

4 NORTH O

**PRIME RETAIL AVAILABLE FOR LEASE
IN AFFLUENT MAITLAND**

📍 400 N. ORLANDO AVE | MAITLAND, FL 32751

JOIN THE DIVERSE TENANT LINEUP:

SL

SALON LOFTS®

SLIDERS
PIZZA

HIGH
FITNESS

GRAIN & BERRY

Semper

RISE
MODERN WELLNESS

GOLFTEC®

TALKIN'
TACOS

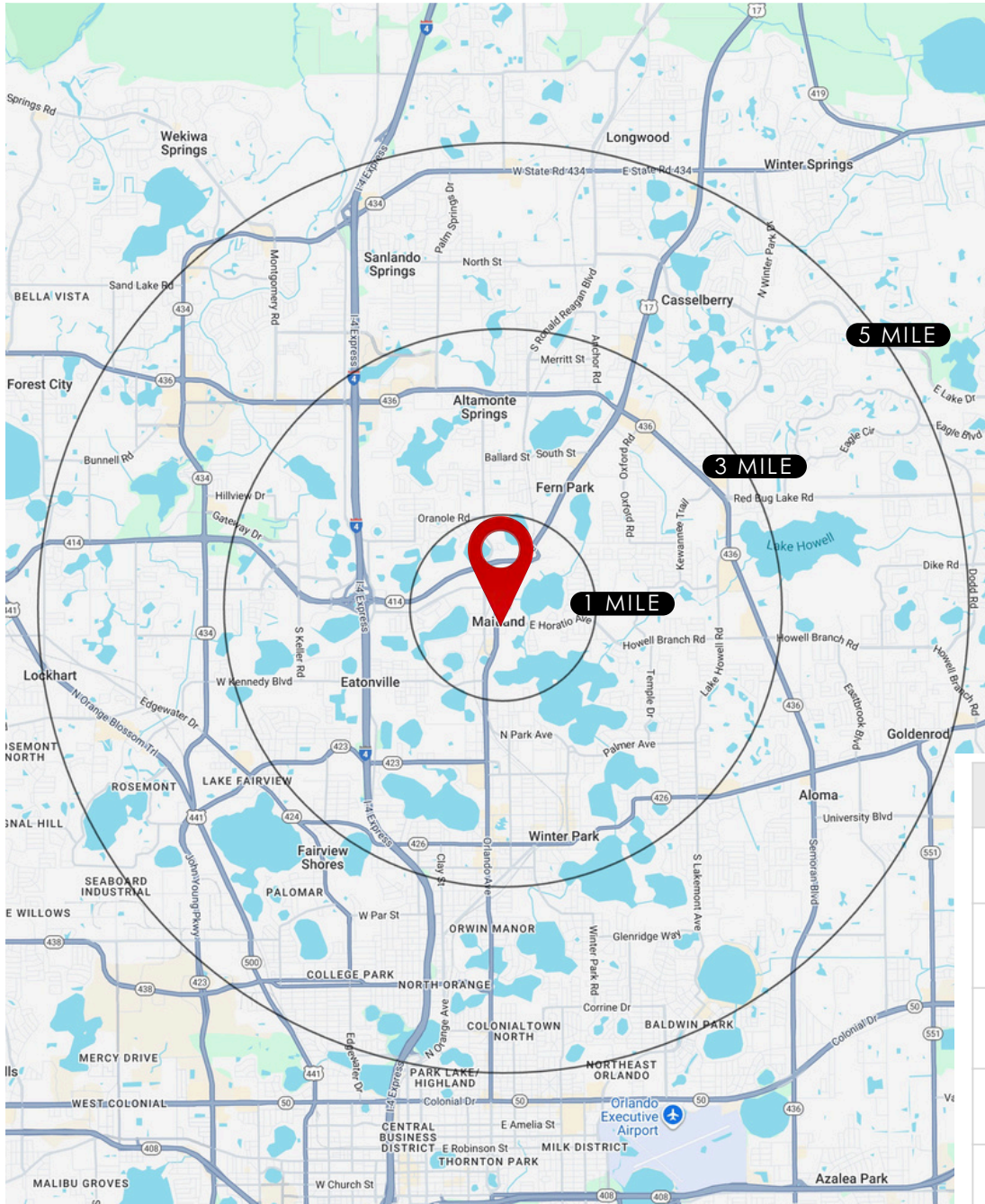
ELEVATE
KAVA | SOCIAL LOUNGE

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.

