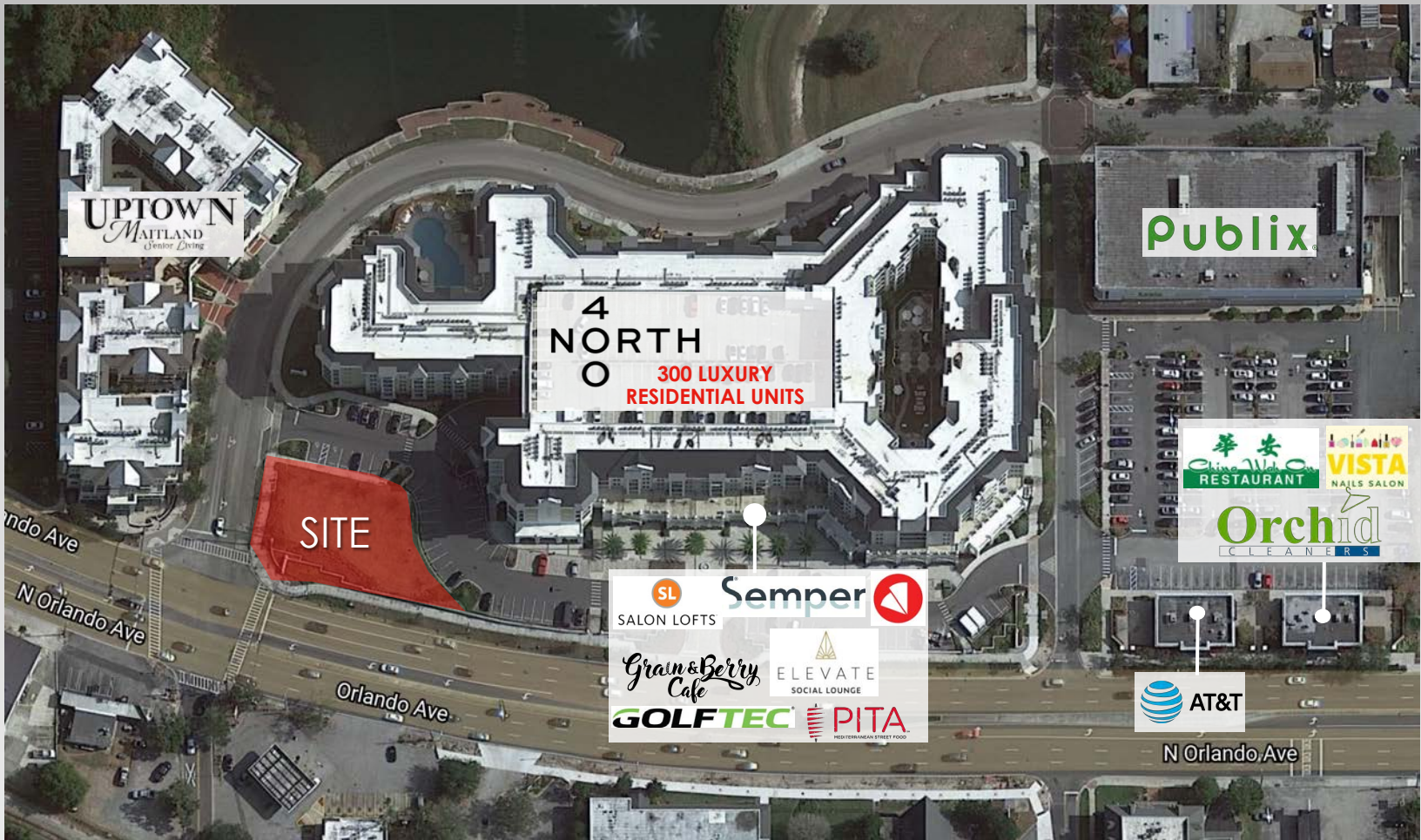


PRIME OUTPARCEL AVAILABLE

IN MAITLAND'S RETAIL CORRIDOR



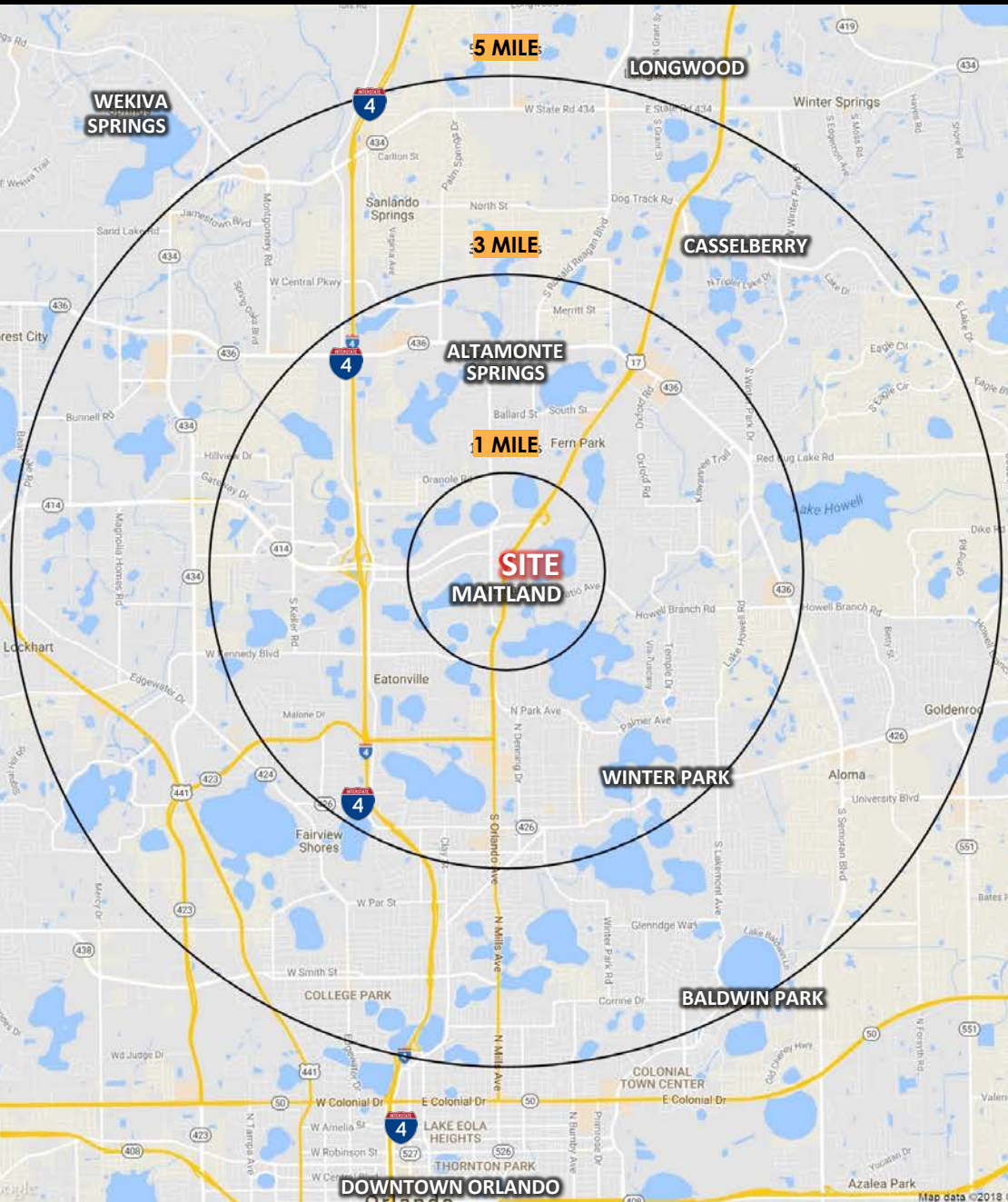
450 N Orlando Avenue | Maitland, FL 32751

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

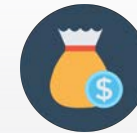
Adjacent to Maitland's premiere Publix grocery, one block from Maitland City Centre and Maitland's new downtown

LOCATION



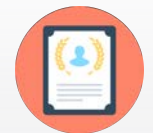
	1 MILE	3 MILE	5 MILE
POPULATION	9,886	96,663	273,498
HOUSEHOLDS	4,285	42,676	117,577
EMPLOYEES	9,476	104,230	211,613
BUSINESSES	1,535	12,760	28,873
MEDIAN AGE	44.7	40.7	39.3
AVG. HH INCOME	\$105,793	\$96,272	\$89,876
MED. HH INCOME	\$94,343	\$72,703	\$73,057

