

# 4 NORTH O

PRIME RETAIL AVAILABLE FOR LEASE  
IN AFFLUENT MAITLAND

📍 400 N. ORLANDO AVE | MAITLAND, FL 32751

JOIN THE DIVERSE TENANT LINEUP:



GRAIN&BERRY

Semper



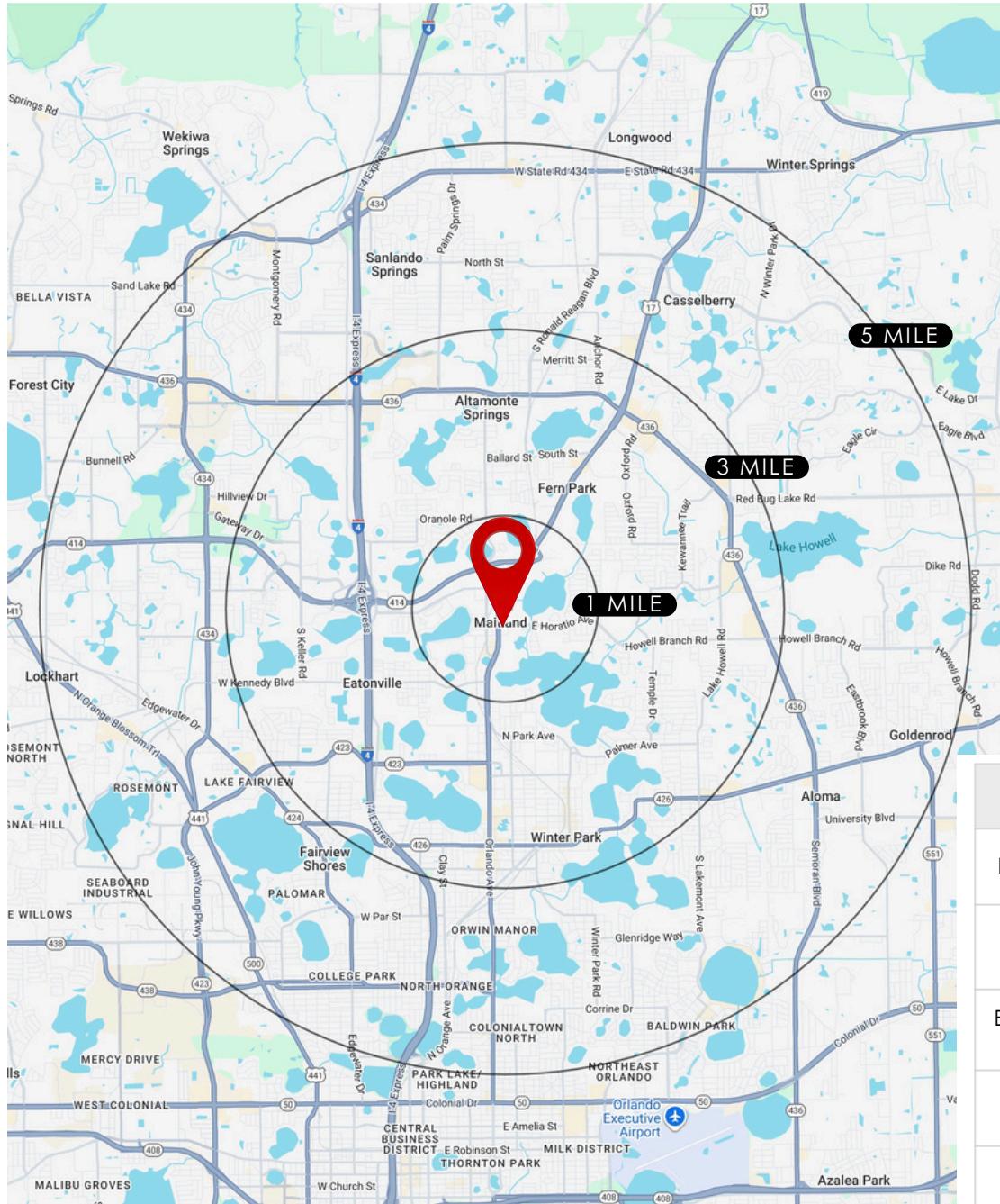
GOLFTEC

**ACRE**  
Commercial Real Estate  
RESULTS-DRIVEN RETAIL

LICENSED REAL ESTATE BROKER



# DEMOGRAPHICS



## AFFLUENT IMMEDIATE TRADE AREA

**\$161,151 AVERAGE HOUSEHOLD INCOME**  
(1 Mile Radius)

Households within 1 mile average \$161,151 in annual income, reflecting strong discretionary spending power and an affluent customer base well-suited for premium services and daily-use retail.

