

**OFFERING MEMORANDUM**  
**Maitland Rehab  
Facility/Future  
Multifamily  
Opportunity**

**8875 S US HWY 17-92**

Maitland, FL 32751

**PRESENTED BY:**

**BILL NGUYEN**

C: 407.304.0553

[bill@saundersrealestate.com](mailto:bill@saundersrealestate.com)

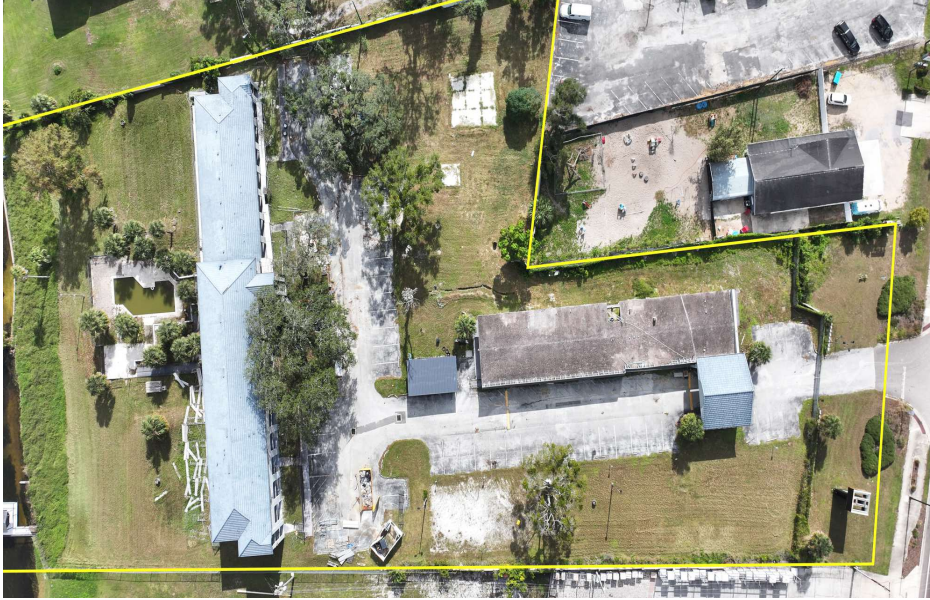
**DUNIA ZABAN**

C: 863.510.1452

[dunia@saundersrealestate.com](mailto:dunia@saundersrealestate.com)



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	<b>Subject to Offer</b>
<b>BUILDING SIZE:</b>	20,620 SF
<b>LOT SIZE:</b>	5.14 Acres
<b>YEAR BUILT:</b>	1990
<b>ZONING:</b>	C-2
<b>APN:</b>	19213050100000080
<b>UNITS:</b>	47
<b>TRAFFIC COUNT:</b>	±50,500 Cars per Day
<b>VIDEO:</b>	<a href="#">View Here</a>

## PROPERTY OVERVIEW

This property offers a 3-story, 20,620 SF building, with 47 rooms, providing ample space for a wide range of special-purpose uses. Currently undergoing renovations, the property is equipped to include modern amenities to enhance its interior structure. Consisting of an elevator for convenience, a pool for an attractive amenity, and a lakeside view for an aesthetic appeal. Primely located on US 17-92 Highway, the property benefits from unparalleled exposure to thousands of vehicles daily. With its C-2 zoning, this property offers versatile development potential to accommodate a variety of business needs. This combination of strategic positioning, upcoming upgrades, and scenic surroundings makes it an outstanding opportunity in one of Maitland's most sought-after locations.

