

MAITLAND CITY CENTRE[®]

The Art of Inspired Living[®]



ONE SPACE LEFT!

RESTAURANT/RETAIL SPACE WITH OUTSIDE SEATING OPTION
OVERLOOKING INDEPENDENCE LANE & THE NEW CITY PARK

Join these exciting retailers in this vibrant, community-driven mixed-use center in the heart of Maitland



MAITLAND CITY CENTRE

Highly visible + prominent new mixed-use center in the Heart of Maitland- one of Central Florida's most affluent communities

32,516 square feet of prime restaurant & retail space

OLD WORLD ELEGANCE + TODAY'S SMART & MODERN LIVING



Luxury Amenities

FOODIE'S PARADISE

More than 2,400 multi-family units within a 5-min. walk

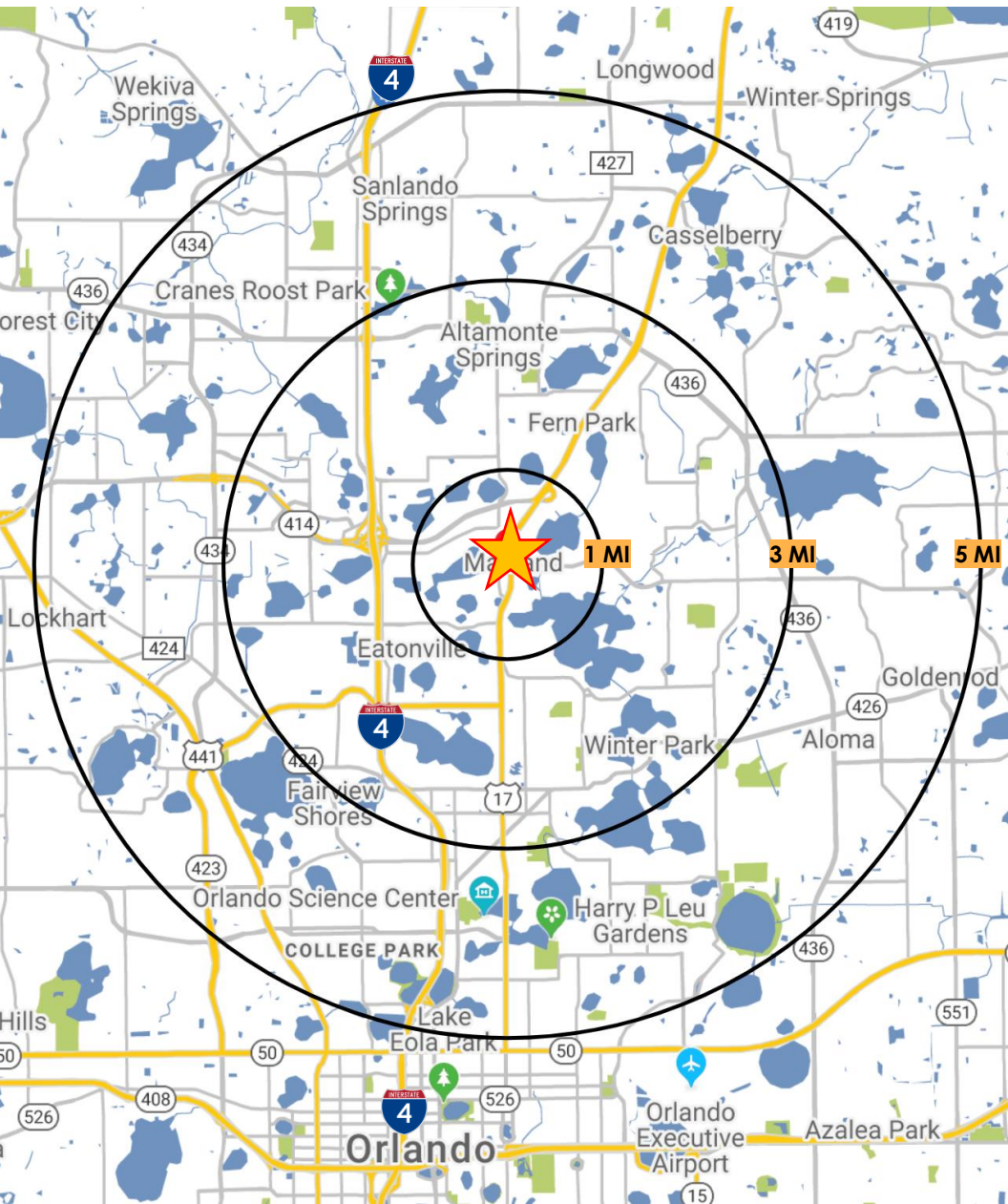
24 Live-Work Units

220 HIGH-END APARTMENTS

2 designated UBER stations

5-min walk to Sunrail Station

LOCATION