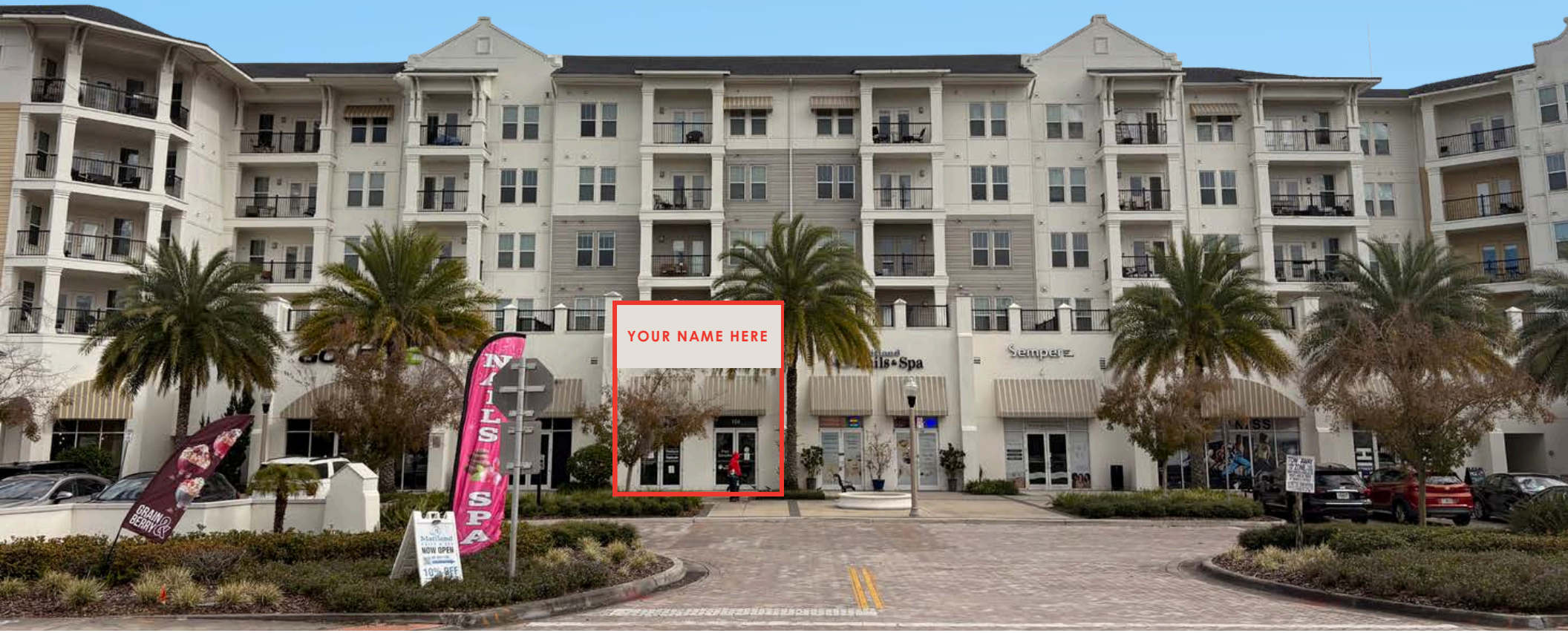
SIGNIFICANT HOUSEHOLD WEALTH

\$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

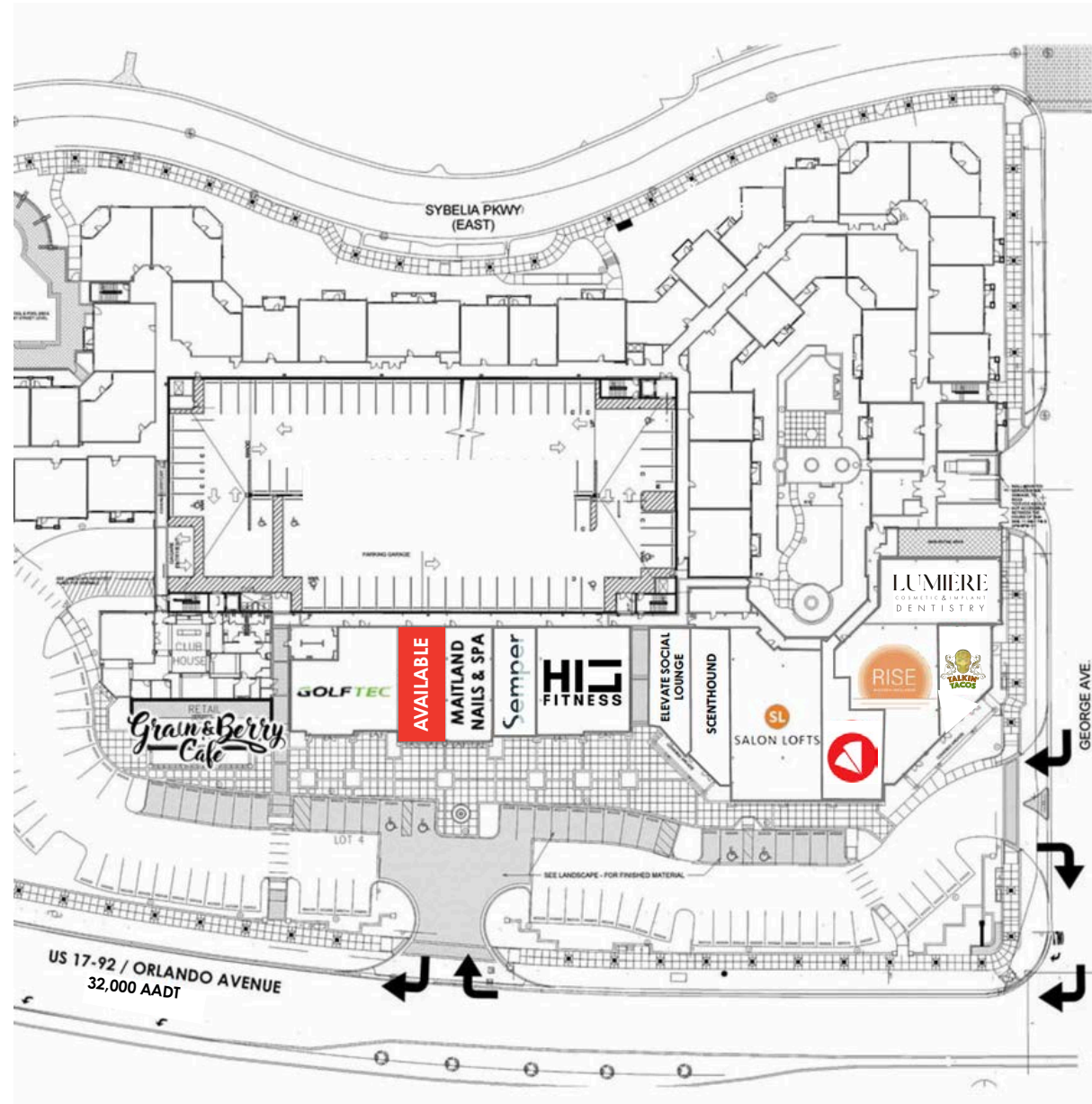


400 NORTH SITE PLAN

AVAILABLE: Suite 104 | 1,461 SF

GLA: 27,215 SF

STE	TENANT	SF
101	Grain & Berry Cafe	1,593
102	GolfTec	2,691
104	AVAILABLE	1,461
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



