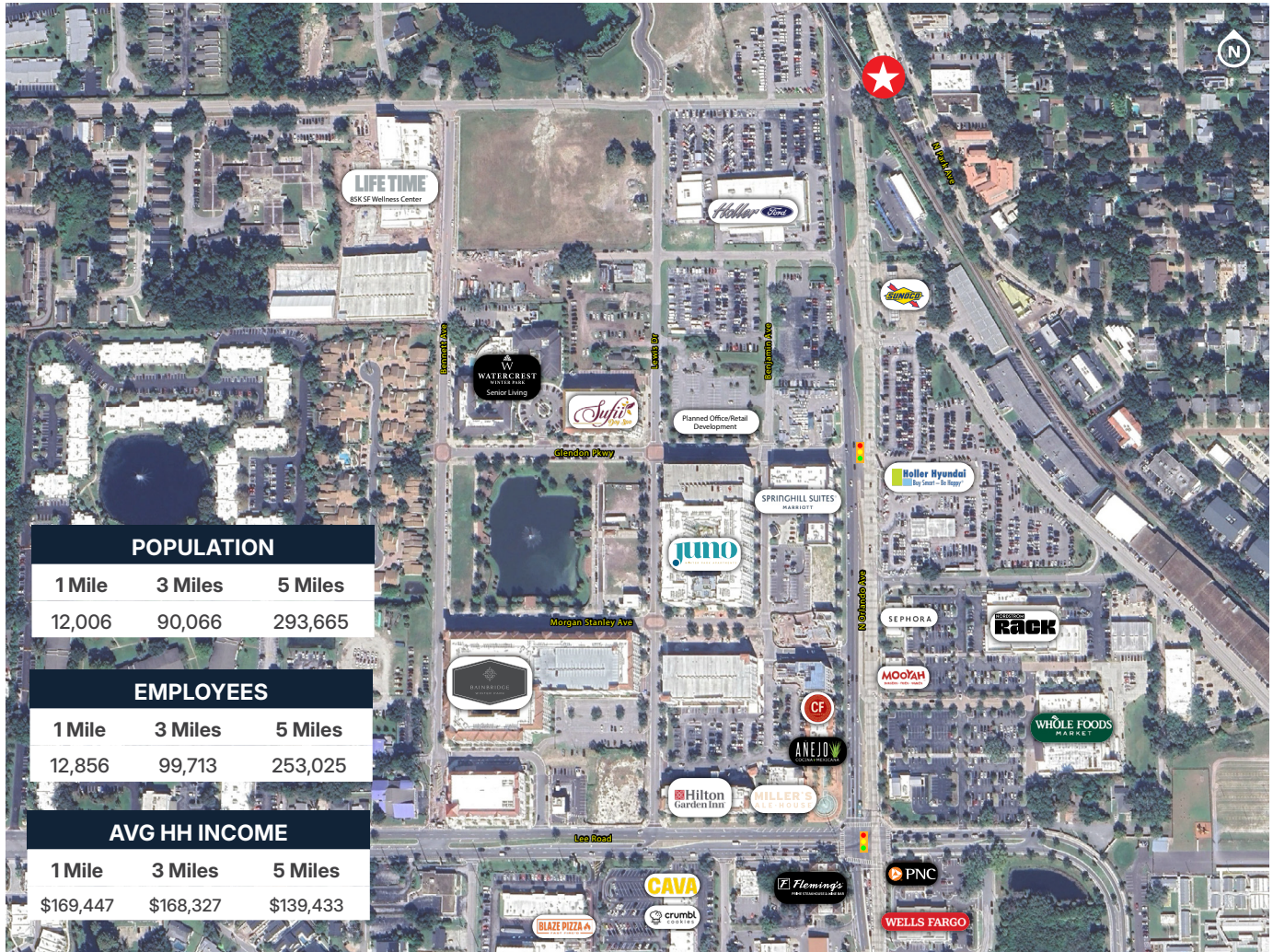
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05 DEMOGRAPHICS



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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