

MAITLAND || PRIME 17/92 FRONTAGE || SALE, LEASE, GROUND LEASE or BUILD TO SUIT



OFFERING SUMMARY

Lease Rate:	Negotiable
Sale Price:	Negotiable
Building Size:	18,252 SF
Sem County Zoning:	M-1
Site:	± 1.02ac
Left-in, Left out	
Add'l traffic light access	
EASY on/off @ Maitland Blvd.	

PROPERTY OVERVIEW:

Flex / Retail / Industrial opportunity
Desirable M-1 industrial zoning (which allows C-3 retail uses)
± 250' of highway frontage
Hard corner of 17/92 & Candace Drive
High traffic count of ± 60,000 VPD

PROPERTY HIGHLIGHTS:

- ± 18,252 SF, all block construction
- 100% HVAC with approx 50 parks
- 4 main building entry/exit points
- ± 12' ceiling height with two grade-level, roll-up doors
- Building signage
- 3ph power with heavy amps in-place
- Generous TI Allowance available based on tenancy

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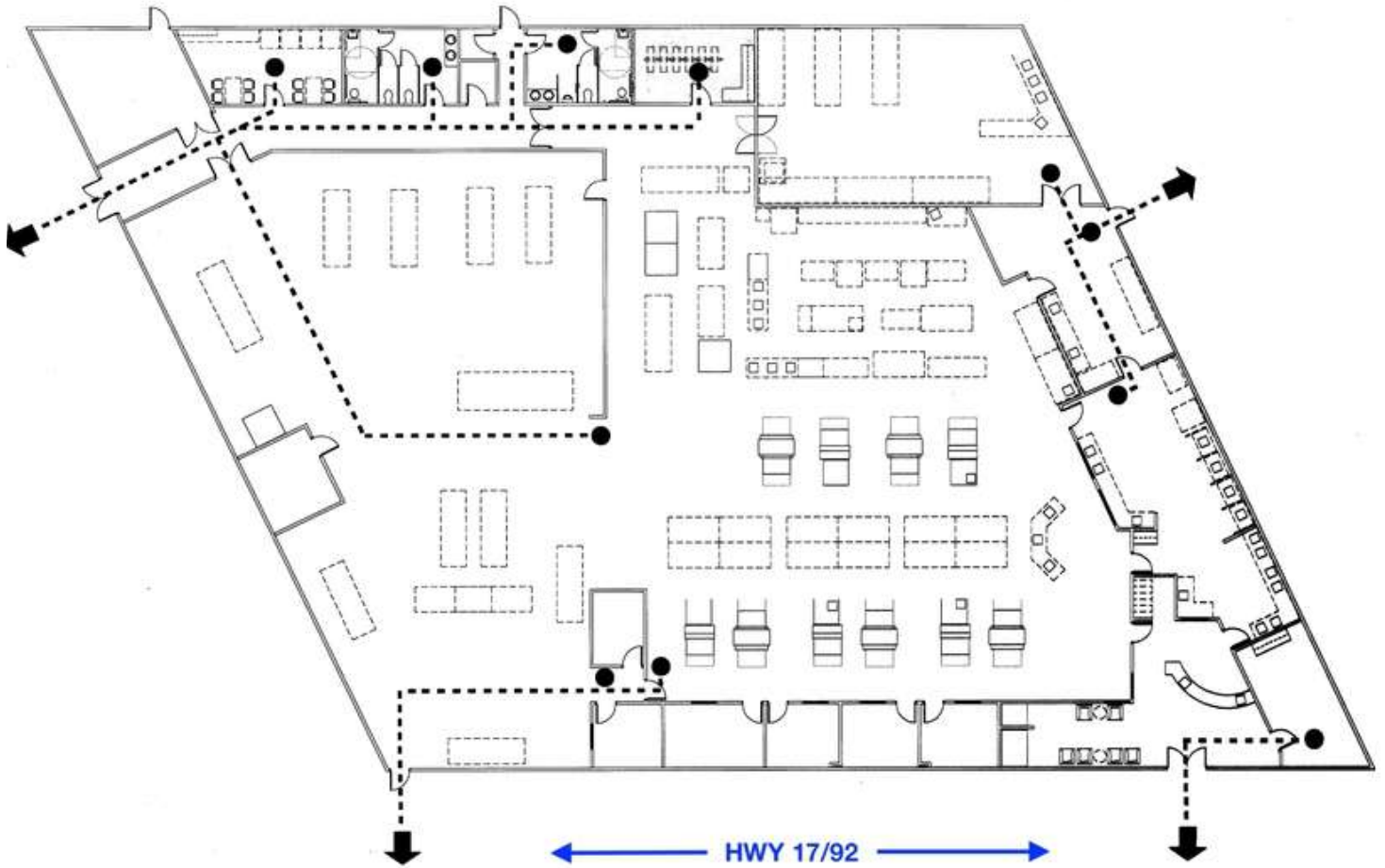