## PROPERTY HIGHLIGHTS

- 47 rooms
- Pool with lake access and lake view
- On-site elevator for added convenience
- 190 FT of frontage on HWY 17-92
- High visibility with ±50,500 VPD
- Monument sign for enhanced visibility and brand presence

## LOCATION DESCRIPTION



## LOCATION DESCRIPTION

Located on US Highway 17-92, this property sits in the heart of Maitland, FL, offering prime visibility and easy access to key transportation routes, including I-4 and SR-429. Maitland is a thriving community with a rich history and vibrant culture, offering local attractions such as the Maitland Historical Museum, Lake Lily Park, and the Maitland Art Center, providing a mix of cultural, recreational, and natural amenities that enhance the area's appeal. Maitland's growing commercial and residential development makes it a highly desirable area for investors. The property is surrounded by diverse dining options, from casual eateries to more upscale restaurants and prime health facilities. Maitland enjoys a steady stream of both local and regional visitors, providing a strong market for special-purpose investments. The combination of prime location, excellent access to major highways, and a dynamic local economy make this property an exceptional opportunity for long-term growth.

## LOCATION HIGHLIGHTS:

- ± 10-min drive from Publix at Maitland Place the Shops at Maitland Exchange
- ± 10-min drive to AdventHealth Altamonte Springs
- ± 5 mins from Hope & Serenity Health Services Mental Health Clinic
- ± 5-min drive to Lake Lily Park, Eastmonte Park
- ± 5-min drive to Casselberry Gold Club
- 1.5 miles East of I-4
- 2 miles North of SR-414 (Maitland Boulevard)
- 1.3 miles West of SR-436 (Semoran Boulevard)

