

# PRIME OUTPARCEL AVAILABLE IN MAITLAND'S RETAIL CORRIDOR

Ground  
Lease  
Opportunity



450 N Orlando Avenue | Maitland, FL 32751

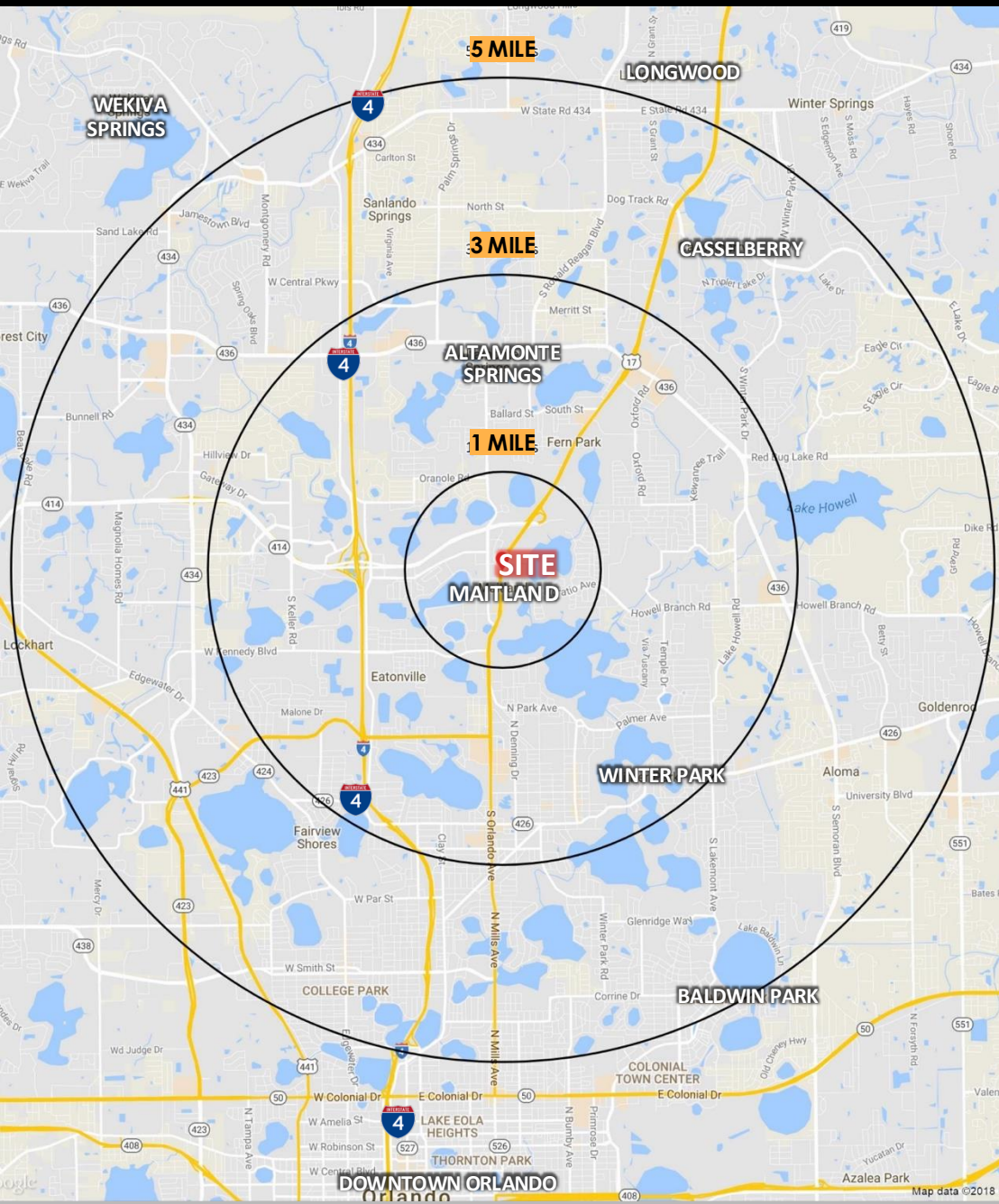
Strategically located in the heart of Maitland with frontage on heavily trafficked US 17-92/N. Orlando Ave. (32,000+ AADT)