## ALL DAY CUSTOMER BASE

**99,000 EMPLOYEES**  
(3 Mile Radius)

The surrounding area supports nearly 99,000 employees within a 3-mile radius, driven by a concentration of professional, office, and corporate users that fuel consistent weekday activity and demand for nearby services.

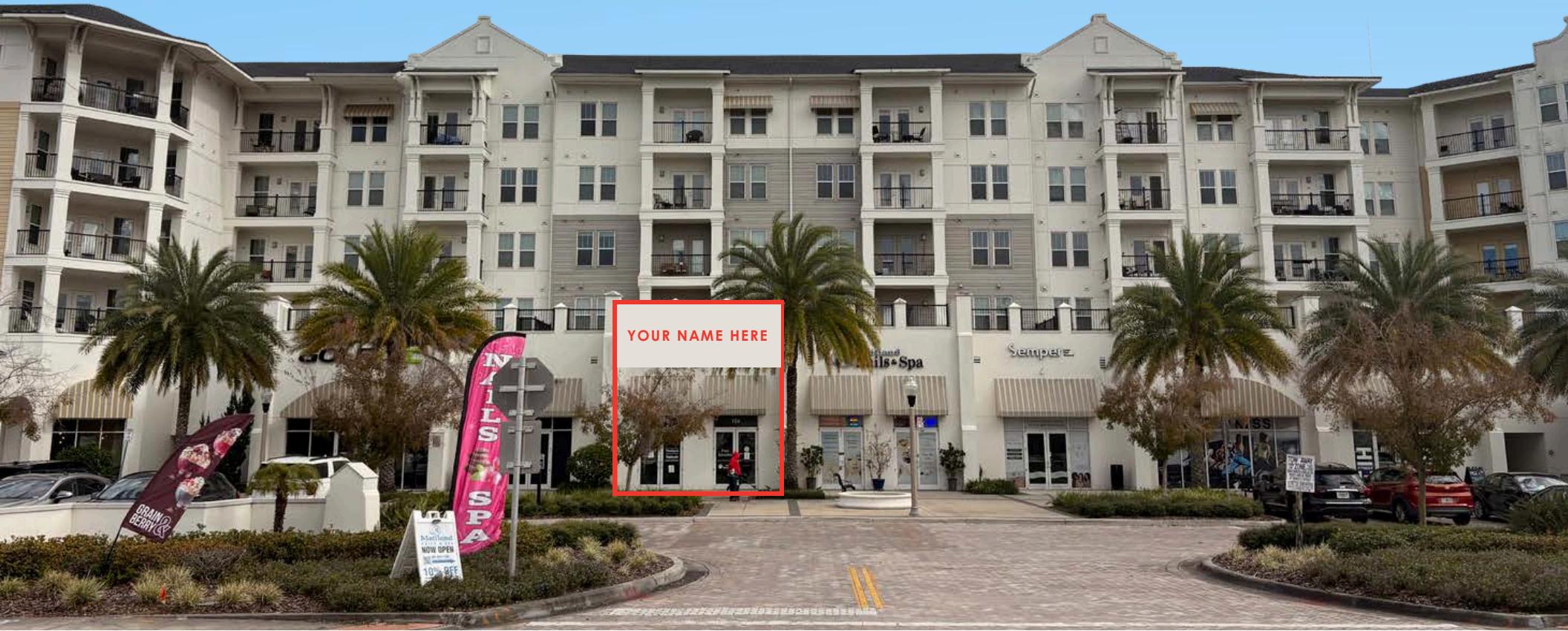
## SIGNIFICANT HOUSEHOLD WEALTH

**\$1.58M AVERAGE HOUSEHOLD NET WORTH**  
(1 Mile Radius)

Average household net worth exceeds \$1.58 million within 1 mile, reflecting long-term wealth, stability, and strong demand for high-quality professional and personal services.