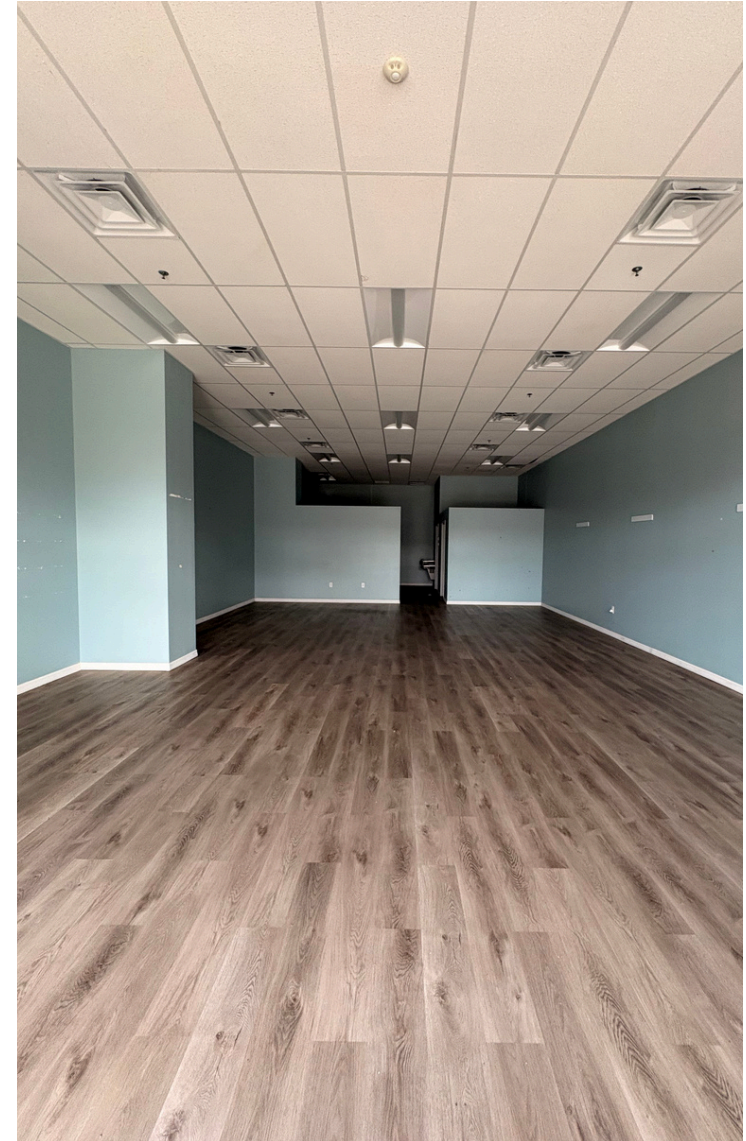
400 NORTH

FLOOR PLAN

AVAILABLE:

