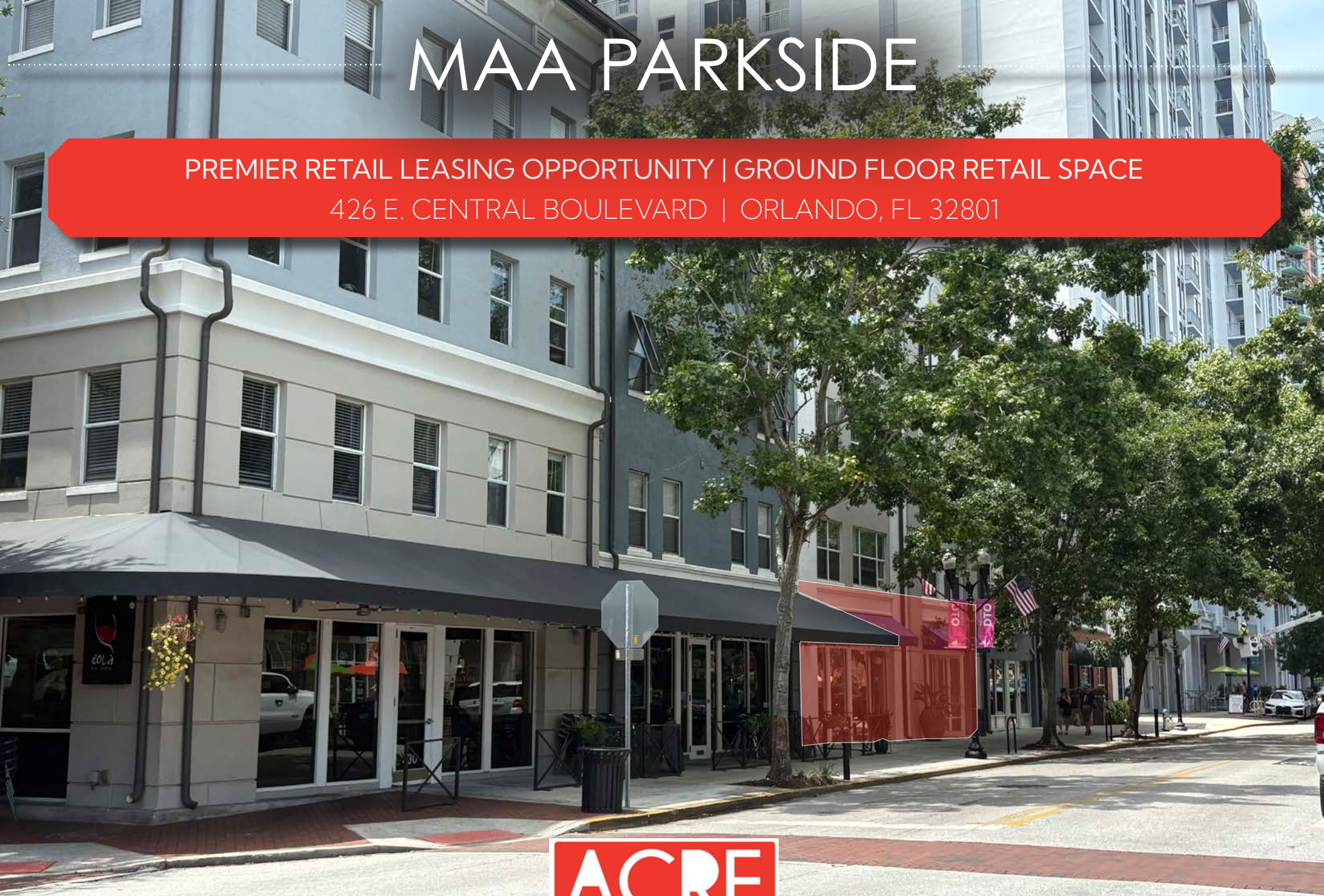


MAA PARKSIDE

PREMIER RETAIL LEASING OPPORTUNITY | GROUND FLOOR RETAIL SPACE

426 E. CENTRAL BOULEVARD | ORLANDO, FL 32801



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LICENSED REAL ESTATE BROKER
www.acrefl.com

FOLLOW US, WE'RE VERY SOCIAL!