Affluent demographics & strong surrounding retail/ residential, with 300 luxury residential units on-site and 2,100+ in walking distance

Adjacent to Maitland's premiere Publix grocery, one block from Maitland City Centre and Maitland's new downtown

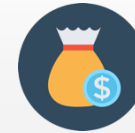


# LOCATION



	1 MILE	3 MILE	5 MILE
POPULATION	10,102	102,116	279,826
HOUSEHOLDS	4,685	46,898	125,294
EMPLOYEES	8,721	98,610	234,331
BUSINESSES	1,369	12,560	28,420
MEDIAN AGE	41.9	39.4	39.1
AVG. HH INCOME	\$158,910	\$121,871	\$117,842
MED. HH INCOME	\$103,401	\$86,563	\$87,842

## 1 MILE HIGHLIGHTS



**\$158,910**  
Avg. HH Income



**82.5%**  
Higher Education



**8,721**  
Employees

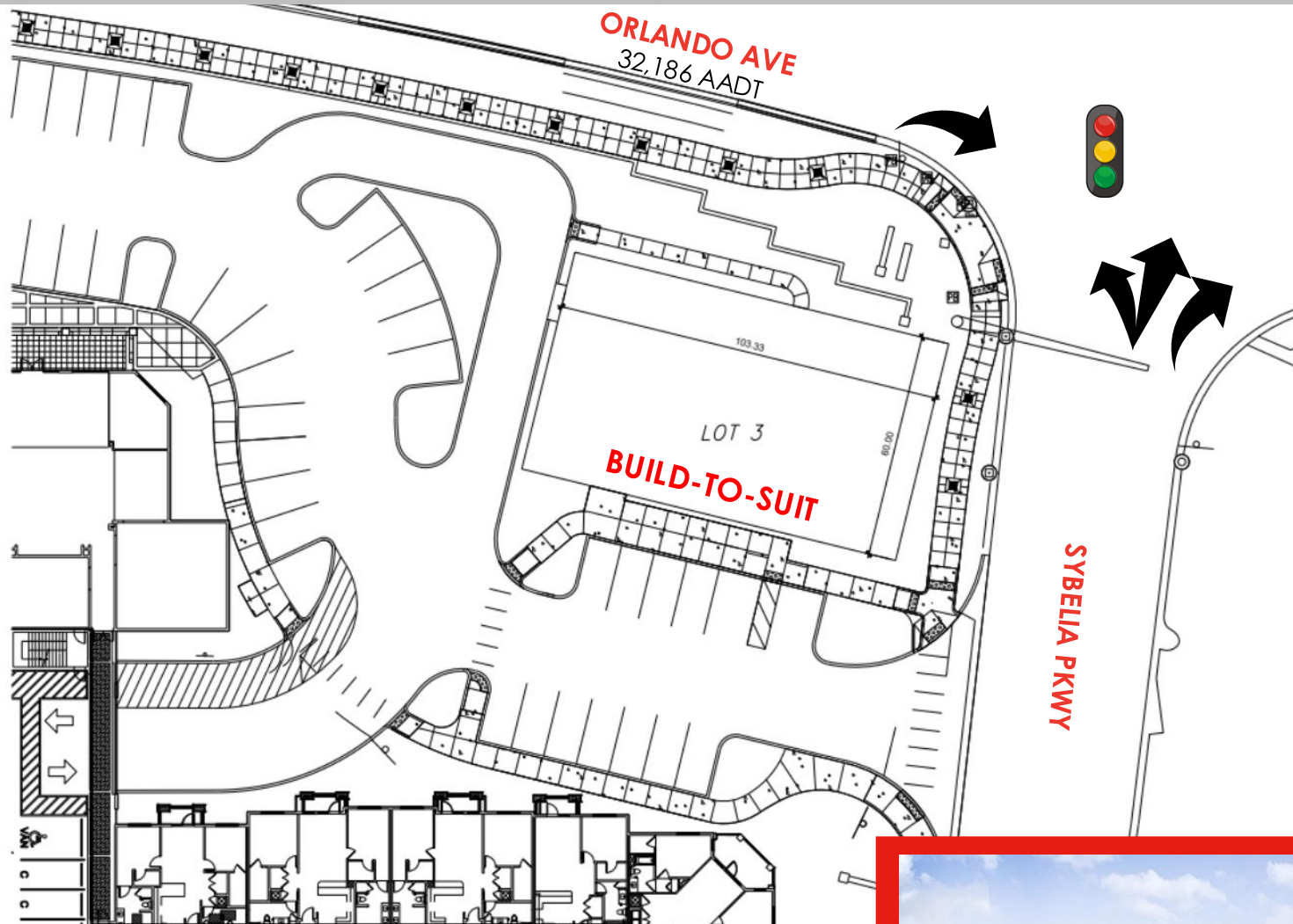


**1,369**  
Businesses

## MAITLAND MEDIAN HOME SALE PRICE

**\$470,000**

# SITE PLAN

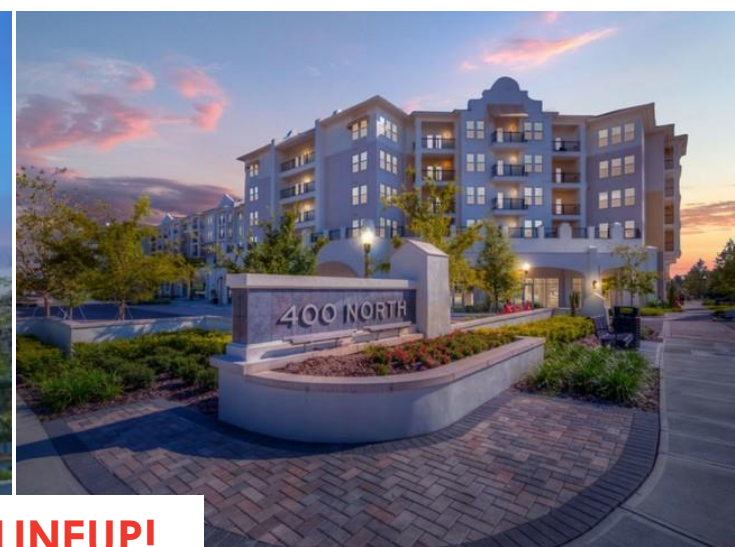


PROPOSED RENDERING





# 400 NORTH APARTMENTS



**JOIN THE DIVERSE TENANT LINEUP!**

Grain & Berry  
Cafe

SL  
SALON LOFTS™

Semper



HIS  
FITNESS



scenthound  
LOVE A CLEAN DOG.