	1 MILE	3 MILE	5 MILE
POPULATION	7,697	93,759	263,163
HOUSEHOLDS	3,274	41,399	114,056
EMPLOYEES	6,371	83,719	194,580
BUSINESSES	683	7,198	15,672
MEDIAN AGE	47.1	40.5	39.1
AVG. HH INCOME	\$132,246	\$82,408	\$78,428
MED. HH INCOME	\$87,636	\$59,992	\$58,972

1 MILE HIGHLIGHTS



\$132,246
Avg. HH Income



62%
Higher Education



6,371
Employees



683
Businesses

PROJECT PLAN

ADDRESS

US 17-92 & E. Horatio Ave.
Maitland, FL 32751

RETAIL

32,516 Rentable SF
2,260 SF Available

TENANT LINEUP

Outpost Neighborhood Kitchen
Midici Neapolitan Pizza
Starbucks Coffee
Cookit Prepared Foods
Sanford Brewing Company
Houndstooth Sauce Co.
Couleur Nailbar
Boku Sushi
BAM Barre
407 Gelato
Subway

PARKING

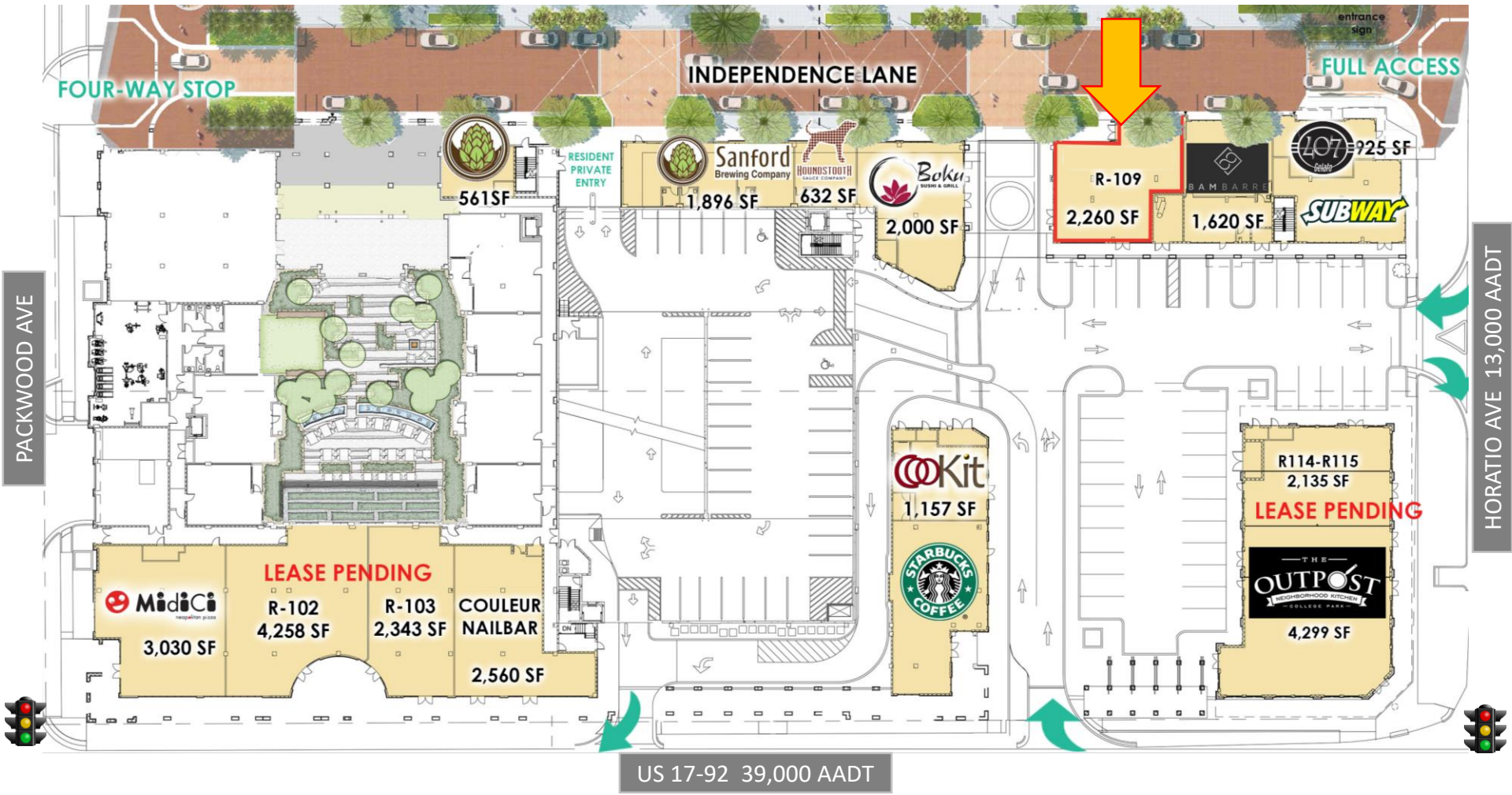
182 on-site (5.6/1000)
239 walkable public spaces
585 after-hours / valet