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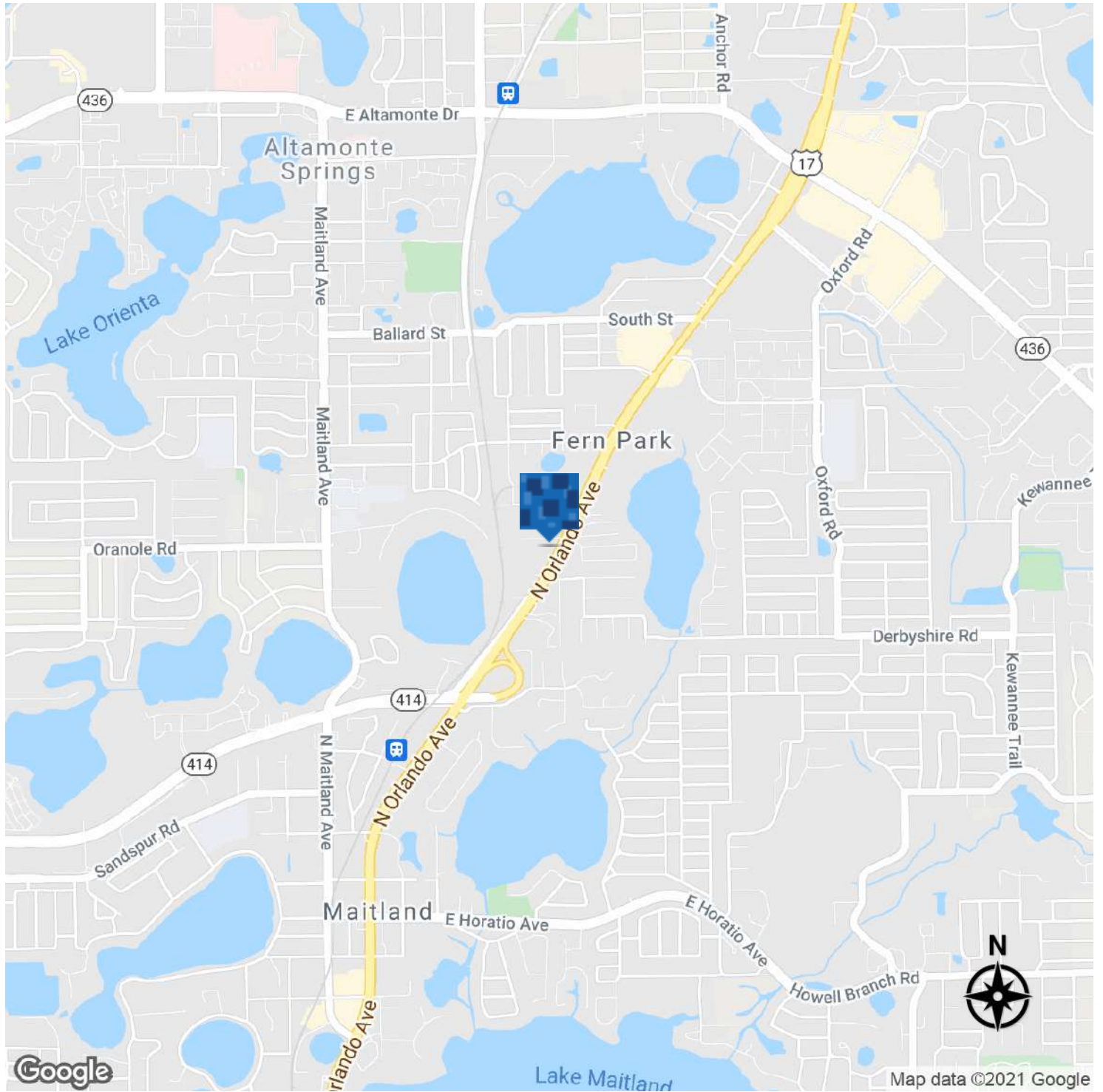
BUILDING LAYOUT