**EXTERIOR PHOTOS**



**INTERIOR PHOTO**



AERIAL VIEW - NORTH



AERIAL VIEW - SOUTH



**AERIAL VIEW - EAST**

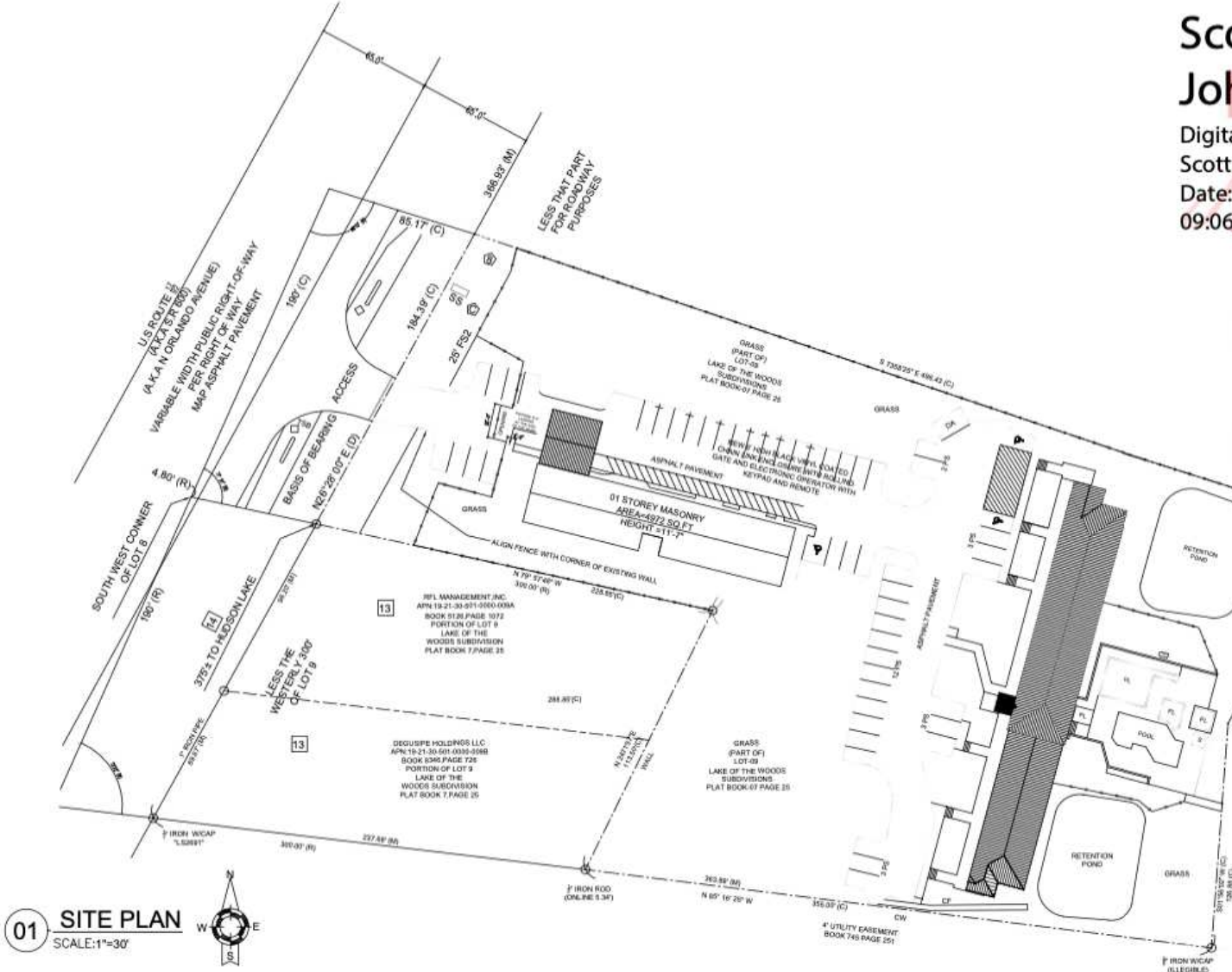




AERIAL VIEW - WEST



**SITE PLAN**



**01 SITE PLAN**  
SCALE: 1"=30'

**BP22-000**  
**Scott Johns** 02/29/24  
**REVISION**  
Digitally signed by  
Scott Johns  
Date: 2024.02.09  
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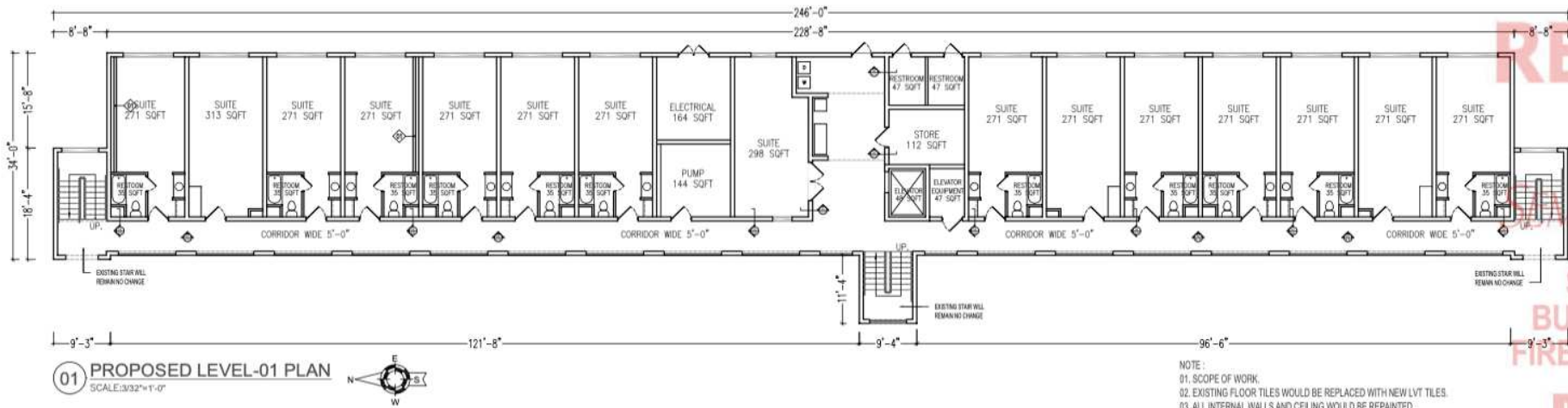
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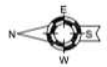
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# BUILDING A (1ST FLOOR) - FLOOR PLAN



**01 PROPOSED LEVEL-01 PLAN**  
SCALE: 3/32" = 1'-0"



- NOTE:
- 01. SCOPE OF WORK.
  - 02. EXISTING FLOOR TILES WOULD BE REPLACED WITH NEW LVT TILES.
  - 03. ALL INTERNAL WALLS AND CEILING WOULD BE REPAINTED.
  - 04. NEW CEILING WOULD BE MADE UNDER THE EXISTING CEILING IN CORRIDOR SPACE.
  - 05. WALL PANELS WOULD BE INSTALLED IN CORRIDOR AREA.