TRAFFIC

US 17-92: 39,000 AADT
E. Horatio: 13,000 AADT



SITE PLAN

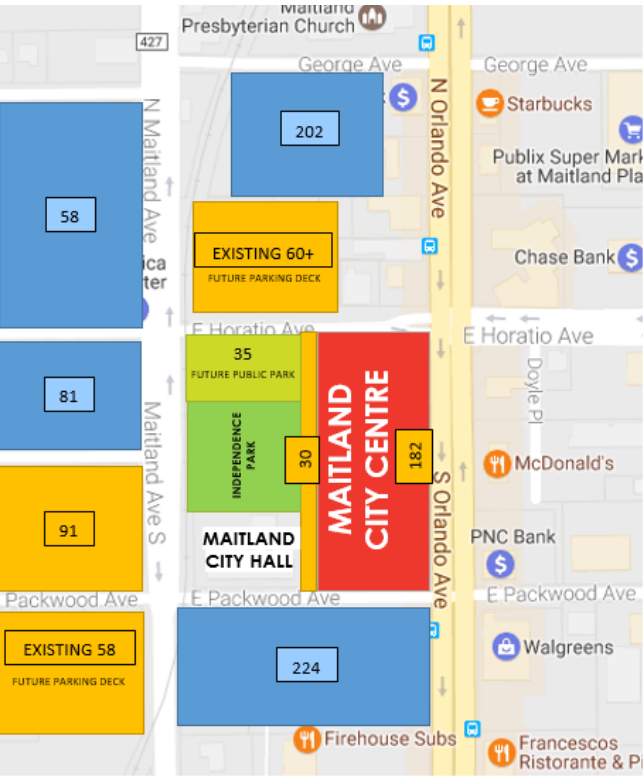


TENANT LINEUP



PARKING

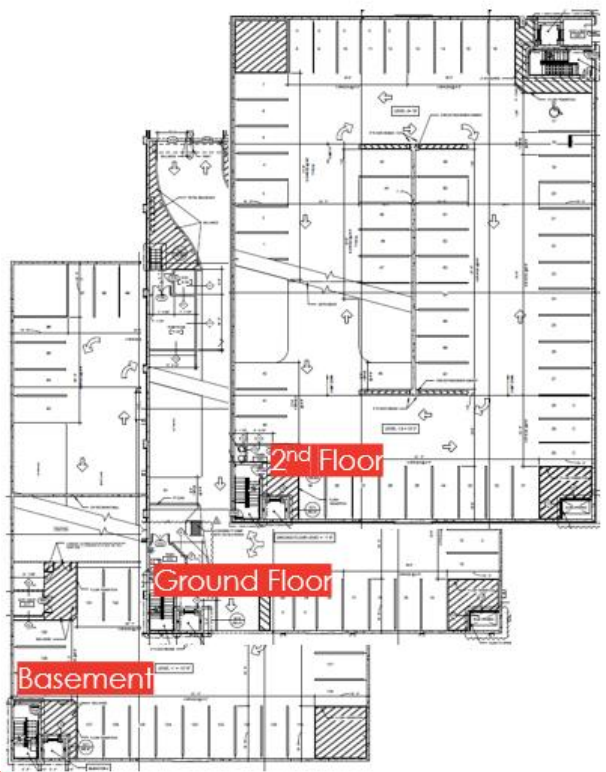
Walkable Public Parking **CURRENT PARKING-FUTURE PUBLIC PARK** **After-Hours Parking**