1 MILE HIGHLIGHTS



\$105,793

Avg. HH Income



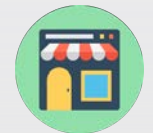
82.5%

Higher Education



9,476

Employees



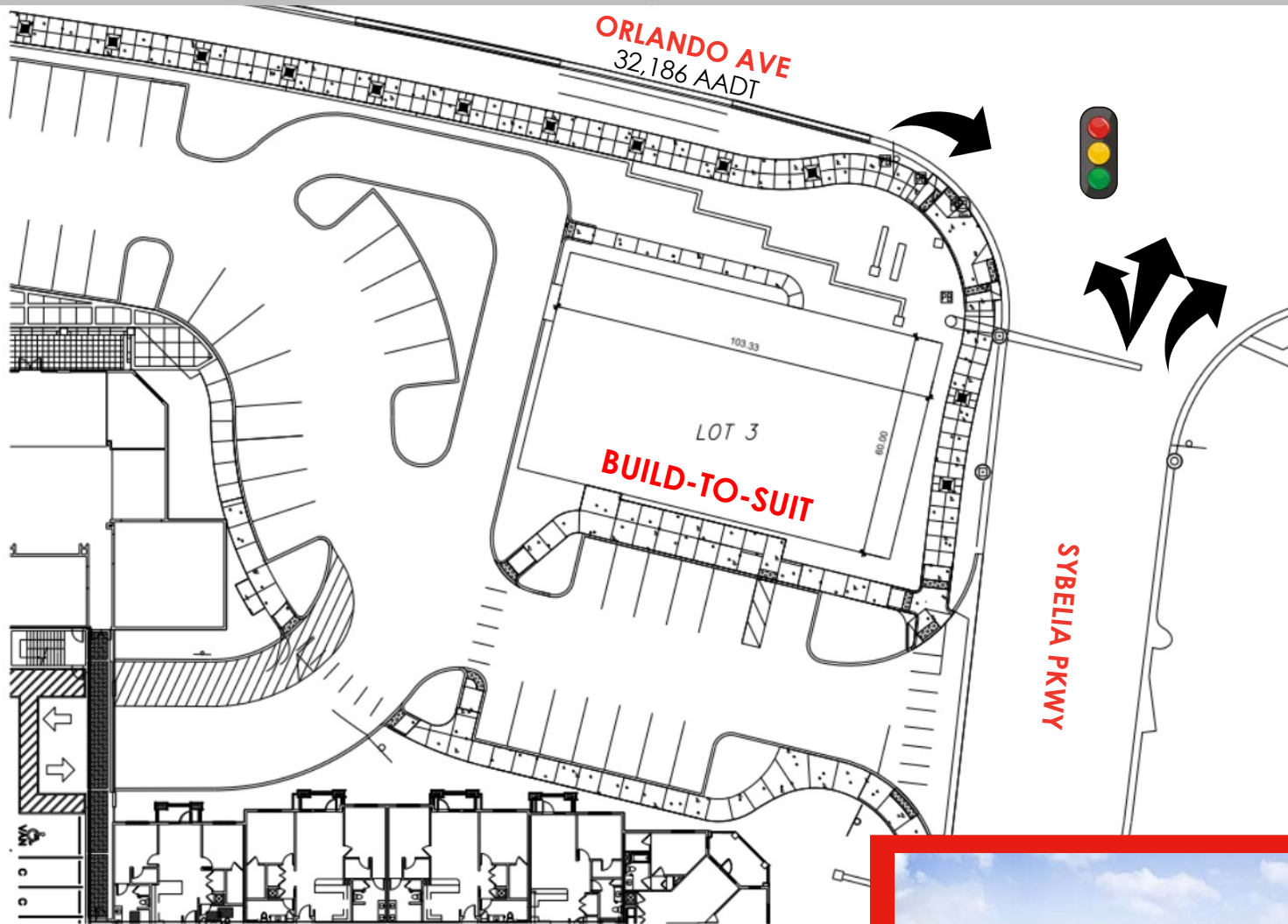
1,535

Businesses

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

ELEVATE
SOCIAL LOUNGE



PITA
MEDITERRANEAN STREET FOOD

GOLFTEC

THE MAITLAND RETAIL CORRIDOR



Logos: Sanford Brewing Company, HUNTERSTON, Starbucks COFFEE, LOT, BAKER, OUTPOST, SunMail

