

4 NORTH

JOIN THE DIVERSE TENANT LINEUP!



SALON LOFTS



Gran & Berry
Cafe



Semper



GOLFTEC



PRIME RETAIL AVAILABLE IN AFFLUENT MAITLAND

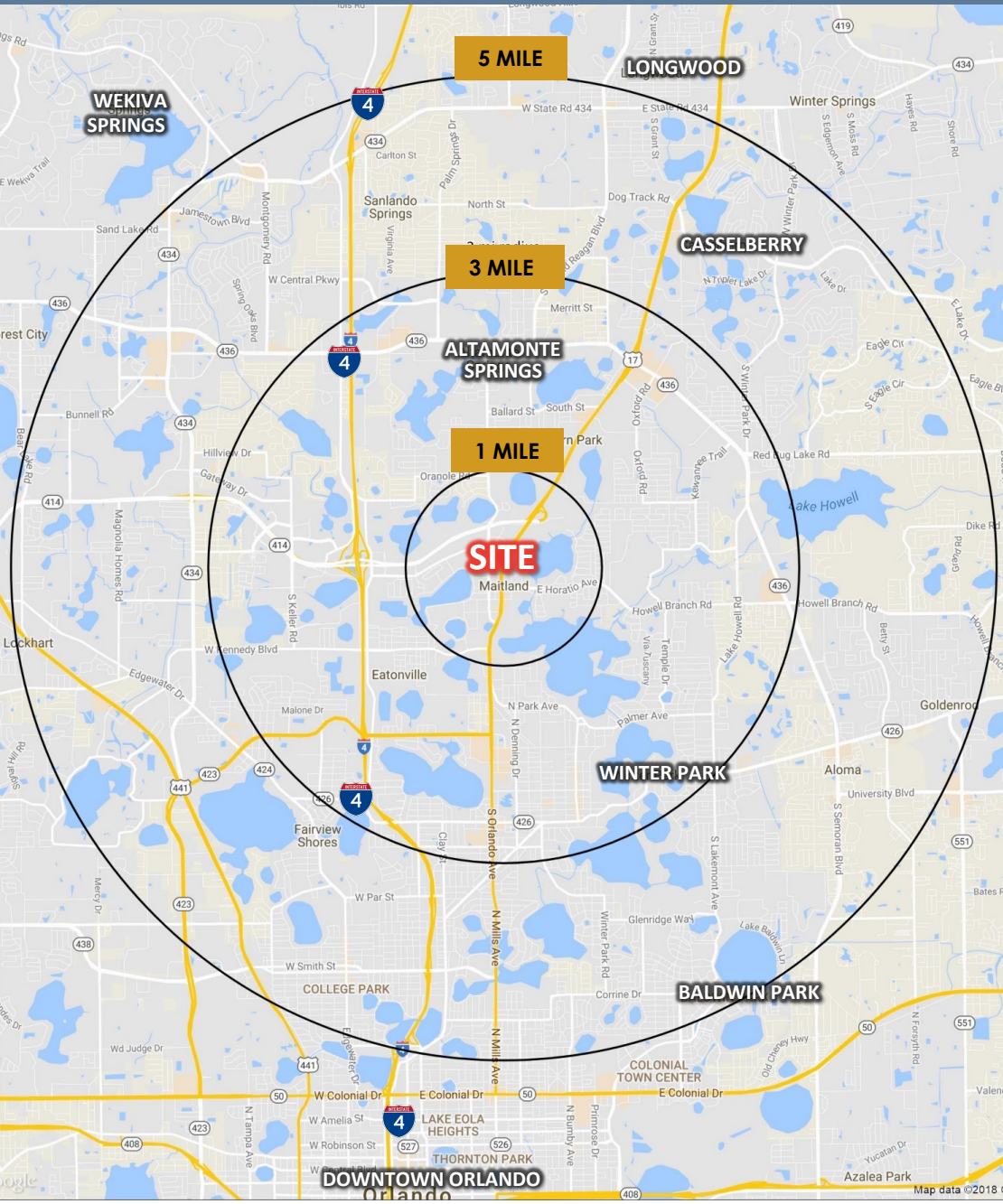
LIMITED
SPACE
REMAINING!
MOTIVATED LANDLORD!