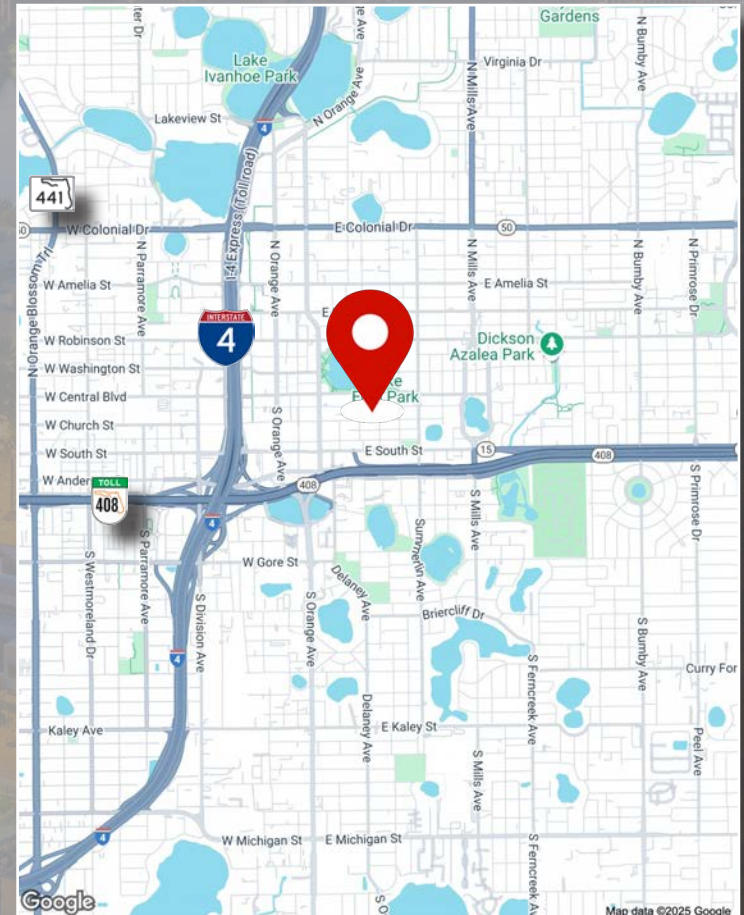


426 E. CENTRAL BOULEVARD | ORLANDO, FL

- Available: 1,100 SF Ground Floor Retail Available
- Walkability Score of 96 | Average Household Income of \$140,863 within 1 Mile
- Located at the corner of E. Central Blvd. and S. Osceola Ave., this premier site sits at the gateway to Thornton Park and directly across from Lake Eola, which attracts more than 1.6 million annual visitors.
- Surrounded by a strong mix of daily conveniences and lifestyle destinations, including Foxtail Coffee Co., Jeremiah's Italian Ice, Eola Wine Bar, Publix, and The UPS Store—driving consistent neighborhood traffic.
- Surrounded by Over 2,400 Multi-Family Units

CONNECTIVITY IS KEY!

MAA Parkside is located at the gateway to Thornton Park on E. Central Blvd. and S. Osceola Ave., directly across from Lake Eola, which draws more than 1.6 million annual visitors each year. Surrounded by retailers such as Foxtail Coffee Co., Jeremiah's Italian Ice, Eola Wine Bar, Publix, and The UPS Store, the site attracts both neighborhood residents and downtown professionals. With easy access to I-4 and the East-West Expressway, the property offers excellent connectivity and is just 20 minutes from Orlando International Airport, 30 minutes from Orlando Sanford International Airport, and less than 15 minutes from the University of Central Florida.