	1 MILE	3 MILE	5 MILE
Est. Population (2025)	10,244	104,637	283,958
Average Household Income (2025)	\$161,151	\$119,036	\$120,028
Estimated Households (2025)	4,754	47,857	126,778
Businesses (2025)	1,563	12,881	29,362
Median Age (2025)	41.9	39.3	39

# 400 NORTH



## PROPERTY HIGHLIGHTS:

- AVAILABLE: 1,461 SF (Suite 104)
- GLA: 27,215 SF
- Strong visibility on US 17-92 with very limited vacancy in trade area
- 300 luxury residential units on-site
- Located adjacent to Maitland's premiere Publix, and just one block from Maitland City Centre & Maitland's new Downtown center
- 267 parking spaces



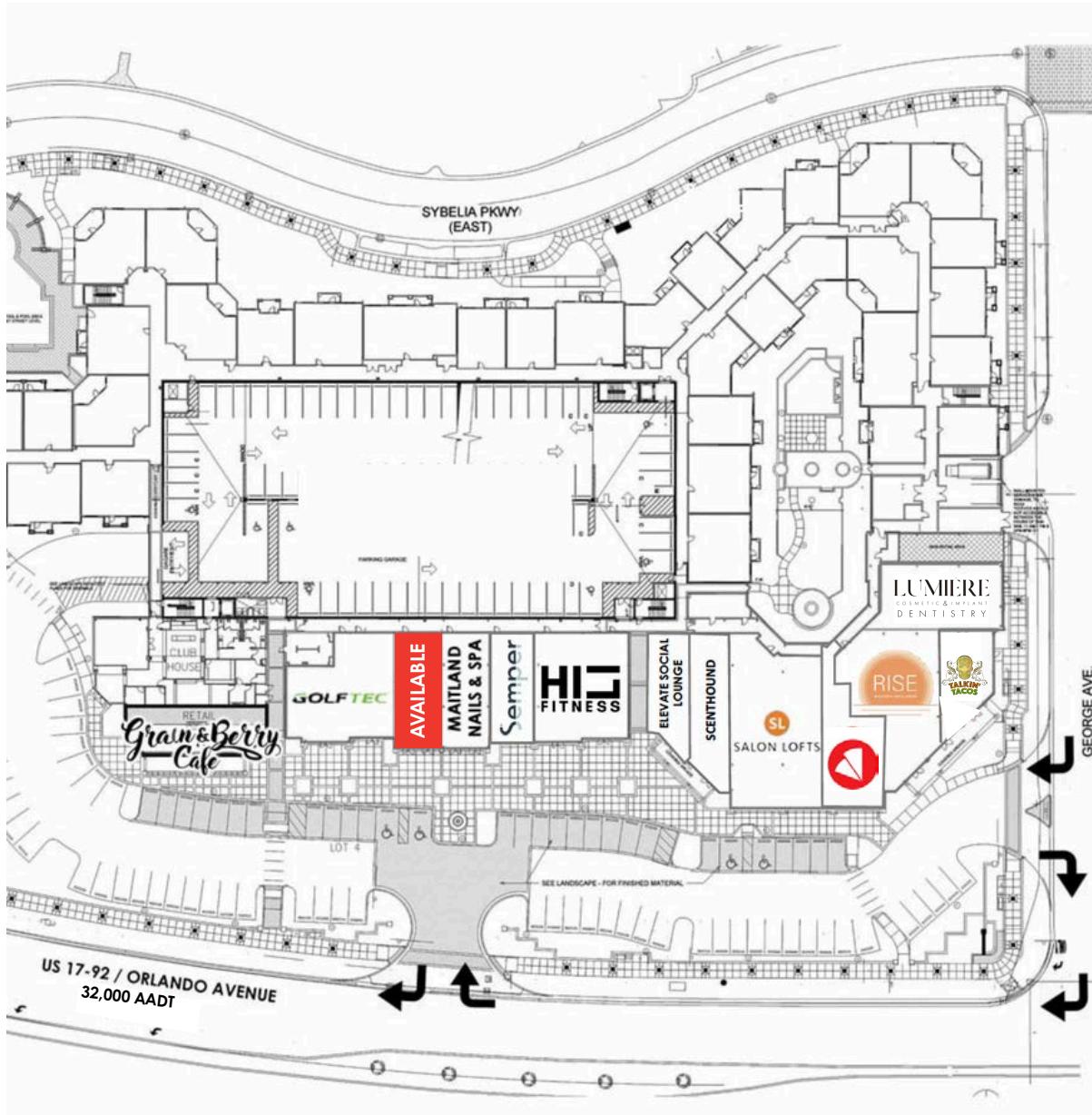
# 400 NORTH

# SITE PLAN

**AVAILABLE:** Suite 104 | 1,461 SF

**GLA:** 27,215 SF

<u>STE</u>	<u>TENANT</u>	<u>SF</u>
101	Grain & Berry Cafe	1,593
102	GolfTec	2,691
<b>104</b>	<b>AVAILABLE</b>	<b>1,461</b>
105	Maitland Nails & Spa	1,460
106	Semper Laser	1,225
107-108	HILI Fitness	2,705
109	Elevate Social Lounge	1,327
110	Scenthound	1,303
111	Salon Lofts	4,485
112	Slidders Pizza	1,550
113	Rise Wellness	3,337
114	Talkin' Tacos	1,878
115	Lumiere Dentistry	2,192



400 NORTH

# FLOOR PLAN

D

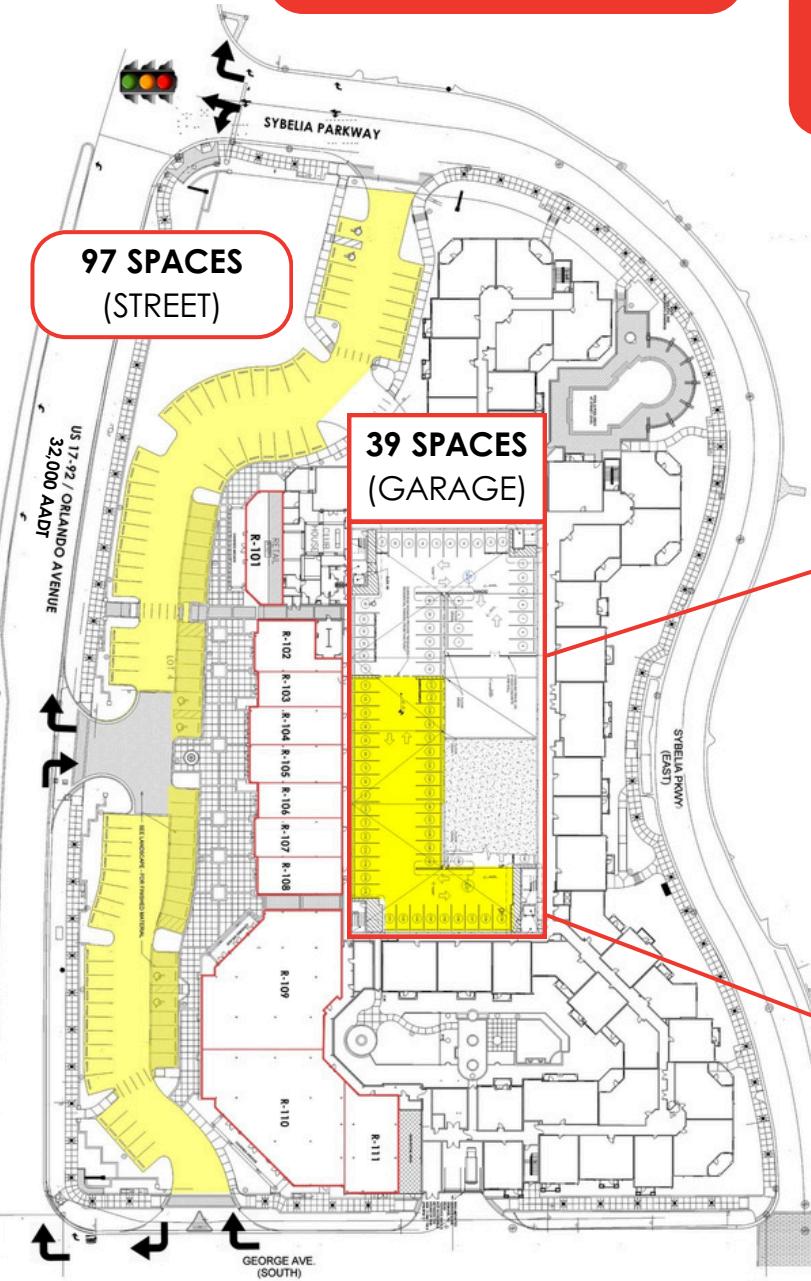
**AVAILABLE:**  
**Suite 104**  
**1,461 SF**