WALKABLE PUBLIC PARKING
 239 Public Daytime + 565 After Hours Spaces

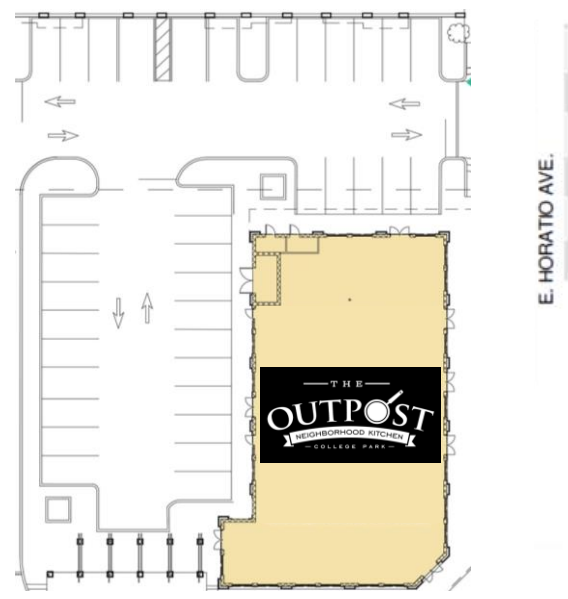
804 Offsite Public Parking Spaces

Commercial Parking Deck Levels



Basement - 52 spaces
Ground Floor- 35 spaces
2nd Floor- 57 spaces
Total: 144 spaces

Surface Parking



ON-SITE PARKING
 38 Surface Spaces
 144 Parking Deck Spaces

182 Onsite Parking Spaces
 (32,516 GLA)
5.6/1000 parking ratio

FIND YOUR CENTRE

With 220 apartments homes, 24 live-work units and 32,516 square feet of retail and restaurant space, Maitland City Centre will be an exclusive community-driven, mixed-use project situated across from City Hall & Independence Park.