BP22-05/2

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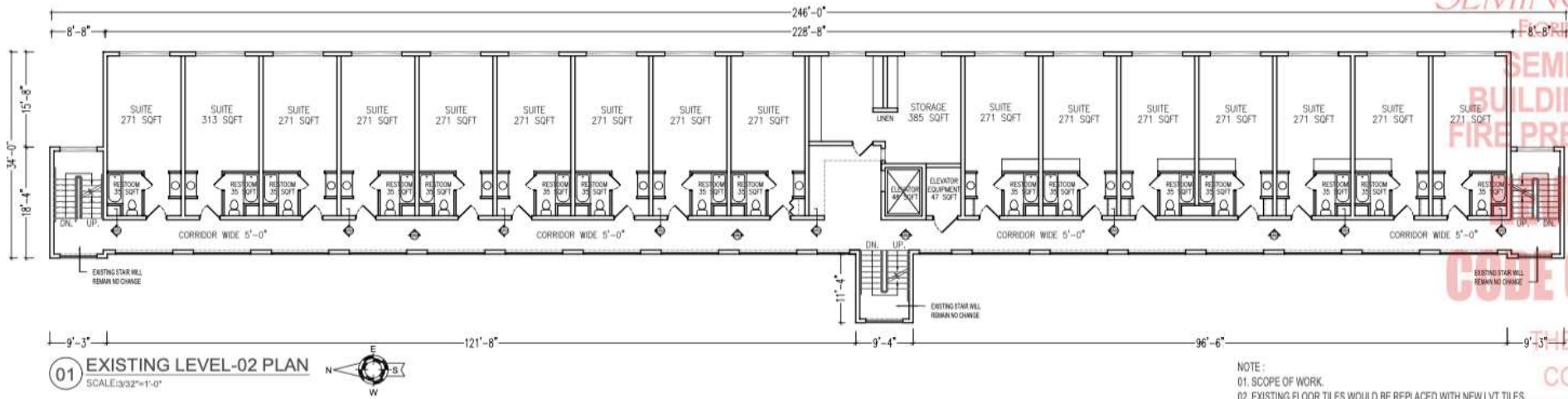
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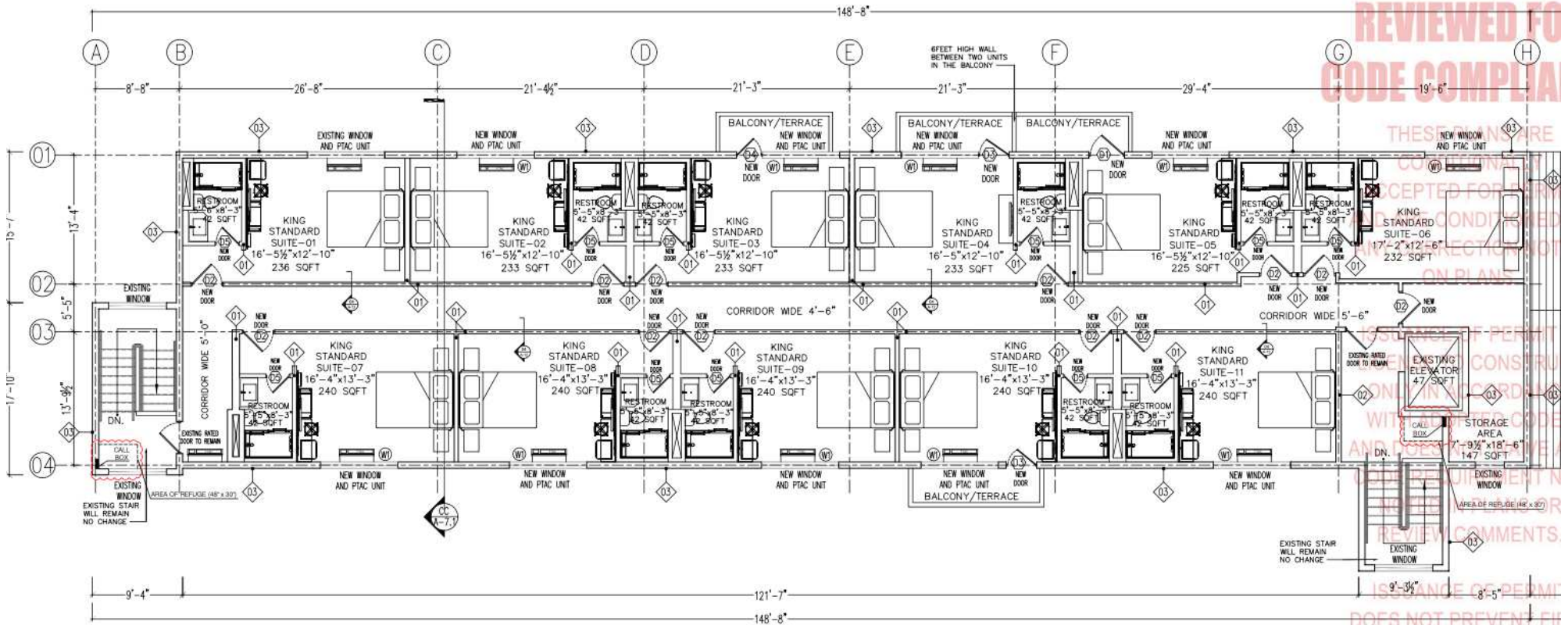
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# BUILDING A (2ND FLOOR) - FLOOR PLAN

