

MAITLAND CITY CENTRE[®]

The Art of Inspired Living[®]



FULLY LEASED MIXED-USE DEVELOPMENT

Visit these exciting retailers in this vibrant, community-driven mixed-use center in the heart of Maitland



MAITLAND CITY CENTRE

Highly visible + prominent new mixed-use center in the Heart of Maitland- one of Central Florida's most affluent communities

33,572 square feet of prime restaurant & retail space



Luxury Amenities

FOODIE'S PARADISE

More than 2,400 multi-family units within a 5-min. walk

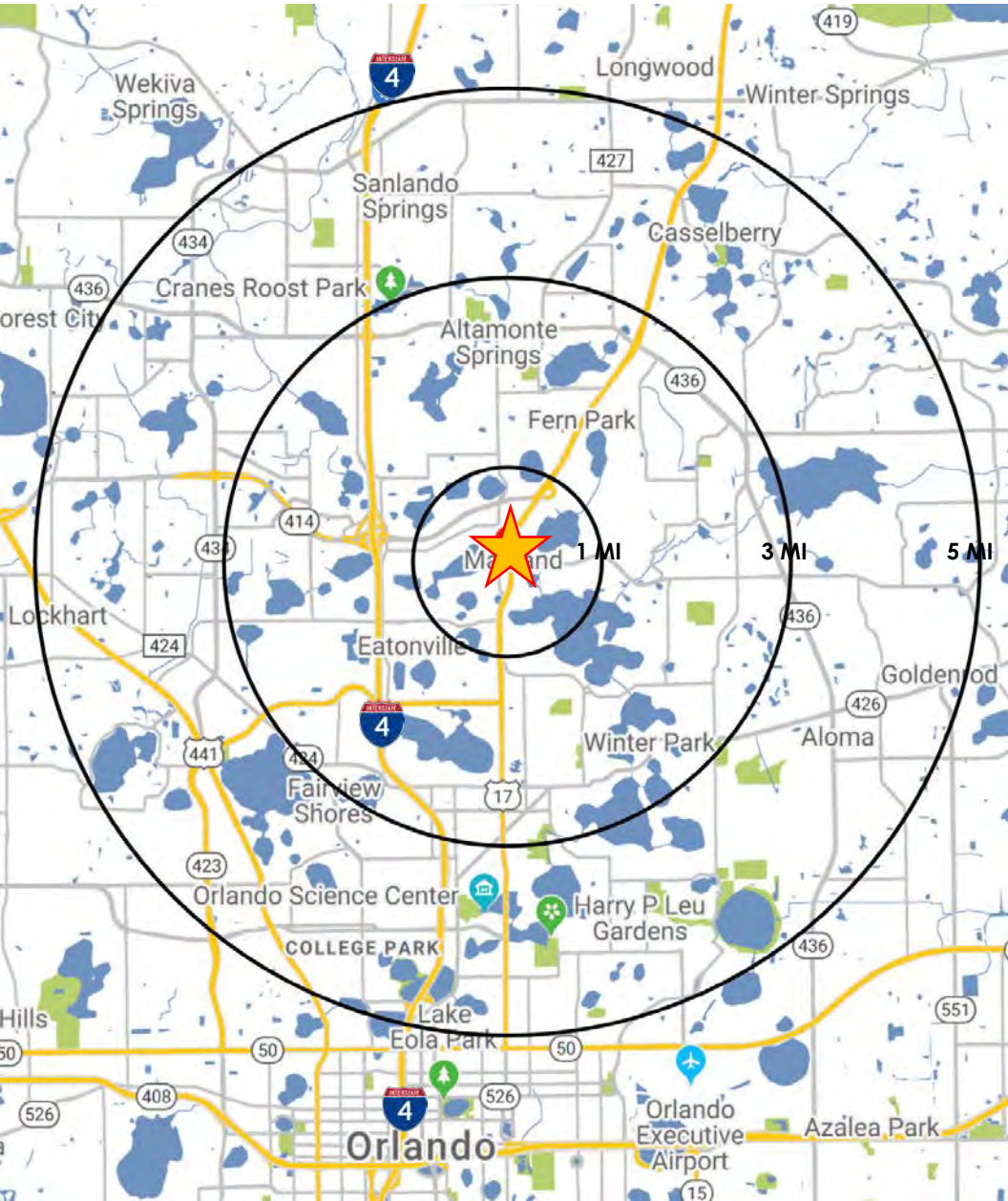
24 Live-Work Units

220 HIGH-END APARTMENTS

2 designated UBER stations

5-min walk to Sunrail Station

LOCATION

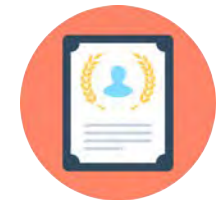


	1 MILE	3 MILE	5 MILE
POPULATION	9,706	97,567	275,655
HOUSEHOLDS	4,858	44,974	122,170