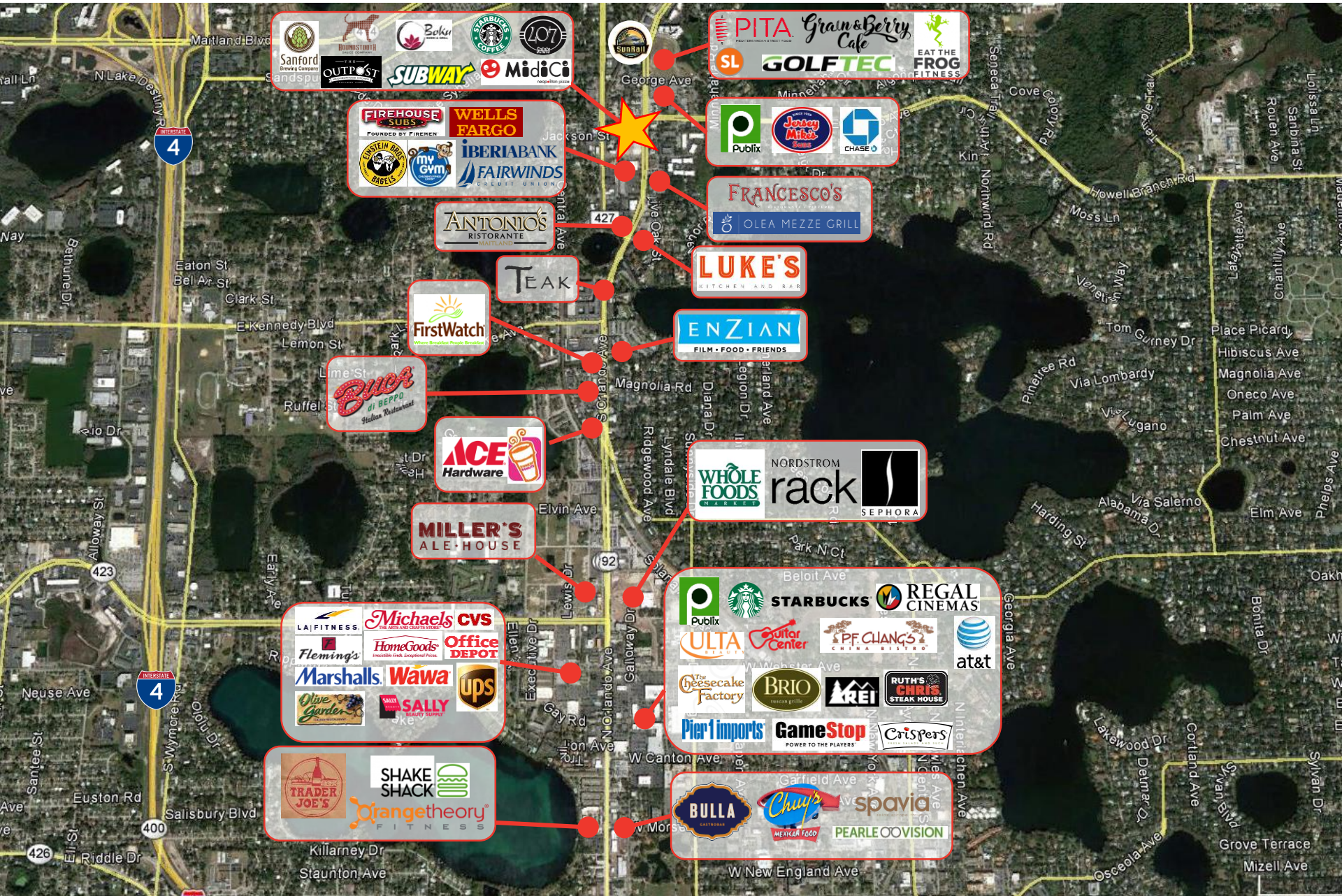
The Mediterranean-style architecture combines old-world elegance with today's smart and modern living.

Due to a strong focus on creating a sense of "place", the Maitland City Centre's tenant mix and on-site habitation is essential to build community and provide a true destination for locals and visitors alike- to work, reside, gather and dine.

Maitland City Centre's luxury amenities include a rooftop pool deck and lounge, business center, private rooftop dog park, state-of-the-art fitness center, private courtyard and outdoor living spaces, pet grooming facility and co-working spaces.