400 N. ORLANDO AVENUE, MAITLAND FL 32751

LOCATION

400 N. Orlando Avenue, Maitland FL 32751

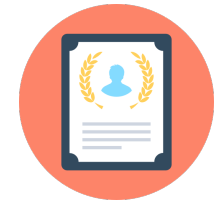


	1 MILE	3 MILE	5 MILE
POPULATION	9,886	96,663	273,498
HOUSEHOLDS	4,285	42,676	117,577
EMPLOYEES	9,476	104,230	211,613
BUSINESSES	1,535	12,760	28,873
MEDIAN AGE	44.7	40.7	39.3
AVG. HH INCOME	\$105,793	\$96,272	\$89,876
MED. HH INCOME	\$94,343	\$72,703	\$73,057

1 MILE HIGHLIGHTS



\$105,793
Avg. HH Income



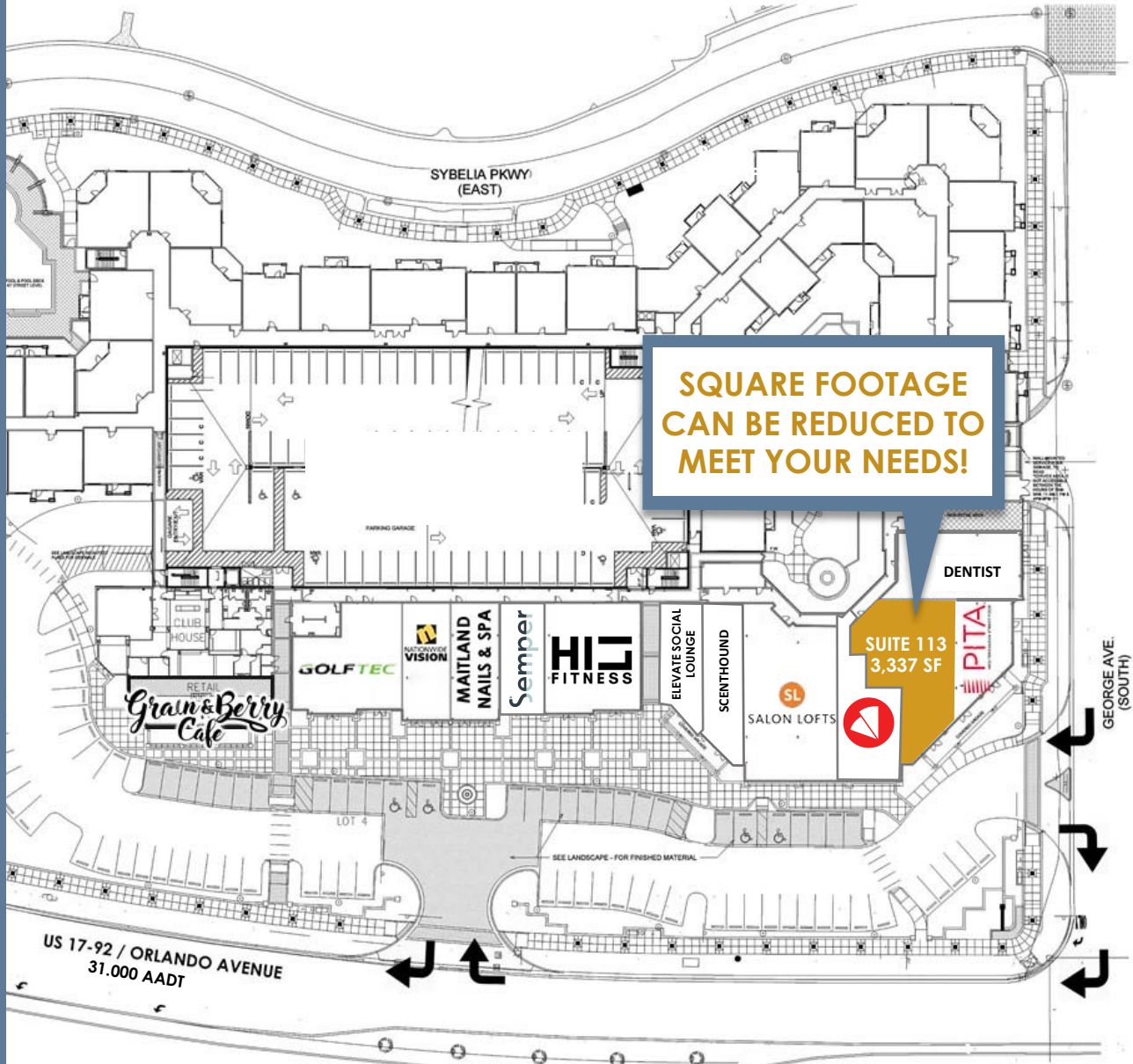
82.5%
Higher Education



9,476
Employees



1,535
Businesses



STE	TENANT	SF
101	Grain & Berry Café	1,593
102	GolfTec	2,691
104	Nationwide Vision	1,461
105	Maitland Nails & Spa	1,460
106	Semper Laser	1,225