Suite 104

1,461 SF



R-104

PARKING PLAN

SURFACE LEVEL: 136 SPACES

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

ON SITE PARKING

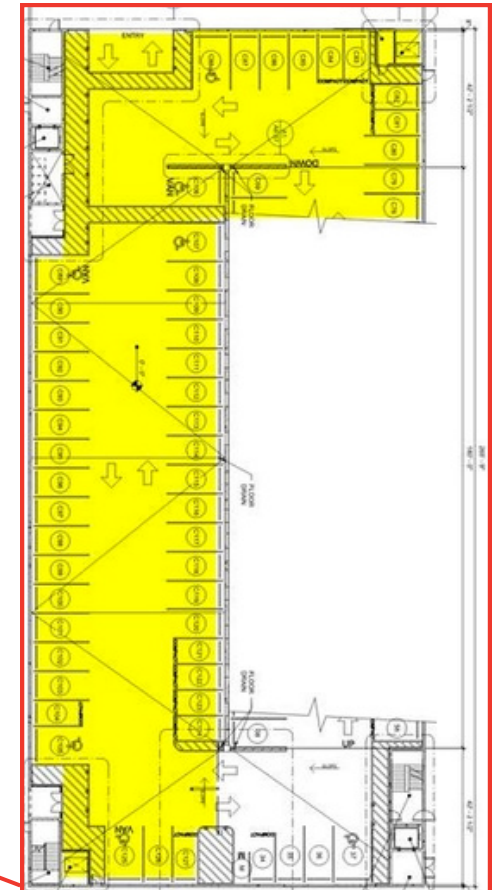
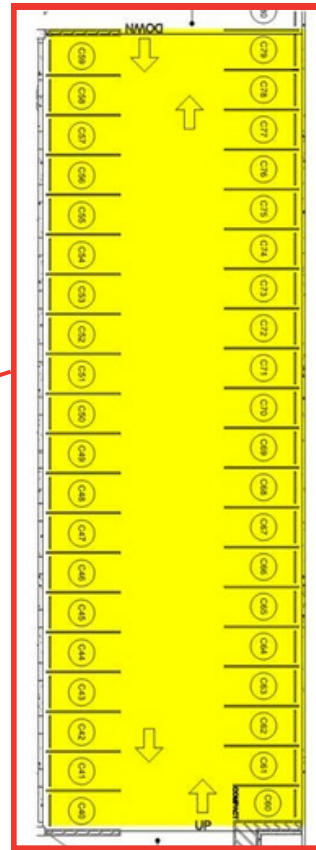
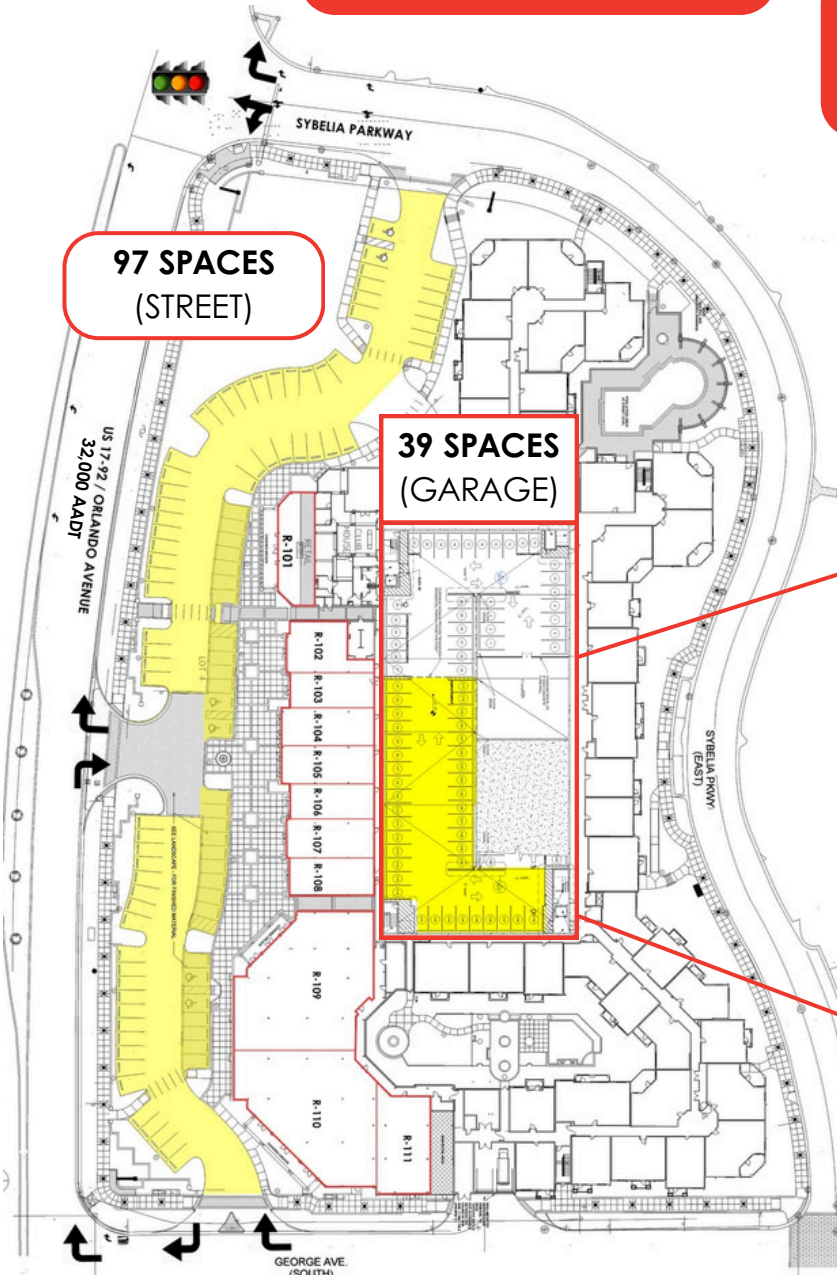
- 136 SURFACE SPACES
- 132 PARKING DECK SPACES

TOTAL: 267 PARKING SPACES

97 SPACES
(STREET)

39 SPACES
(GARAGE)

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.