R-104



# PARKING PLAN

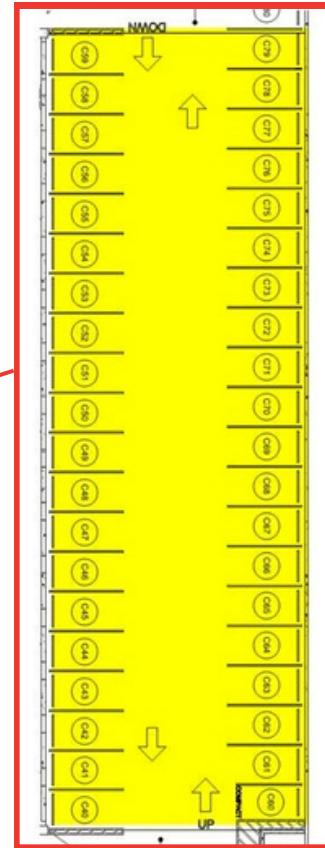
**SURFACE LEVEL: 136 SPACES**



**97 SPACES  
(STREET)**

**39 SPACES  
(GARAGE)**

**PARKING GARAGE  
(RAMP - STREET TO BASEMENT LEVEL)  
40 SPACES**

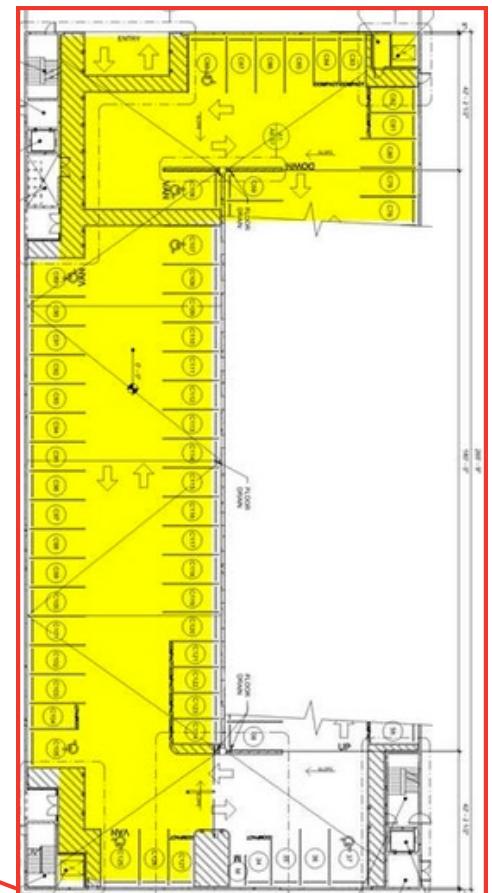


## ON SITE PARKING

- 136 SURFACE SPACES
- 132 PARKING DECK SPACES

**TOTAL: 267 PARKING SPACES**

**PARKING GARAGE  
(BASEMENT LEVEL)  
92 SPACES**



# RETAIL CORRIDOR

400 NORTH IS LOCATED ALONG THE "GOLDEN MILE". THE AFFLUENT CORRIDOR ALONG ORLANDO AVENUE (US-17-92) IN WINTER PARK AND MAITLAND, KNOWN FOR HIGH-END HOMES, SHOPS, AND RESTAURANTS, ATTRACTING SIGNIFICANT DEVELOPMENT.