EMPLOYEES	9,411	97,337	201,332
BUSINESSES	1,497	12,418	28,258
MEDIAN AGE	45.6	41.2	39.7
AVG. HH INCOME	\$132,992	\$119,303	\$115,564
MED. HH INCOME	\$110,746	\$84,369	\$83,959

1 MILE HIGHLIGHTS



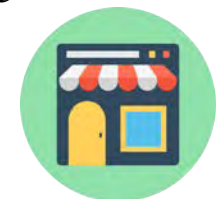
\$132,992
Avg. HH Income



82%
Higher Education



9,476
Employees



1,535
Businesses

PROJECT PLAN

ADDRESS

190 Independence Lane
Maitland, FL 32751

RETAIL

33,572 GLA

TENANT LINEUP

Starbucks Coffee
Cookit Prepared Foods
Sanford Brewing Company
Houndstooth Sauce Co.
Boku Sushi
Fleet Feet
F45 Fitness
Salons by JC
100% Chiropractic
Woof Gang
Young Chefs Academy
Turci Pasta
Kelly's Ice Cream
Parea Greek Taverna

PARKING

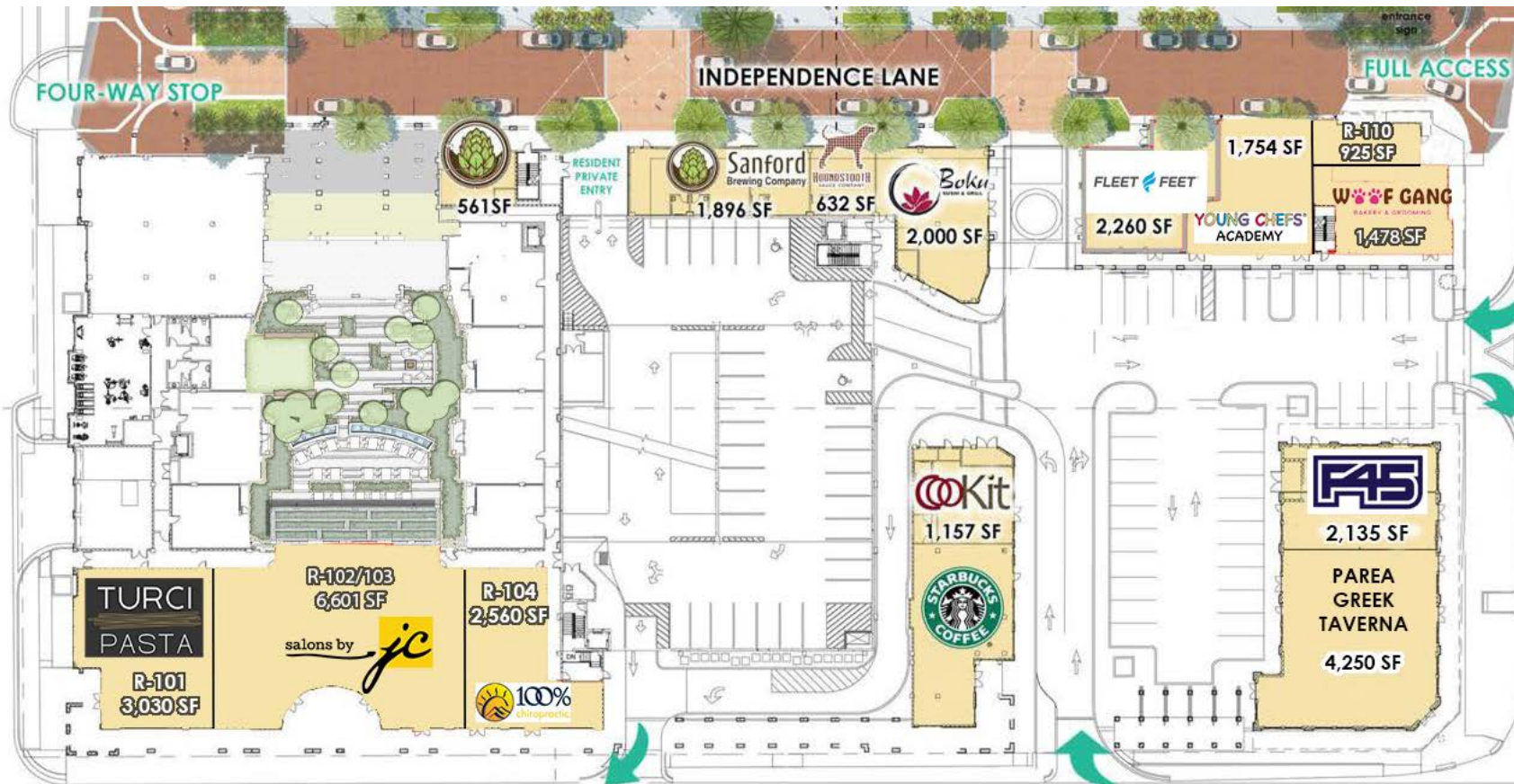
182 on-site (5.6/1000)
239 walkable public spaces 585
after-hours / valet