107-108	HI Fitness	2,705
109	Elevate Social Lounge	1,327
110	Scenthound	1,303
111	Salon Lofts	4,485
112	Slidders Pizza	1,550
113	AVAILABLE	3,337
114	Pita Mediterranean Street Food	1,878
115	Dentist	2,192

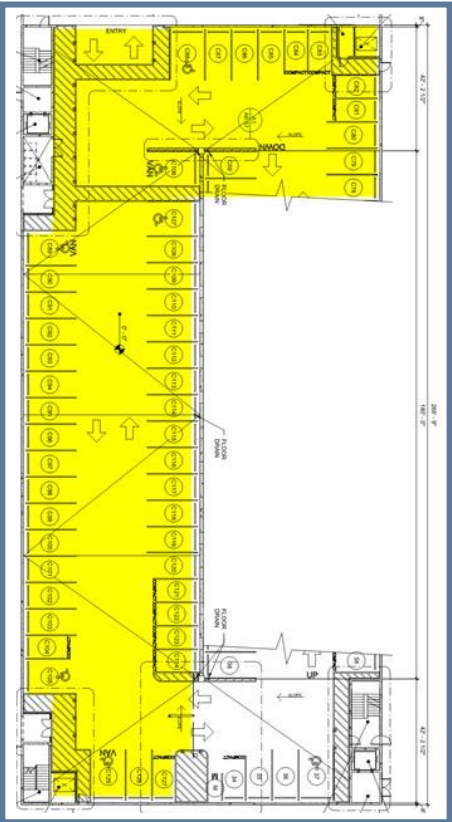
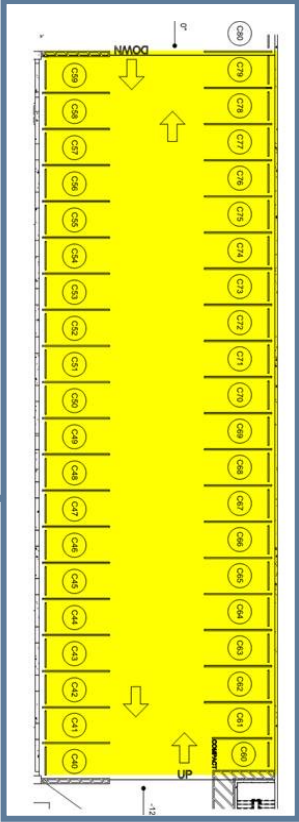
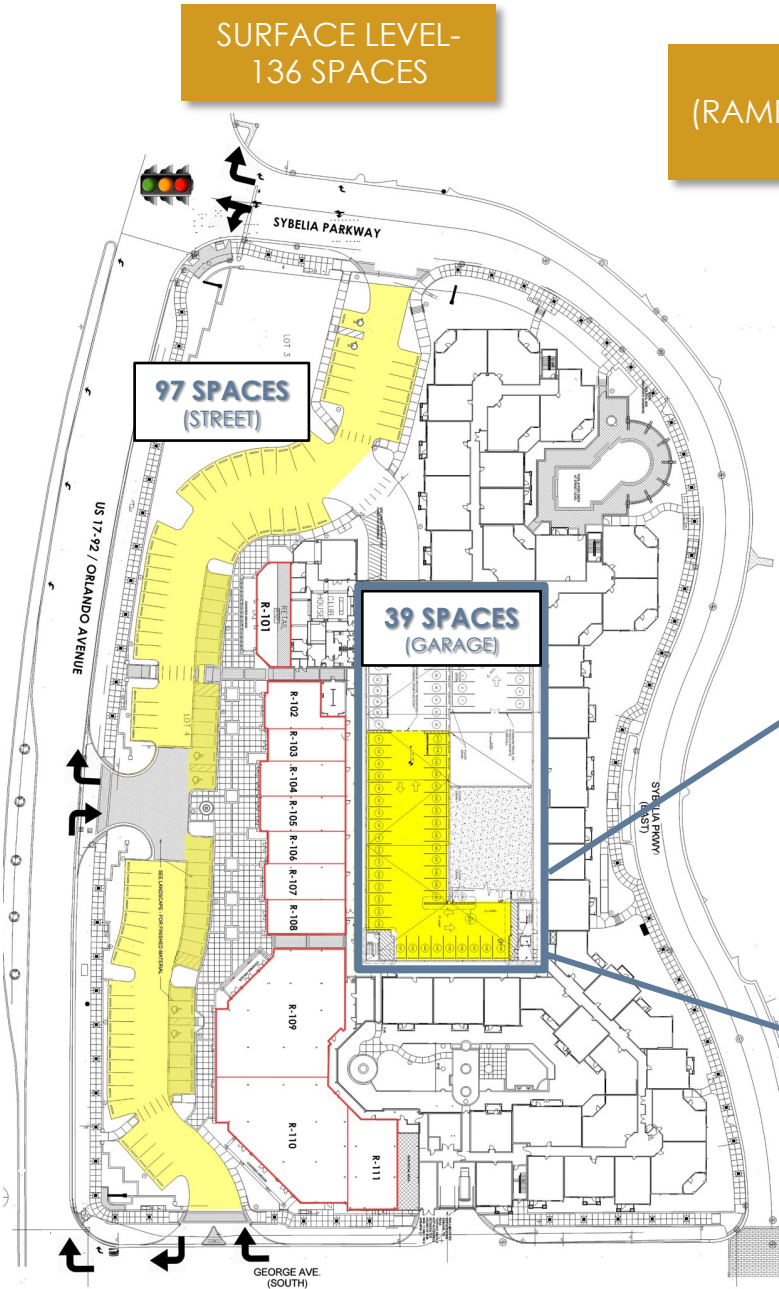
RETAIL PARKING PLAN

