



## 473 South Keller Road

Maitland, Florida 32810

### Property Features

- Fully permitted for 50 condos on Lake Shadow
- Full set of plans for 3 six-story buildings
- First floor is covered parking - 1 per unit under cover and 1 per unit outside parking
- Floors 2 - 5 - average 2,100 SF; Floor 6 - average 2,200 SF
- School concurrency and approved by Orange County School Board
- Zoning allows up to 60 units/acre; can be redesigned for apartments
- Total parcel – 4.74 acres; uplands – 2.72 acres
- 60 units / upland acre

**Sale Price: \$3,750,000**



For more information:

**Paul P. Partyka, CCIM, MiCP, CIPS**

+1 407 341 0805 • [ppartyka@realvest.com](mailto:ppartyka@realvest.com)

**473 South Keller Road**  
Maitland, Florida 32810

For Sale

# Condo/Multi-Family Development Site





**473 South Keller Road**  
Maitland, Florida 32810

For Sale

# Condo/Multi-Family Development Site

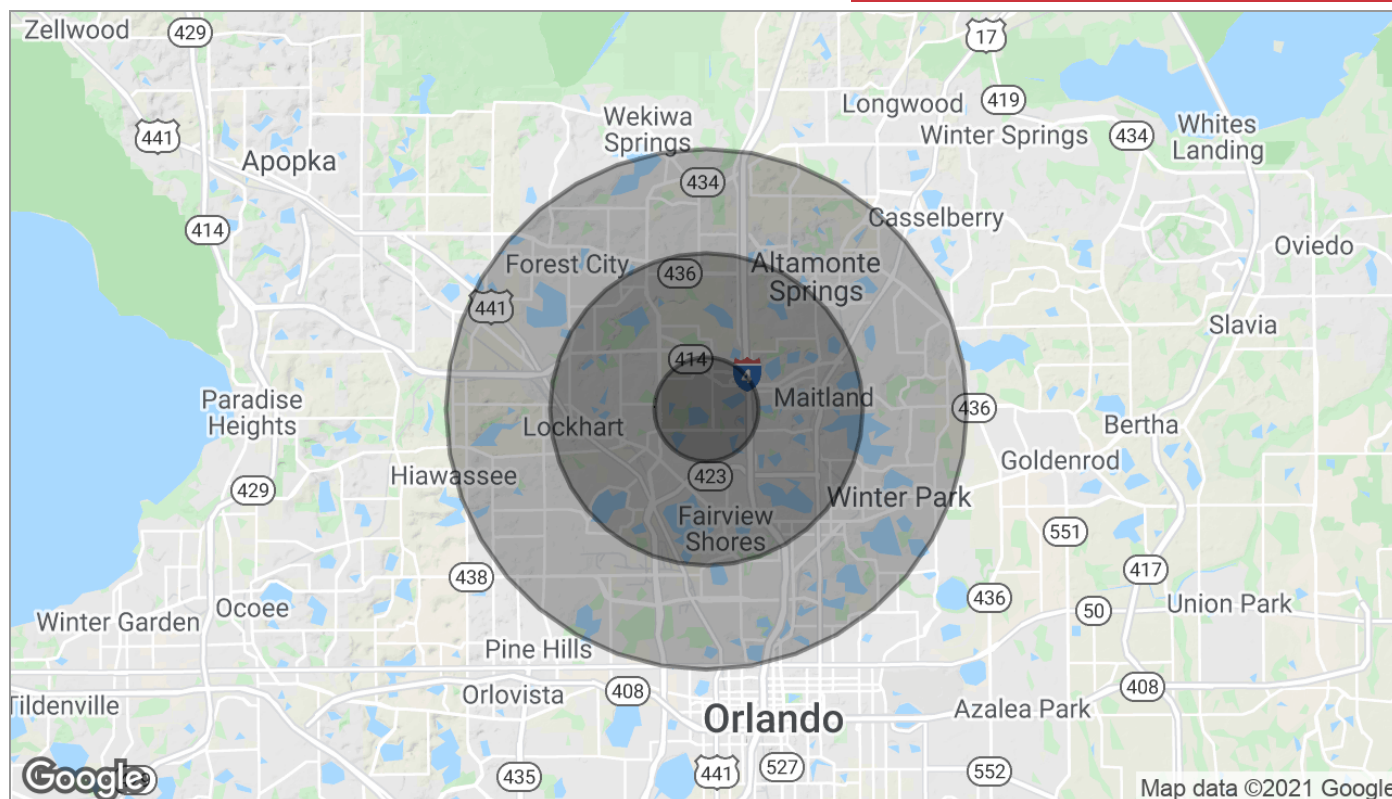


**473 South Keller Road**

Maitland, Florida 32810

For Sale

## Condo/Multi-Family Development Site



### Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	7,528	85,131	236,508
MEDIAN AGE	33.3	36.2	36.7
MEDIAN AGE (MALE)	33.2	35.0	35.1
MEDIAN AGE (FEMALE)	32.6	37.8	38.3

### Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,613	34,639	93,973
# OF PERSONS PER HH	2.1	2.5	2.5
AVERAGE HH INCOME	\$60,148	\$68,231	\$73,738
AVERAGE HOUSE VALUE	\$196,620	\$256,057	\$296,765

\* Demographic data derived from 2010 US Census