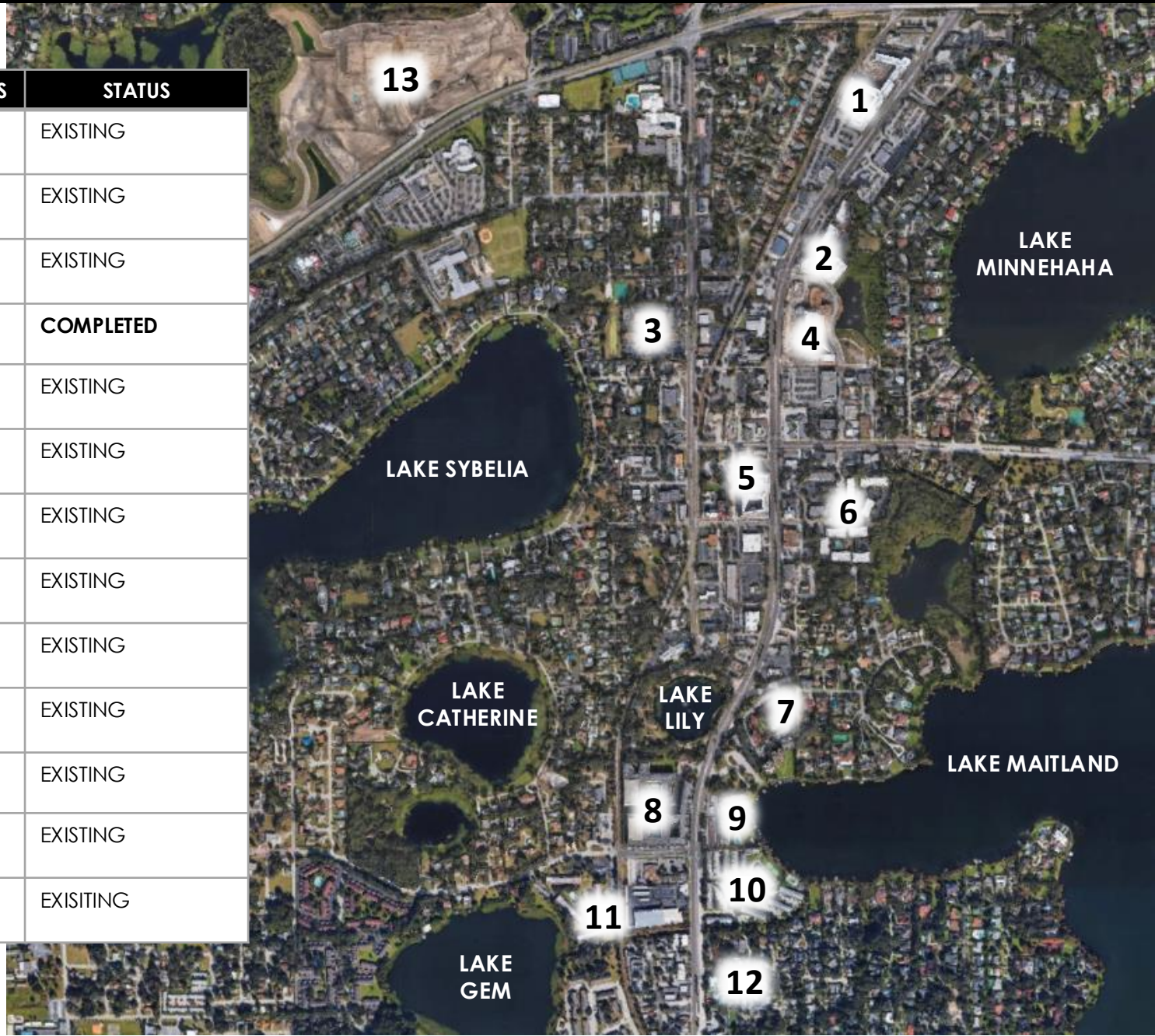
# THE MAITLAND RETAIL CORRIDOR





# SURROUNDING RESIDENTIAL

#	PROJECT	UNITS	STATUS
1	MAITLAND STATION	293	EXISTING
2	UPTOWN MAITLAND	98	EXISTING
3	MAITLAND SQUARE	22	EXISTING
4	<b>400 NORTH</b>	<b>300</b>	<b>COMPLETED</b>
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