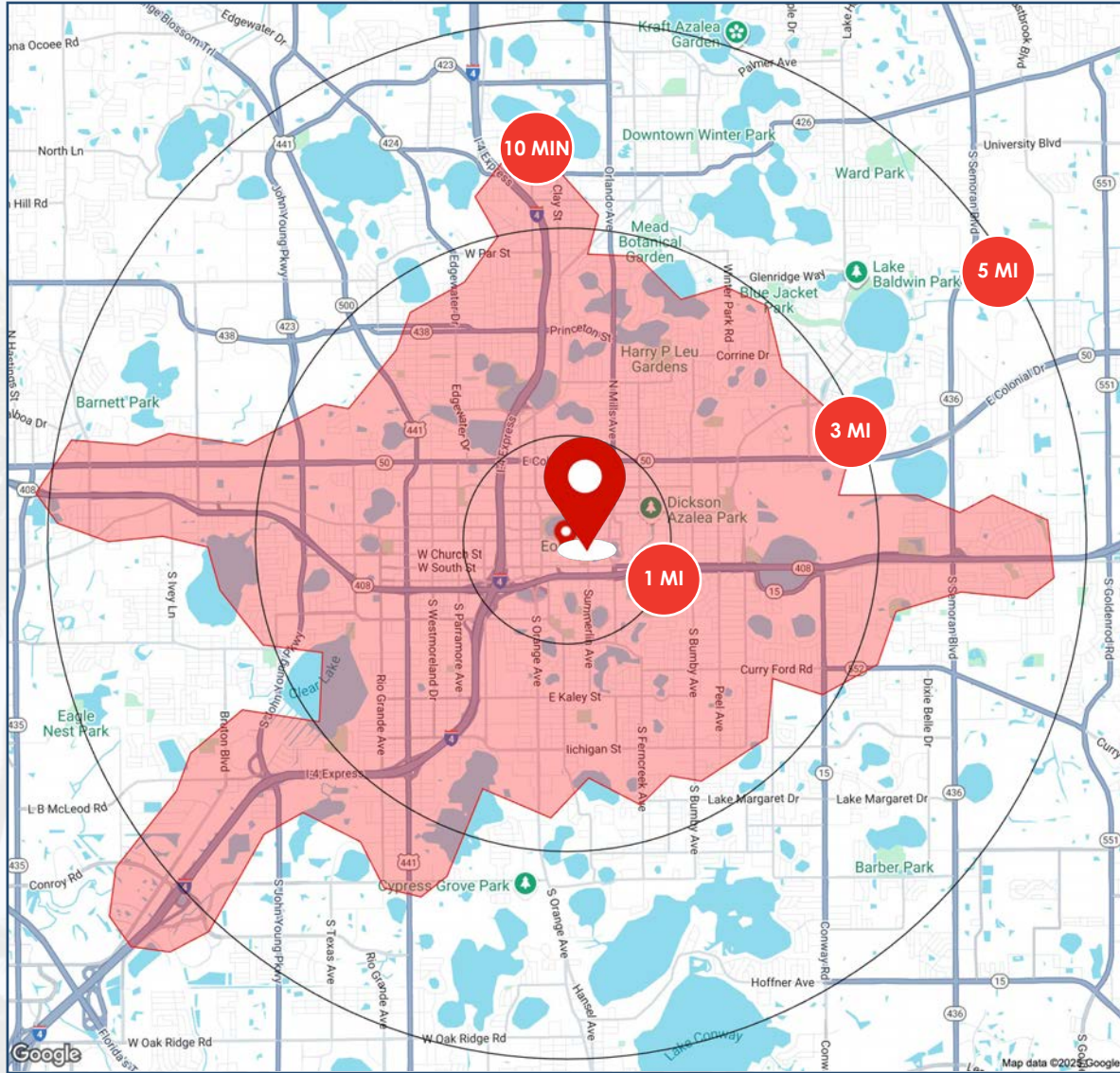


PHOTOS

426 E. CENTRAL BOULEVARD | ORLANDO, FL



AREA DEMOGRAPHICS



POPULATION



1 MI	24,038
3 MI	118,690
5 MI	319,310
10 MIN	134,107

AVG HH INCOME



1 MI	\$140,863
3 MI	\$132,846
5 MI	\$115,325
10 MIN	\$120,849

MEDIAN AGE



1 MI	38.6
3 MI	38.4
5 MI	37.6
10 MIN	37.8

DAYTIME POPULATION



1 MI	53,776
3 MI	144,890
5 MI	312,550
10 MIN	166,891

SURROUNDING AREA



MAA PARKSIDE



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