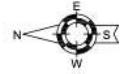


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# BUILDING A (3RD FLOOR) - FLOOR PLAN



**01 BUILDING-A LEVEL-03 FLOOR PLAN**  
SCALE: 3/16"=1'-0"



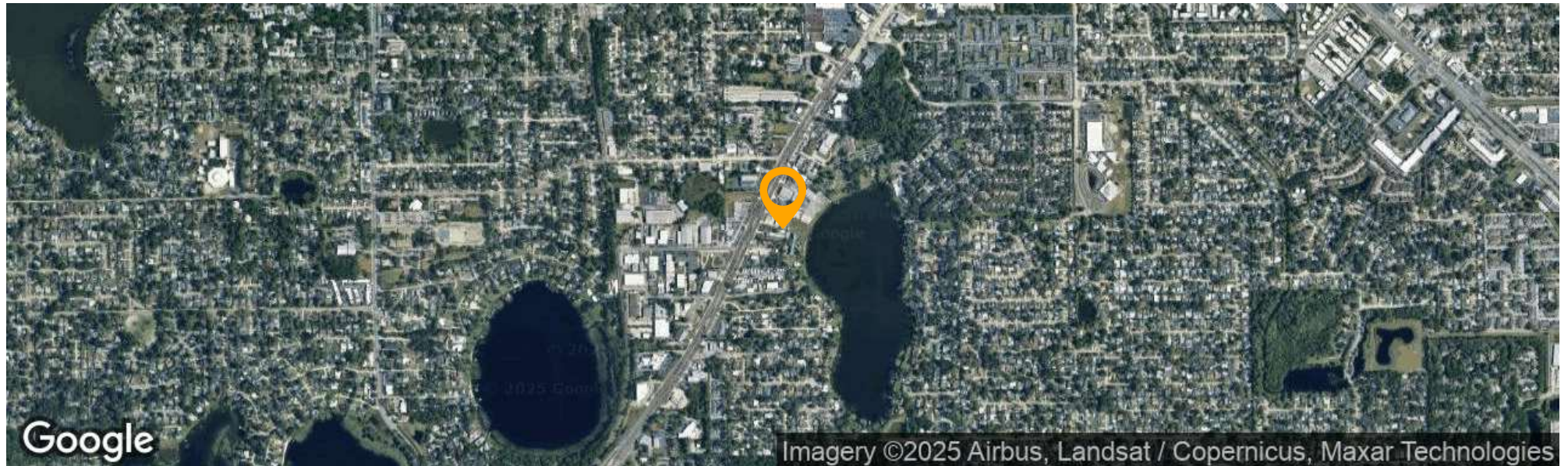
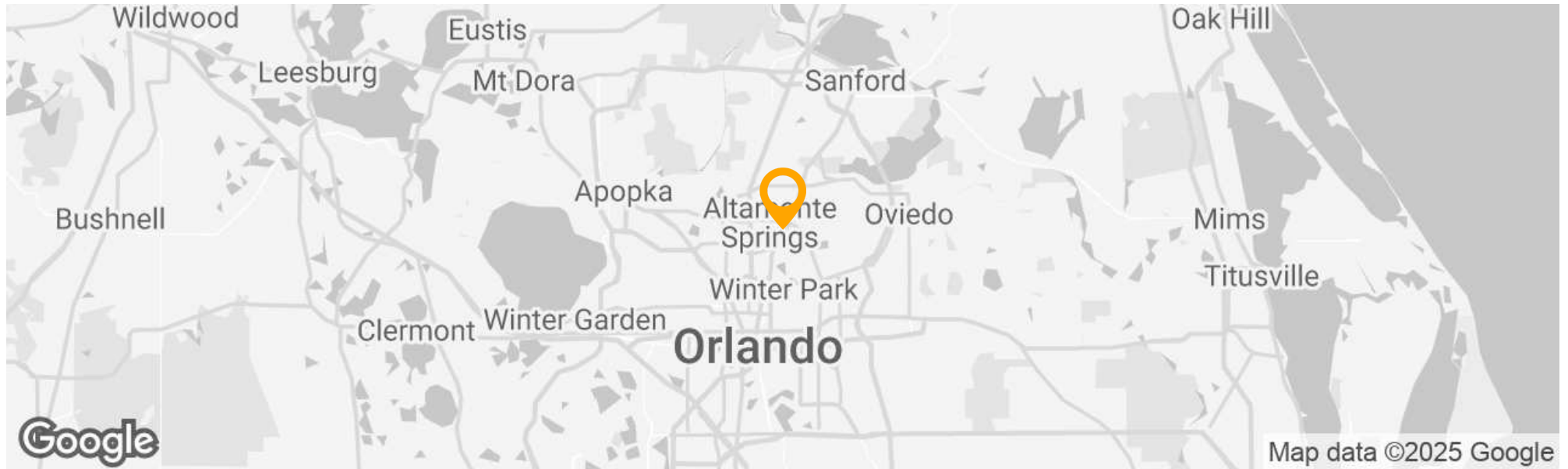
**Scott M Johns**  
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Date: 2024.05.17 07:49:02 -05'00'

**NOTE:**  
01. CORRIDOR WIDTH PLEASE VERIFY ON SITE.  
02. CONVERTING WHOLE 3RD FLOOR INTO SUITES.  
03. FOLLOW EXISTING SILL AND LINTEL LEVEL FOR DOORS AND WINDOWS.  
04. FOR PATCH WORK OF ALL OPENINGS IN EXISTING CEILING PLEASE REFER TO TYPICAL DETAIL.