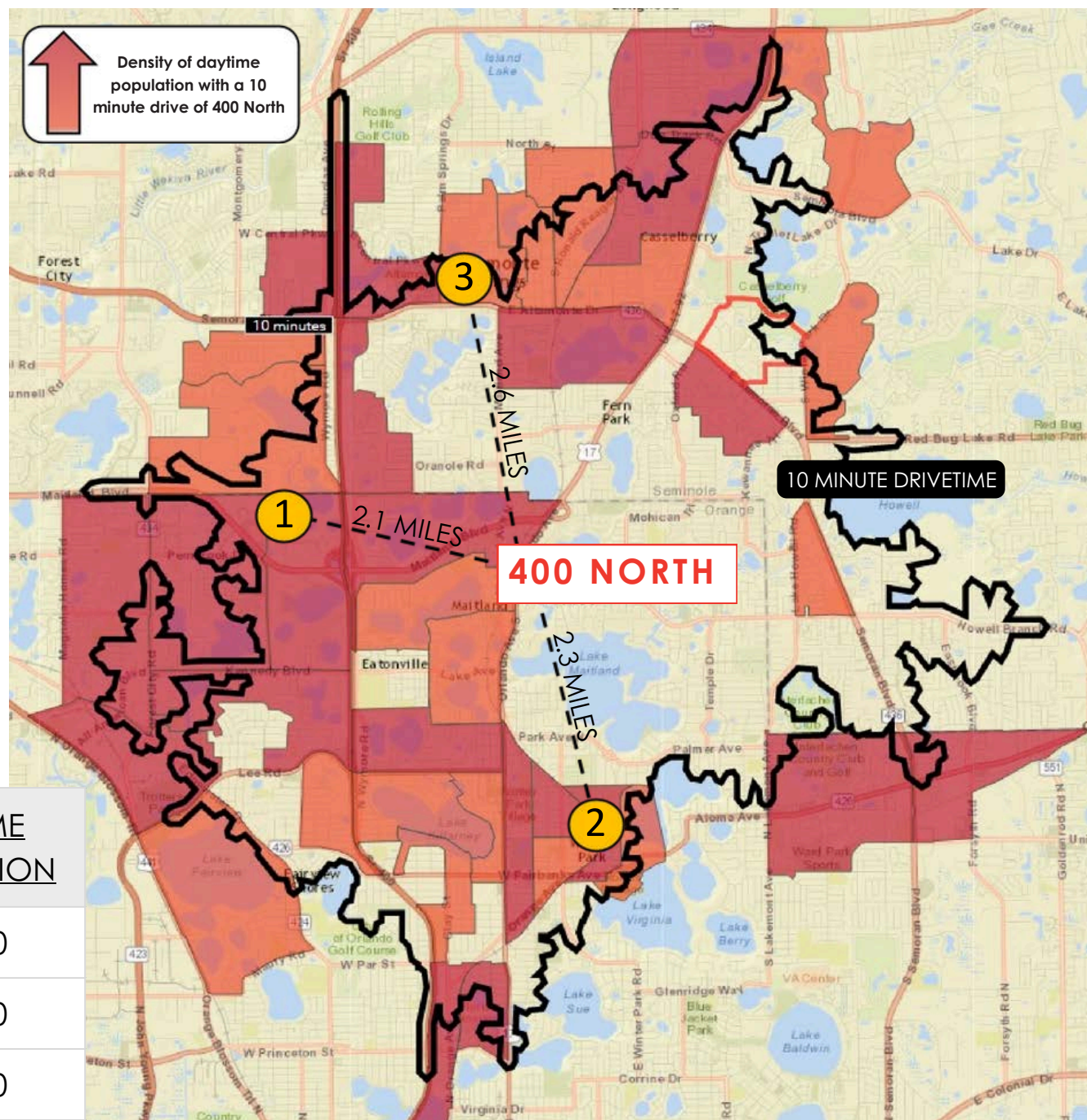
SURROUNDING RESIDENTIAL

#	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 Apartments	240
11	The Adeline	237
12	Maitland House	28
13	Trelago Apartments	350



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.



#	LOCATION	DAYTIME POPULATION
1	Maitland Center	24,000
2	Park Avenue	21,000
3	FL Hospital Altamonte	18,000

COMMUNITY EVENTS





FOR MORE INFORMATION ON 400 NORTH:

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