RETAIL & RESTAURANT OVERVIEW



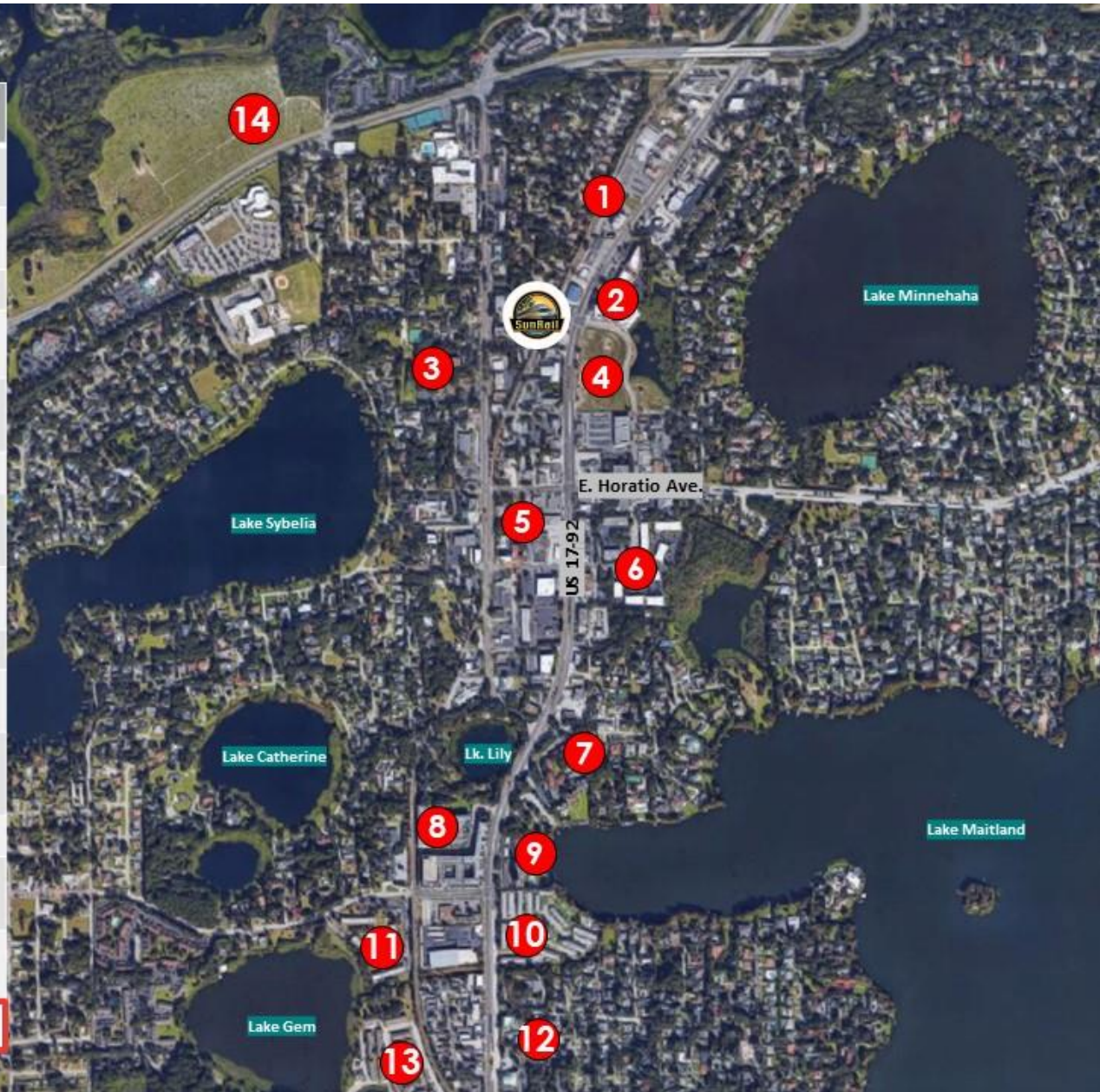
SURROUNDING RESIDENTIAL



Communities within a 5 min walk

#	Name	# of Units	Status
1	Maitland Station	293	Under Construction
2	Uptown Maitland Condominiums	98	Existing
3	Maitland Square	22	Existing
4	400 North	300	Under Construction
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	Maitland Shores	200+	Under Construction / Redevelopment
12	Maitland House	28	Existing
13	Gem Lake Apartments	247	Existing
14	Town Trelago Apartments	350	Under Construction