# RETAILER MAP

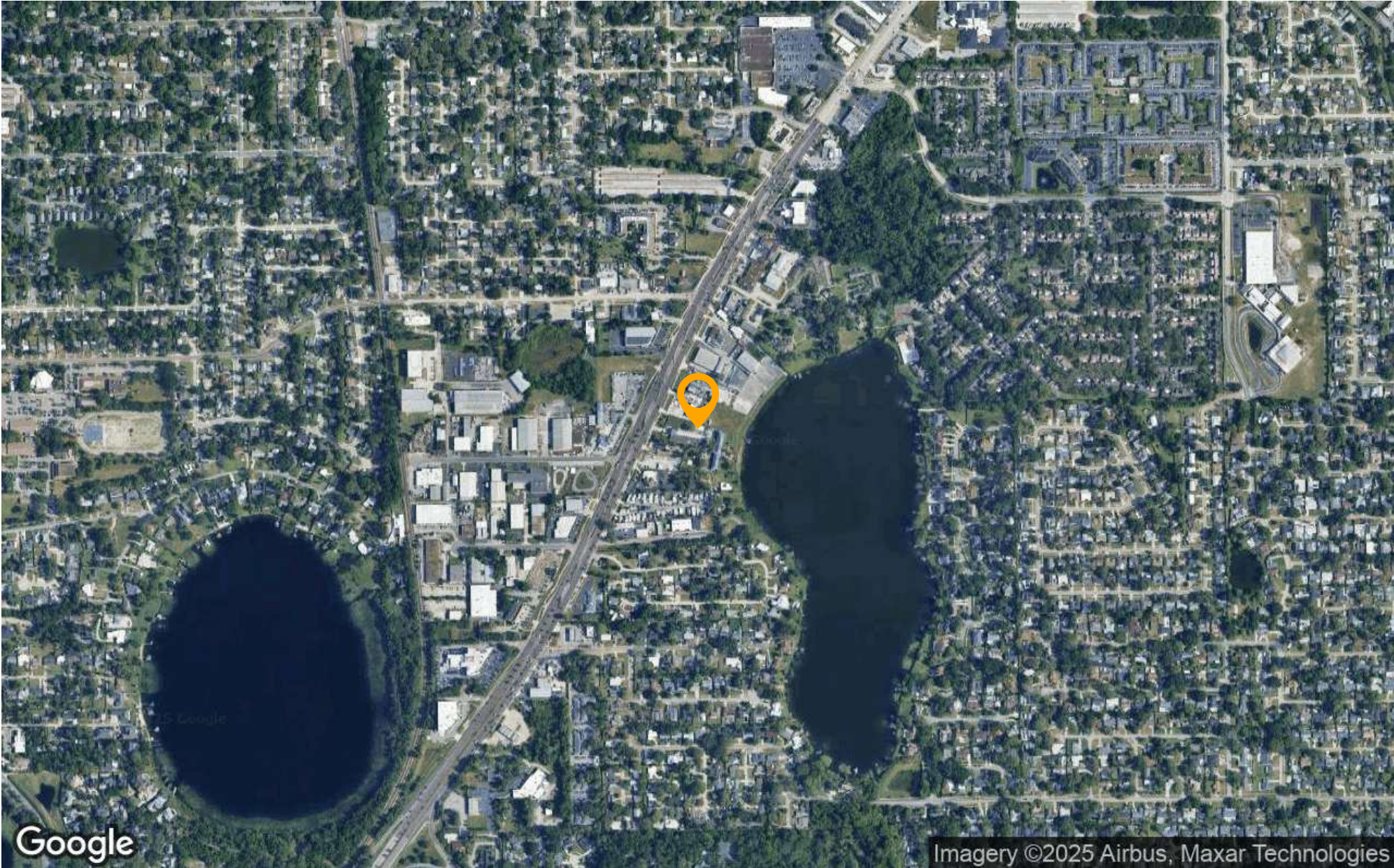


## REGIONAL MAP AND LOCATION MAP





**AERIAL MAP**



# DEMOGRAPHICS MAP & REPORT

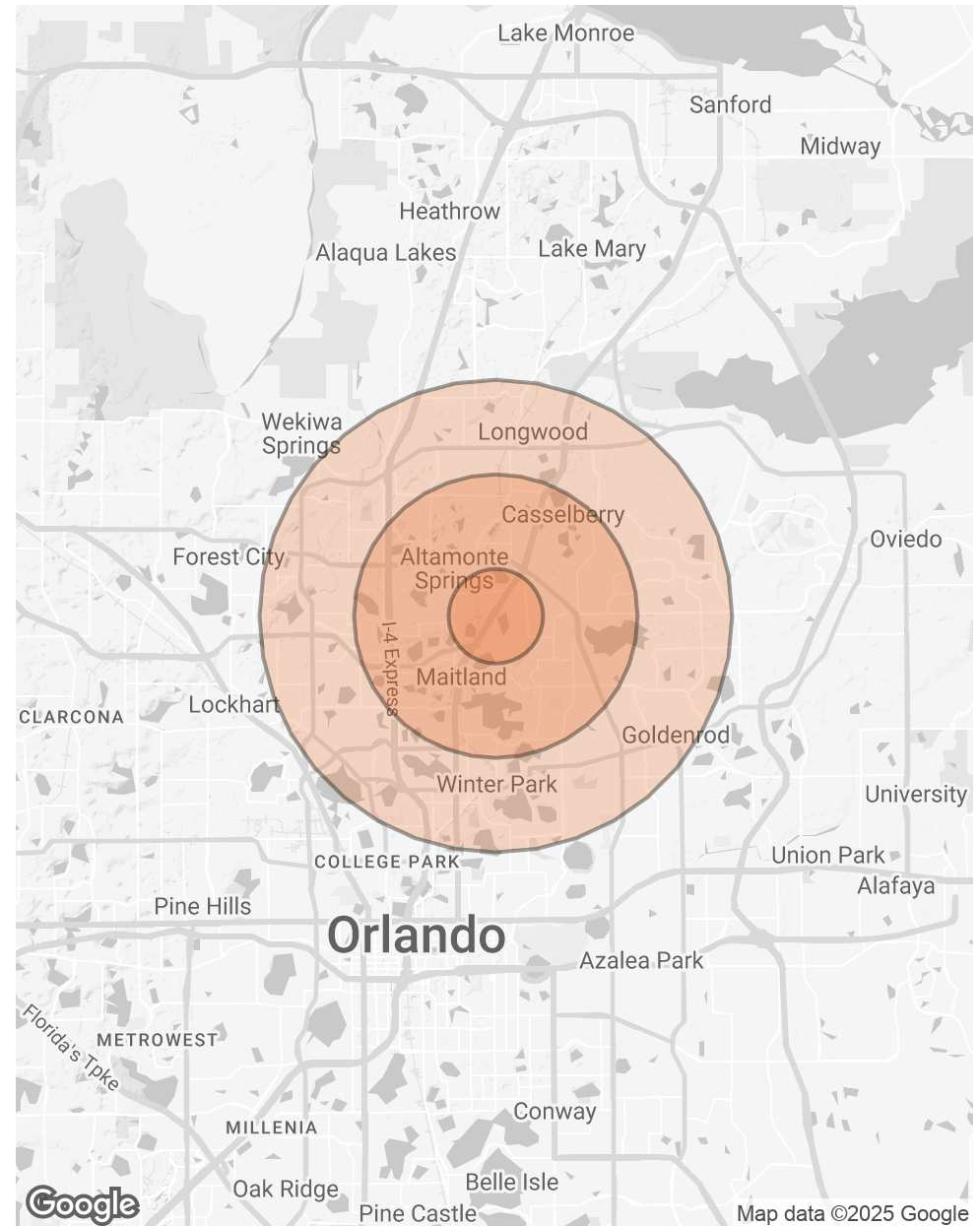
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	11,288	91,946	278,156
<b>AVERAGE AGE</b>	42	42	42
<b>AVERAGE AGE (MALE)</b>	40	41	40
<b>AVERAGE AGE (FEMALE)</b>	44	44	43

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,778	40,042	117,505
<b># OF PERSONS PER HH</b>	2.4	2.3	2.4
<b>AVERAGE HH INCOME</b>	\$112,546	\$104,487	\$102,305
<b>AVERAGE HOUSE VALUE</b>	\$466,083	\$457,512	\$440,009

Demographics data derived from AlphaMap



## MEET BILL & DUNIA



**BILL NGUYEN**

Advisor

**Cell:** 407.304.0553  
bill@saundersrealestate.com



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Associate Advisor

**Cell:** 863.510.1452  
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