Logos: PITA Gran & Berry Cafe, SL GOLFTEC, ELEVATE SOCIAL LOUNGE, Semper

Logos: FIREHOUSE SUBS, WELLS FARGO, IBERIABANK, FAIRWINDS CREDIT UNION, ENSTEIN BROS BAGELS, my Gym

Logos: Publix, Jersey Mike's Subs, CHASE

Logos: ANTONIO'S RISTORANTE MAITLAND

Logos: FRANCESCO'S, OLEA MEZZE GRILL

Logos: TEAK

Logos: LUKE'S KITCHEN AND BAR

Logos: FirstWatch

Logos: ENZIAN FILM • FOOD • FRIENDS

Logos: Buca di BEPPO Italian Restaurant

Logos: ACE Hardware

Logos: WHOLE FOODS MARKET, NORDSTROM rack, SEPHORA

Logos: MILLER'S ALE HOUSE

Logos: Publix, Starbucks, REGAL CINEMAS, ULTA, Guitar Center, PF CHANG'S CHINA BISTRO, at&t, Breesecake Factory, BRIO Italian Grill, A&E, RUTH'S CHRIS STEAK HOUSE, GameStop, Crispers

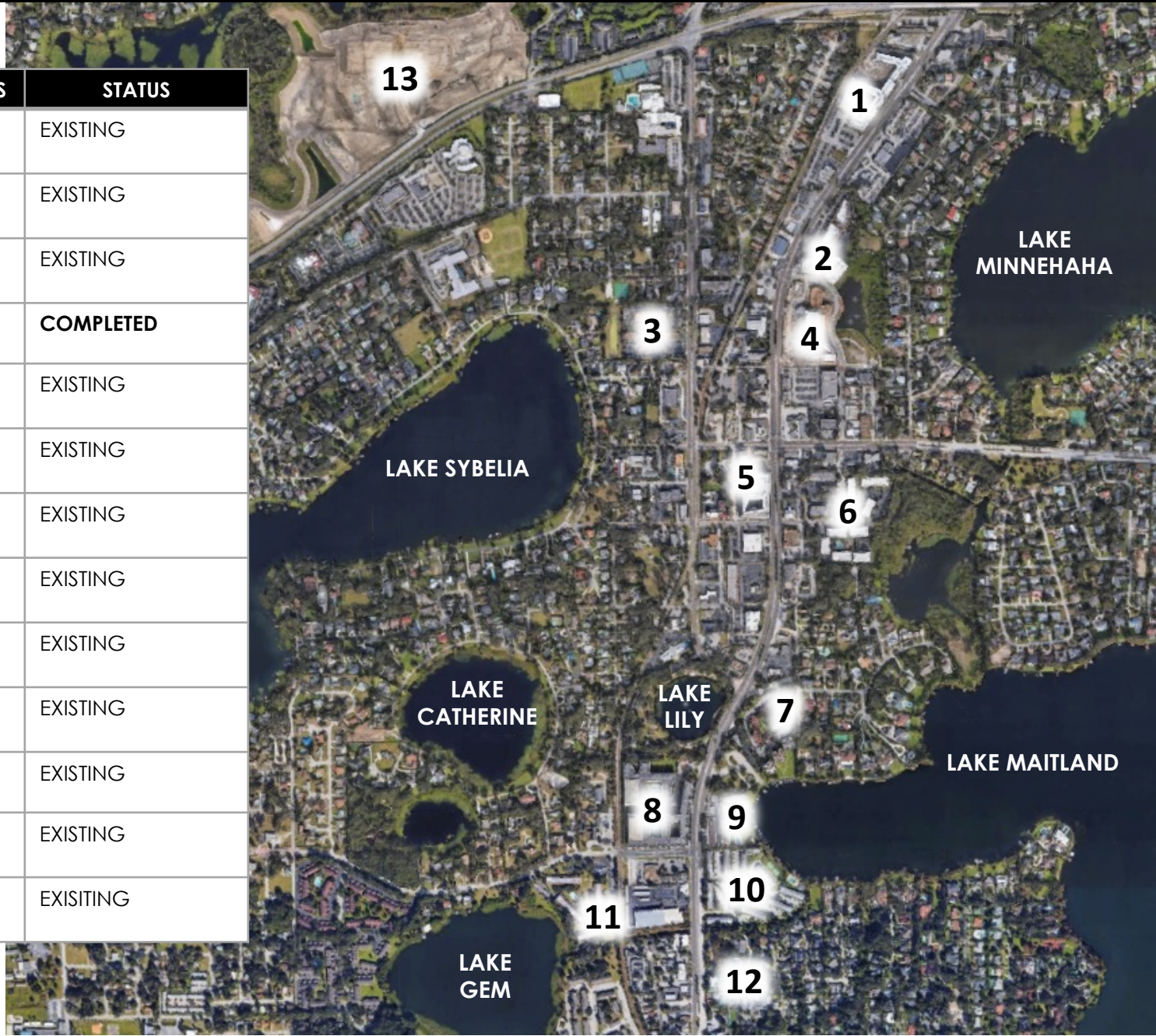
Logos: LA FITNESS, Michaels, CVS, HomeGoods, Office DEPOT, MarshaLL's, Wawa, Olive Garden, SALLY BEAUTY SUPPLY, ups