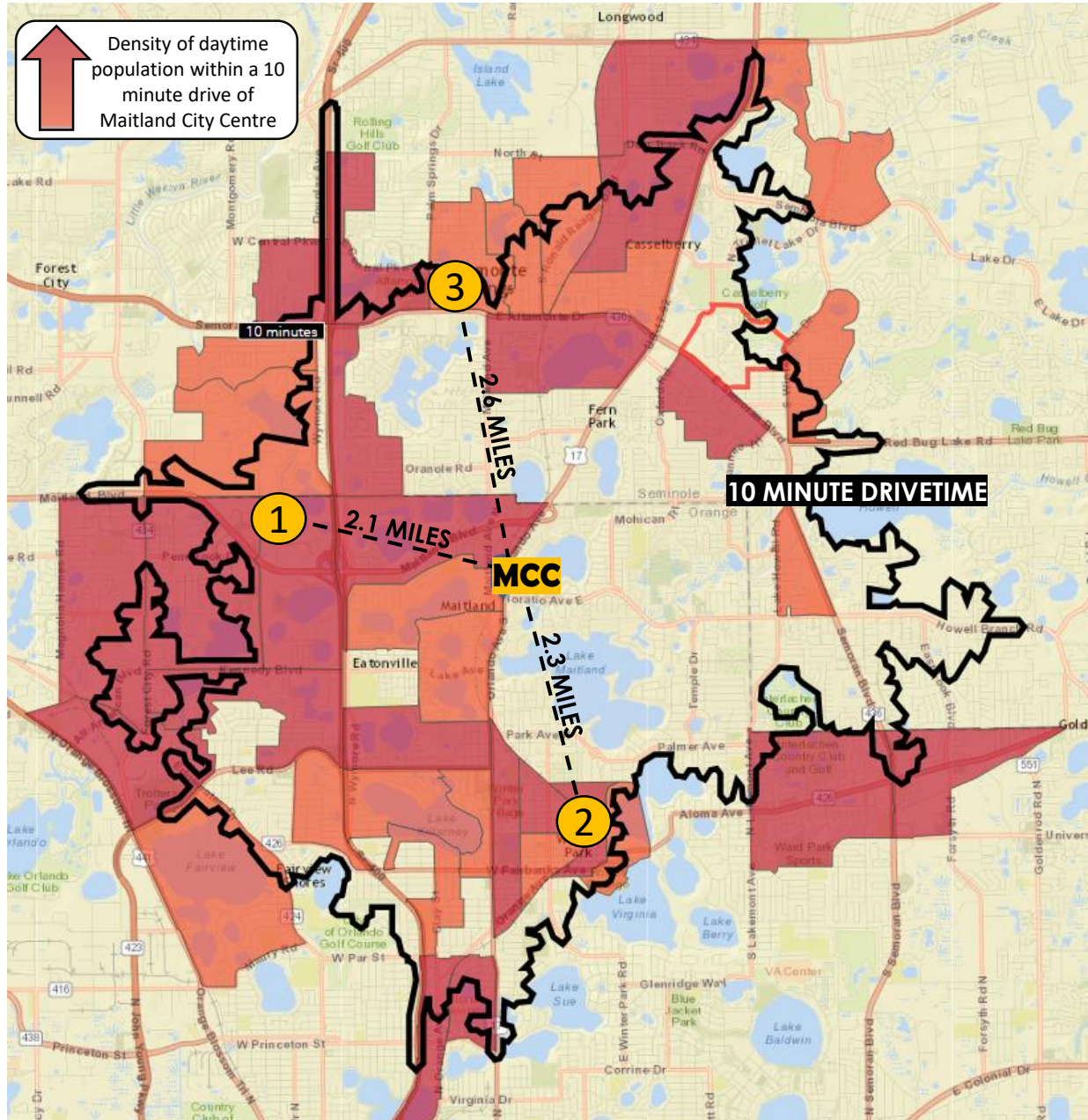
TOTAL: 2,750+



DAYTIME POPULATION STUDY

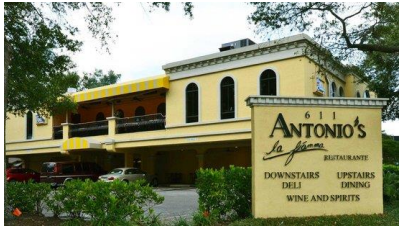


- With **8,351,029 SF** of office space and over **24,000 daytime employees and corporate expense accounts**, Maitland Center is Orlando's **largest office market** outside of Downtown Orlando and tourist areas.
- **Maitland City Centre is the closest retail/restaurant destination for Maitland Center.**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



ANTONIO'S RISTORANTE MAITLAND

Antonio's restaurant upstairs is known by all the locals as the place to go for great Italian food, delicious fresh seafood, Certified Black Angus beef and daily Chef's creations.



LUKE'S

Luke's Kitchen and Bar focuses on classic American cuisine, using seasonal ingredients and responsibly-sourced proteins.



FRANCESCO'S

Francesco's Ristorante and Pizzeria is a traditional Italian destination in Maitland. From their hand-made mozzarella to the artisanal pizzas, pastas and salads, Francesco's is known for its authenticity and delicious food.



TEAK *Neighborhood Grill*

Teak's menu features 37 signature hand-crafted burgers (of which 19 are on an "underground" secret menu), a wide variety of craft beers, and a special Bloody Mary bar during their fantastic brunch.



MAITLAND ARTS & CIVICS COMMUNITY



MAITLAND'S NOTABLE EVENTS



LEASING TEAM



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Managing Partner / Broker
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