## SURROUNDING

## RESIDENTIAL

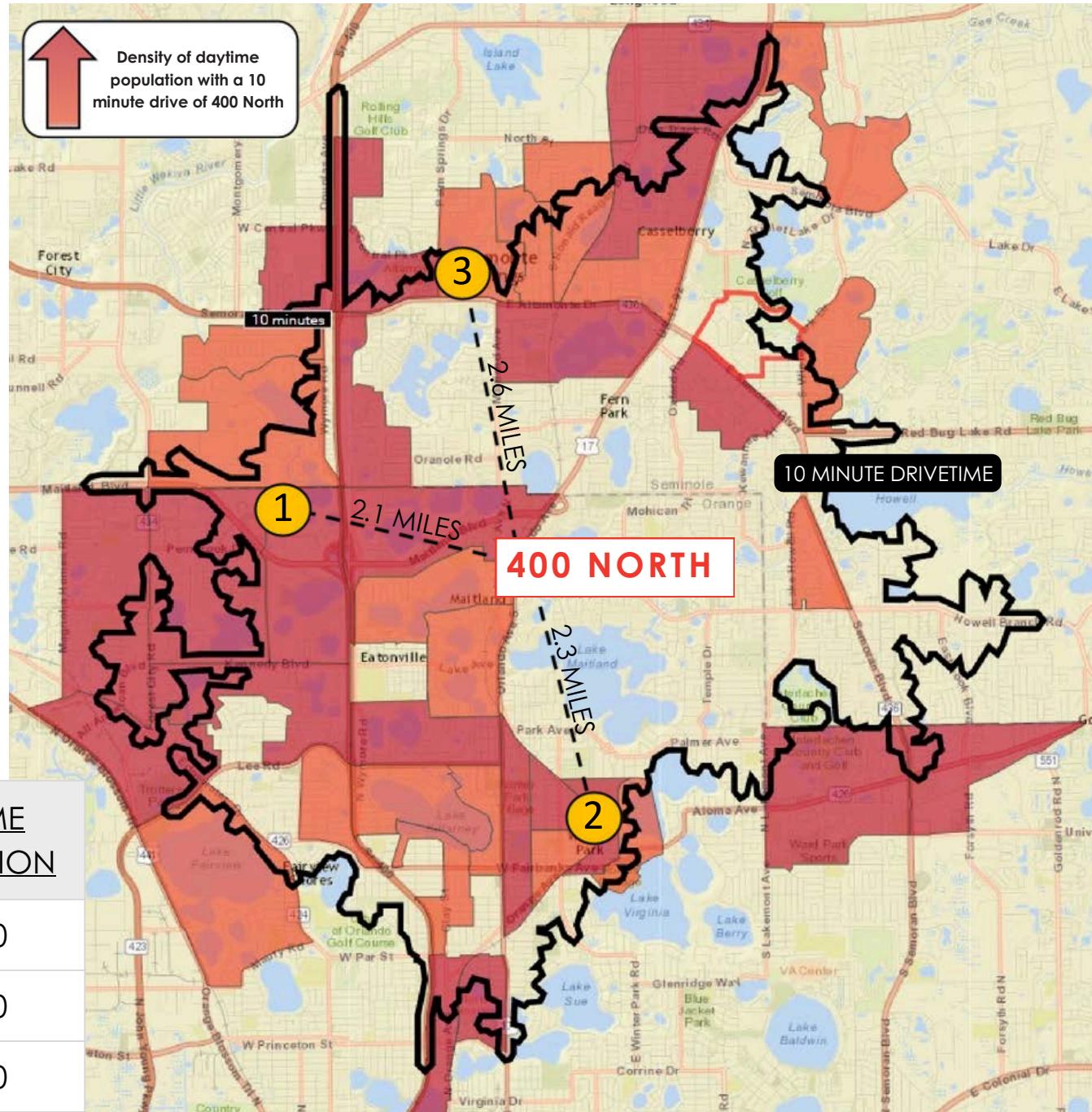
#	<u>PROJECT</u>	<u>UNITS</u>
1	Maitland Station	293
2	Uptown Maitland	98
3	Maitland Square	22
<b>4</b>	<b>400 North</b>	<b>300</b>
5	Maitland City Centre	244
6	The Q Apartments	130
7	Moorings on Lake Maitland	86
8	Lake Lily Apartments	450
9	Maitland Harbor	58
10	Lake Maitland Terrace Apartments	240
11	The Adeline	237
12	Maitland House	28
13	Trelago Apartments	350



# DAYTIME

# POPULATION

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

ACRE  
Commercial Real Estate  
RESULTS-DRIVEN RETAIL

# COMMUNITY EVENTS





FOR MORE INFORMATION ON 400 NORTH:

## CONTACT

### SERENITY LORENZ

SENIOR LEASING MANAGER  
serenity@acrefl.com  
904.887.3302

### SANDI BARGFREDE

MANAGING PARTNER  
sandi@acrefl.com  
407.491.8149



407.392.2055  
WWW.ACREFL.COM  
INFO@ACREFL.COM

This presentation is provided for informational purposes only and does not constitute legal, financial, or investment advice. It is intended solely to provide general information about the properties and services offered by ACRE Commercial, its affiliates, partners, and subsidiaries. All information contained herein is obtained from sources deemed reliable; however, we make no representations or warranties, express or implied, regarding the accuracy, completeness, or reliability of any information provided. Prospective buyers, sellers, landlords, tenants, investors, or other parties should conduct their own due diligence and consult with appropriate professionals (including legal, financial, and real estate advisors) before making any decisions or entering into any agreements. ©2026. All rights reserved.