Logos: SHAKE SHACK, TRADER JOE'S, Ojangetheory FITNESS

Logos: BULLA GASTROBAR, Chuy's MEXICAN FOOD, spavio, PEARLE OOVISION

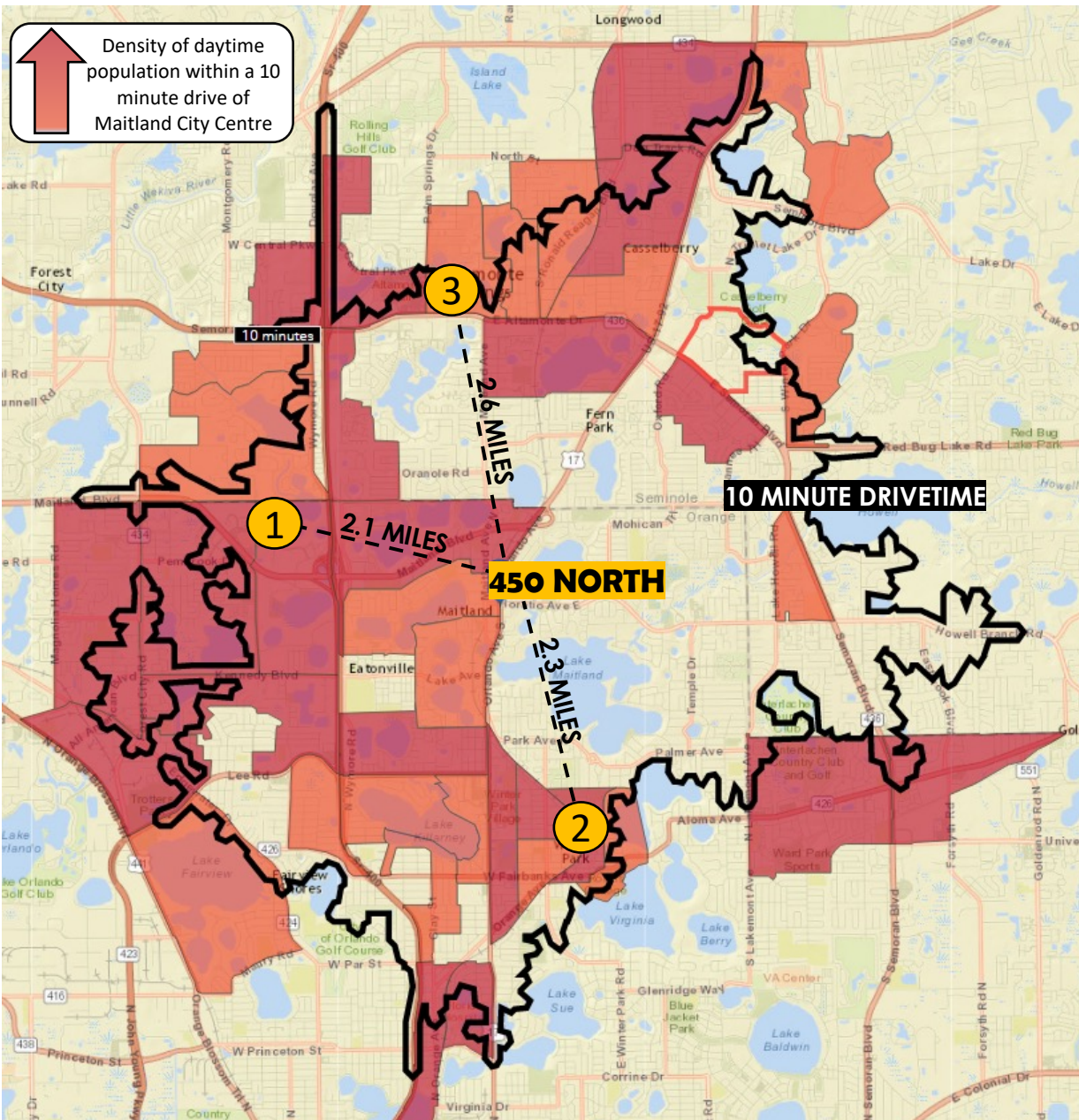
SURROUNDING RESIDENTIAL

#	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



CORKS and FORKS

...and all that jazz!

THURSDAY, APRIL 20, 2023





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