3 parking areas



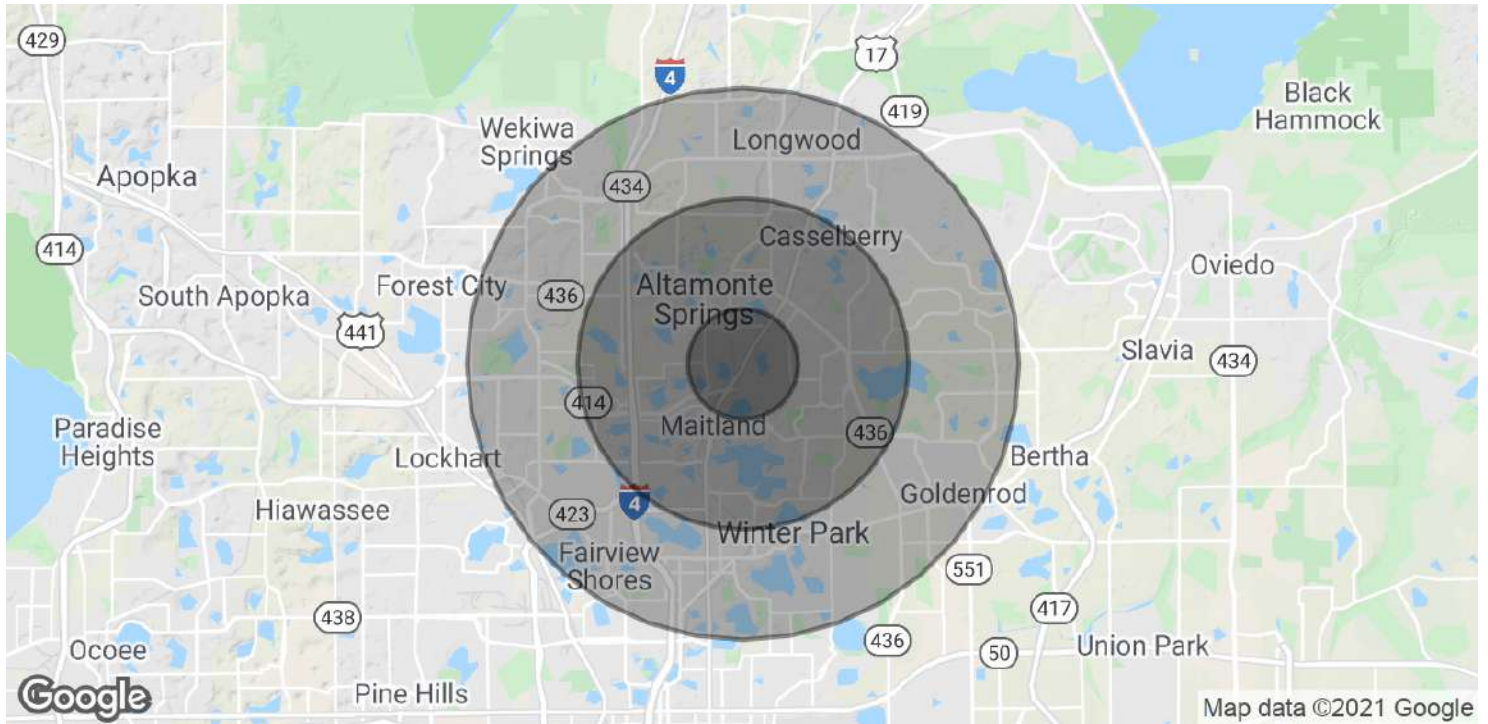
Location Map



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,684	85,966	237,356
Average age	42.6	40.3	39.1
Average age (Male)	40.4	38.5	37.3
Average age (Female)	44.5	42.2	41.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,869	34,475	95,716
# of persons per HH	2.5	2.5	2.5
Average HH income	\$75,475	\$80,127	\$74,493
Average house value	\$283,108	\$312,868	\$308,679

* Demographic data derived from 2010 US Census