TRAFFIC

US 17-92: 39,000 AADT
E. Horatio: 13,000 AADT



SITE PLAN



PACKWOOD AVE

HORATIO AVE 13,000 AADT

US 17-92 39,000 AADT



TENANT LINEUP



PARKING

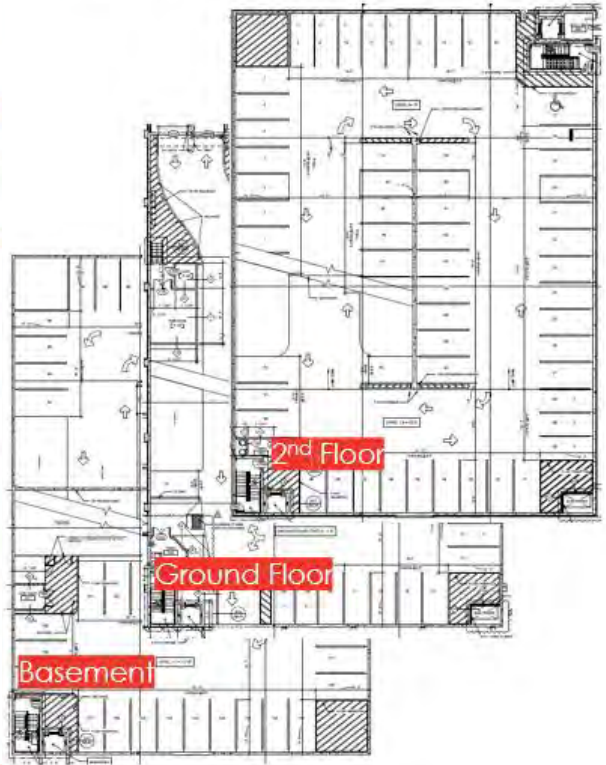
- Walkable Public Parking**
- CURRENT PARKING- FUTURE PUBLIC PARK**
- After-Hours Parking**



WALKABLE PUBLIC PARKING
 239 Public Daytime + 565 After Hours Spaces

804 Offsite Public Parking Spaces

Commercial Parking Deck Levels



Basement - 52 spaces
Ground Floor- 35 spaces
2nd Floor- 57 spaces
Total: 144 spaces

Surface Parking



ON-SITE PARKING
 38 Surface Spaces
 144 Parking Deck Spaces

182 Onsite Parking Spaces
 (32,516 GLA)
5.6/1000 parking ratio

FIND YOUR CENTRE

With 220 apartments homes, 24 live-work units and 32,516 square feet of retail and restaurant space, Maitland City Centre will be an exclusive community-driven, mixed-use project situated across from City Hall & Independence Park.

The Mediterranean-style architecture combines old-world elegance with today's smart and modern living.