**SURFACE LEVEL-
136 SPACES**

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

ON-SITE PARKING
136 SURFACE SPACES
132 PARKING DECK SPACE
267 TOTAL PARKING SPACES

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



400 NORTH



THE MATLAND RETAIL CORRIDOR



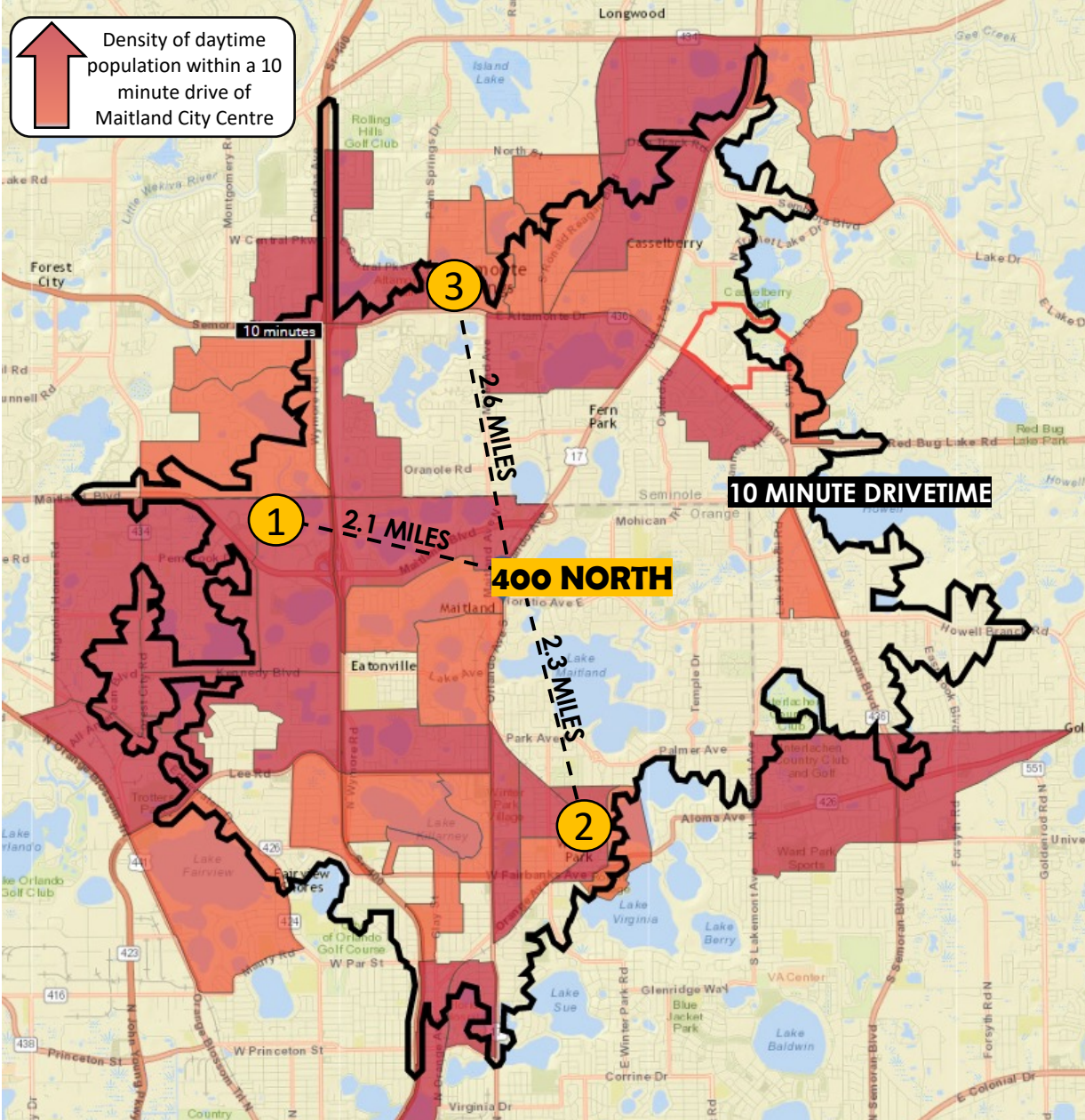
SURROUNDING RESIDENTIAL

#	PROJECT	UNITS	STATUS
1	MAITLAND STATION	293	EXISTING
2	UPTOWN MAITLAND	98	EXISTING
3	MAITLAND SQUARE	22	EXISTING
4	400 NORTH	300	COMPLETED
5	MAITLAND CITY CENTRE	244	EXISTING
6	THE Q APARTMENTS	130	EXISTING
7	MOORINGS ON LAKE MAITLAND	86	EXISTING
8	LAKE LILY APARTMENTS	450	EXISTING
9	MAITLAND HARBOR	58	EXISTING
10	LAKE MAITLAND TERRACE APTS	240	EXISTING
11	THE ADELINE	237	EXISTING
12	MAITLAND HOUSE	28	EXISTING
13	TRELAGO APARTMENTS	350	EXISTING



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 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 ARTS & CIVICS COMMUNITY



MAITLAND'S COMMUNITY EVENTS



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

Independence Lane
Downtown Maitland

MAITLAND FARMERS MARKET

The logo for Maitland Farmers Market is set against a stylized background of a green field, blue sky with white clouds, and a sun with rays. The word 'MAITLAND' is in a small, black, sans-serif font. 'FARMERS' is in a large, bold, green, serif font with a white outline. 'MARKET' is in a large, bold, black, serif font with a white outline. The central graphic includes a carrot, a corn cob, a glass of beer with a 'Honey' label, and a guitar.

CORKS and FORKS

...and all that jazz!

THURSDAY, APRIL 20, 2023

A woman with long dark hair, wearing a black lace top, is smiling and holding a bottle of Redwood Whiskey. The background is a blurred outdoor setting.



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