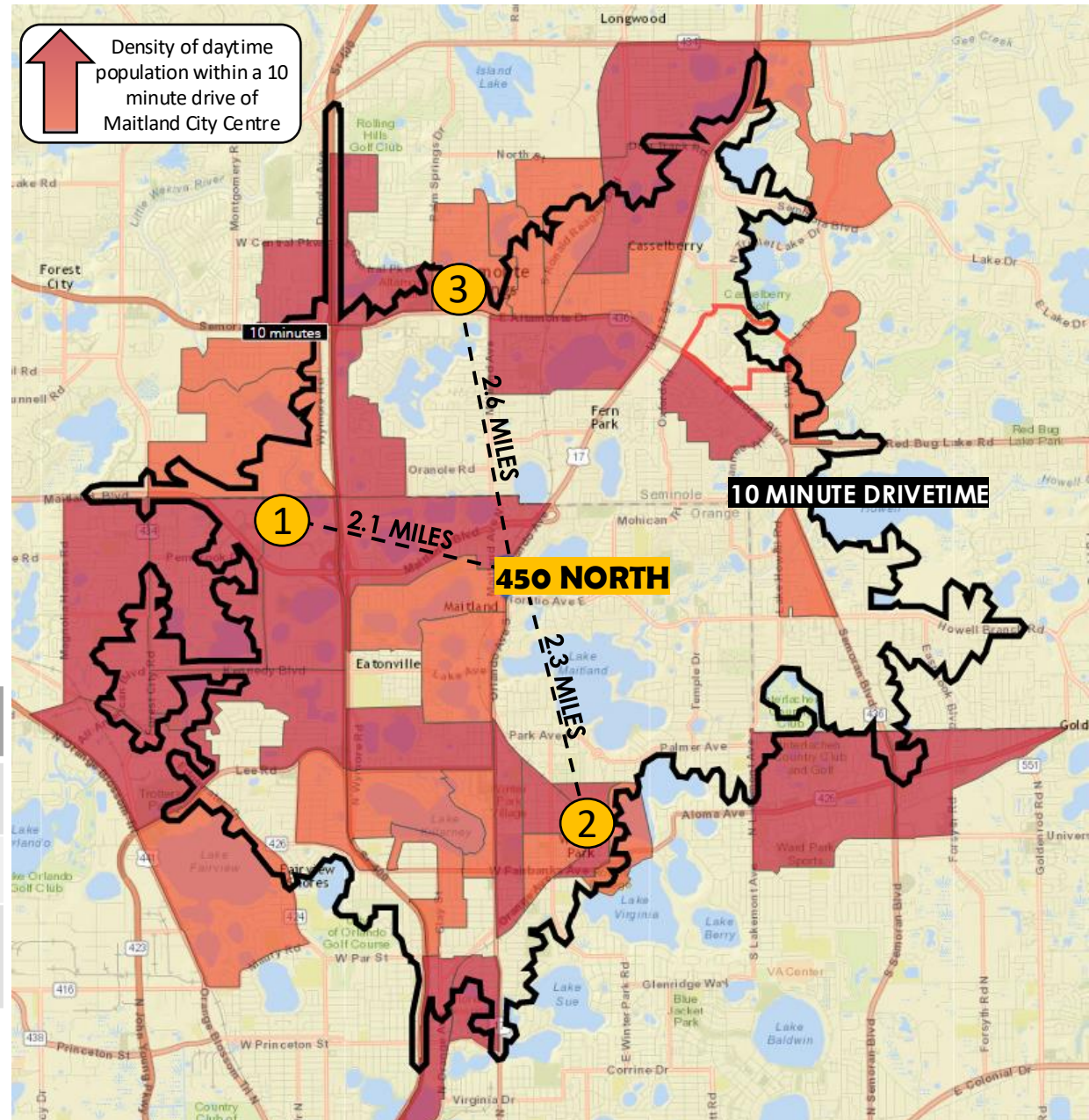




# DAYTIME POPULATION

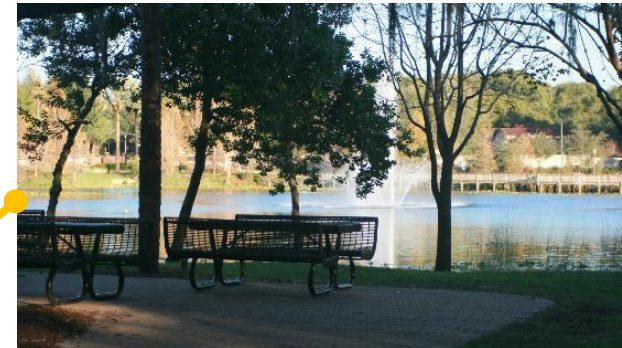
- With **8,351,029 SF** of office space and over **24,000 daytime employees and corporate expense accounts**, Maitland Center is Orlando's **largest office market** outside of Downtown Orlando and tourist areas.
- Maitland City Centre is the closest retail/restaurant destination for Maitland Center.** 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



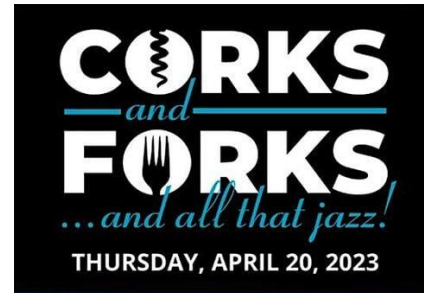


# MAITLAND ARTS & CIVICS COMMUNITY





# MAITLAND'S COMMUNITY EVENTS





# LEASING TEAM

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