Due to a strong focus on creating a sense of "place", the Maitland City Centre's tenant mix and on-site habitation is essential to build community and provide a true destination for locals and visitors alike- to work, reside, gather and dine.

Maitland City Centre's luxury amenities include a rooftop pool deck and lounge, business center, private rooftop dog park, state-of-the-art fitness center, private courtyard and outdoor living spaces, pet grooming facility and co-working spaces.



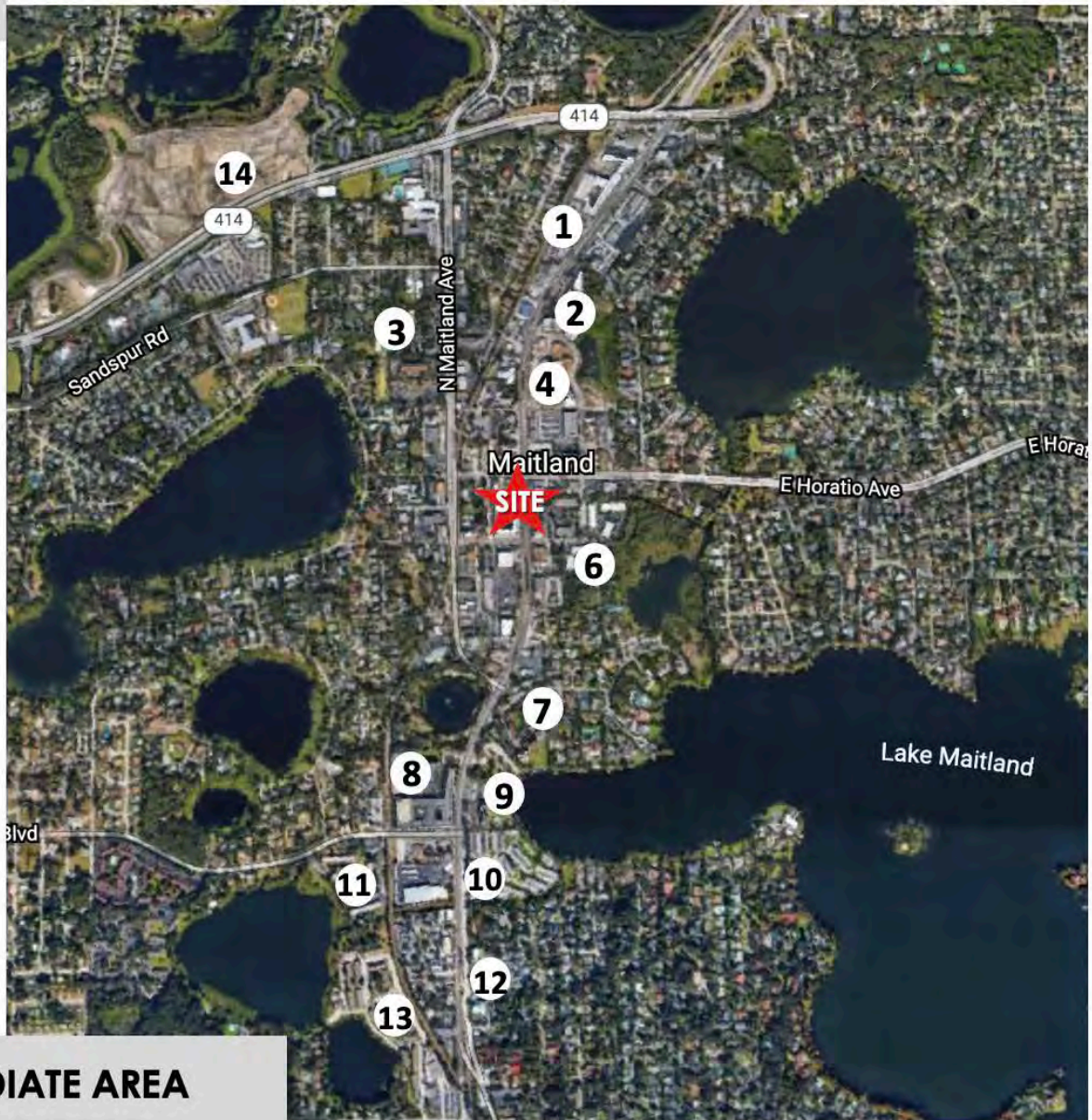
RETAIL & RESTAURANT OVERVIEW



SURROUNDING RESIDENTIAL



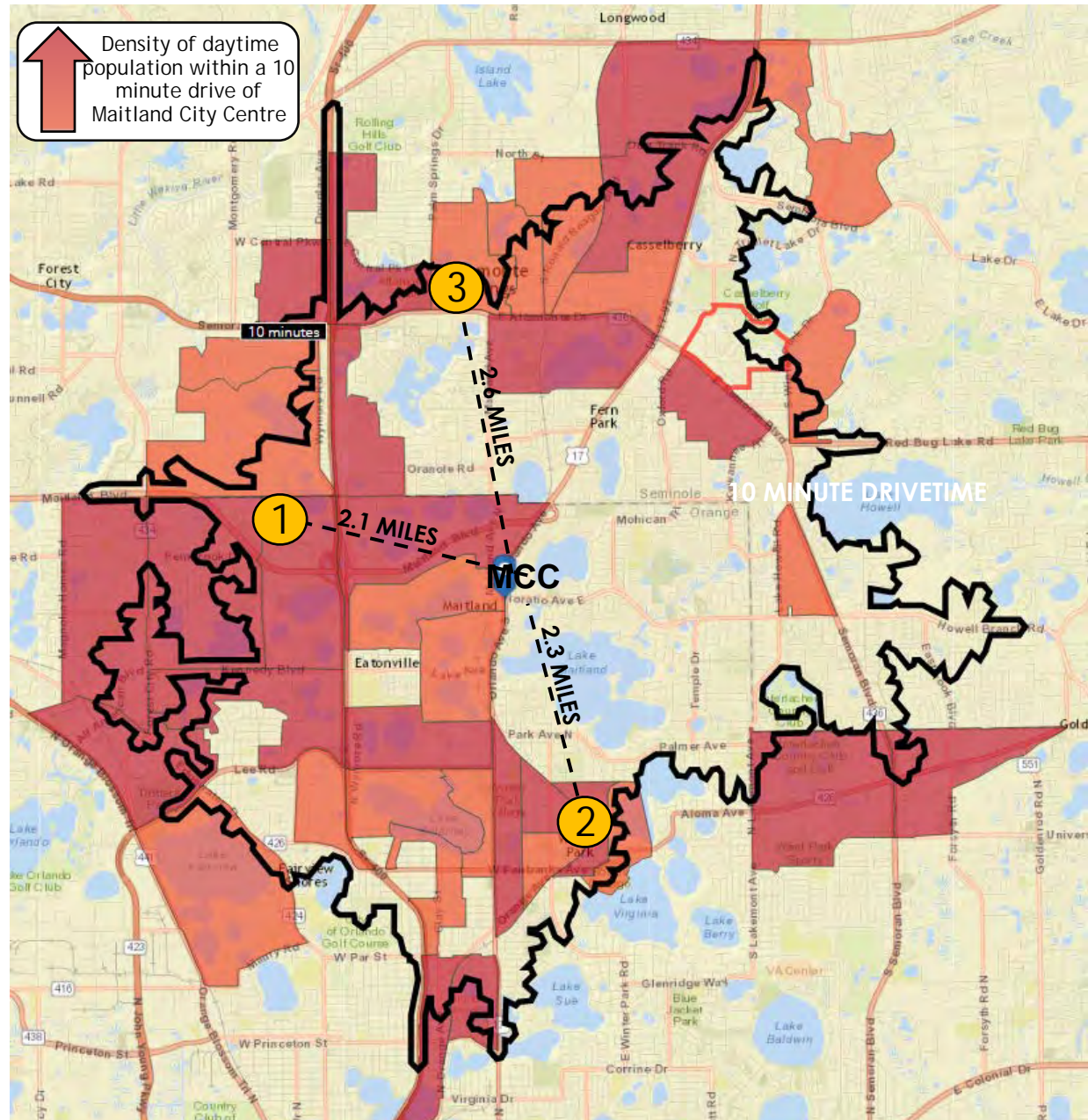
#	PROJECT	UNITS
1	MAITLAND STATION	293
2	UPTOWN MAITLAND	98
3	MAITLAND SQUARE	22
4	400 NORTH	300
5	MAITLAND CITY CENTRE	244
6	THE Q APARTMENTS	130
7	MOORINGS ON LAKE MAITLAND	86
8	LAKE LILY APARTMENTS	450
9	MAITLAND HARBOR	58
10	LAKE MAITLAND TERRACE APTS	240
11	MAITLAND SHORES	200+
12	MAITLAND HOUSE	28
13	GEM LAKE APARTMENTS	247
14	TOWN TRELAGO APARTMENTS	350



2,376+ UNITS IN IMMEDIATE AREA

DAYTIME POPULATION STUDY

- With **8,351,029 SF** of office space and over **24,000 daytime employees and corporate expense accounts**, Maitland Center is Orlando's **largest office market** outside of Downtown Orlando and tourist areas.
- Maitland City Centre is the closest retail/restaurant destination for Maitland Center.** Less than three miles from three major daytime population hubs, MCC is centrally located to cater to Winter Park, Maitland and Altamonte's daytime population.
- Local traffic patterns in Altamonte show that **employees from Florida Hospital Altamonte will have an easier time getting to MCC** than to retail and restaurants within the Altamonte market.



LOCATION	DAYTIME POPULATION (1 MILE FROM LOCATION)
1 MAITLAND CENTER	24,000
2 PARK AVENUE	21,000
3 FLORIDA HOSPITAL ALTAMONTE	18,000

MAITLAND'S RESTAURANT DESTINATION



ANTONIO'S RISTORANTE MAITLAND

Antonio's restaurant upstairs is known by all the locals as the place to go for great Italian food, delicious fresh seafood, Certified Black Angus beef and daily Chef's creations.



LUKE'S

Luke's Kitchen and Bar focuses on classic American cuisine, using seasonal ingredients and responsibly-sourced proteins.



FRANCESCO'S RISTORANTE • PIZZERIA

Francesco's Ristorante and Pizzeria is a traditional Italian destination in Maitland. From their hand-made mozzarella to the artisanal pizzas, pastas and salads, Francesco's is known for its authenticity and delicious food.



TEAK *Neighborhood Grill*

Teak's menu features 37 signature hand-crafted burgers (of which 19 are on an "underground" secret menu), a wide variety of craft beers, and a special Bloody Mary bar during their fantastic brunch.



MAITLAND ARTS & CIVICS COMMUNITY



MAITLAND'S NOTABLE EVENTS



9:30 a.m. to 1:30 p.m.
Sundays

MAITLAND FARMERS MARKET

Independence Lane
Downtown Maitland



Getdown DOWNTOWN

FIRST FRIDAY OF EACH MONTH
6 TO 10 P.M.
INDEPENDENCE LANE
IN DOWNTOWN MAITLAND

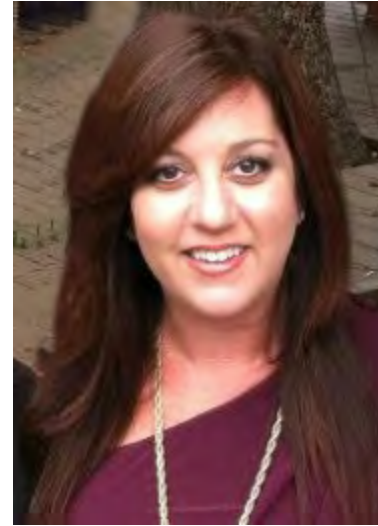
LIVE MUSIC, VENDORS, FOOD AND DRINKS



LEASING TEAM



Serenity Lorenz
VP of Sales & Leasing
Central Florida Office
Office (407) 392- 2055 x1
Cell (904) 887-3302
serenity@acrefl.com



Sandi Bargfrede
Managing Partner
Office (407) 392- 2055 x1
Cell (407) 491- 8149
sandi@acrefl.com

CENTRAL FLORIDA | 47 E. ROBINSON STREET | SUITE 230 | ORLANDO, FL 32801
WEST COAST FLORIDA | 730 S. STERLING AVENUE | SUITE 212 | TAMPA, FL 33609
OFFICE | (407) 392. 2055 | **FAX** | (321) 400.1138 | **WWW.ACREFL.COM**

