

**GROUND LEASE
FORMER BANK/RETAIL BUILDING
450 S ORLANDO AVE. MAITLAND, FL 32751**



Freestanding Building located in Maitland, Florida. Maitland is a suburban city in Orange County, and part of the Greater Orlando area. It is approximately eight miles north of downtown Orlando. Affluent suburban community and strong demographics. There are several condominium and apartment complexes within a half-mile of the subject property including the Q at Maitland, The Village at Lake Lily (250+ units) and Lake Maitland Terrace Condos (181 units).

- Parking: 47 Spaces
- Dense Retail and Residential Corridor / Surrounding Retailers Include: Publix, Starbucks, McDonald's, Walgreens, Chase, PNC, Bank of America
- Easy access to 17/92, Maitland Blvd, I-4 and close to Maitland SunRail Station
- Excellent visible location | S Orlando Ave with 47,000+ AADT

PROPERTY HIGHLIGHTS

LOT SIZE:
1.03 AC

BUILDING SIZE:
3,851 SF

ADDRESS:
450 S Orlando Ave
Maitland, FL 32751

COUNTY:
Orange County

PRICE:
Please Call

S Orlando Ave

17

500

400

37.23

153.21

2

282.75

02000

143.56

99.17

139.67

58

116.65

**TOTAL SIZE:
1.03 ACRE**

143.14

1

195.83

175.84

117.57

24

23.93 6

189.23

100

100

500

81.88

00072

81.88

100

520

71.89

00062

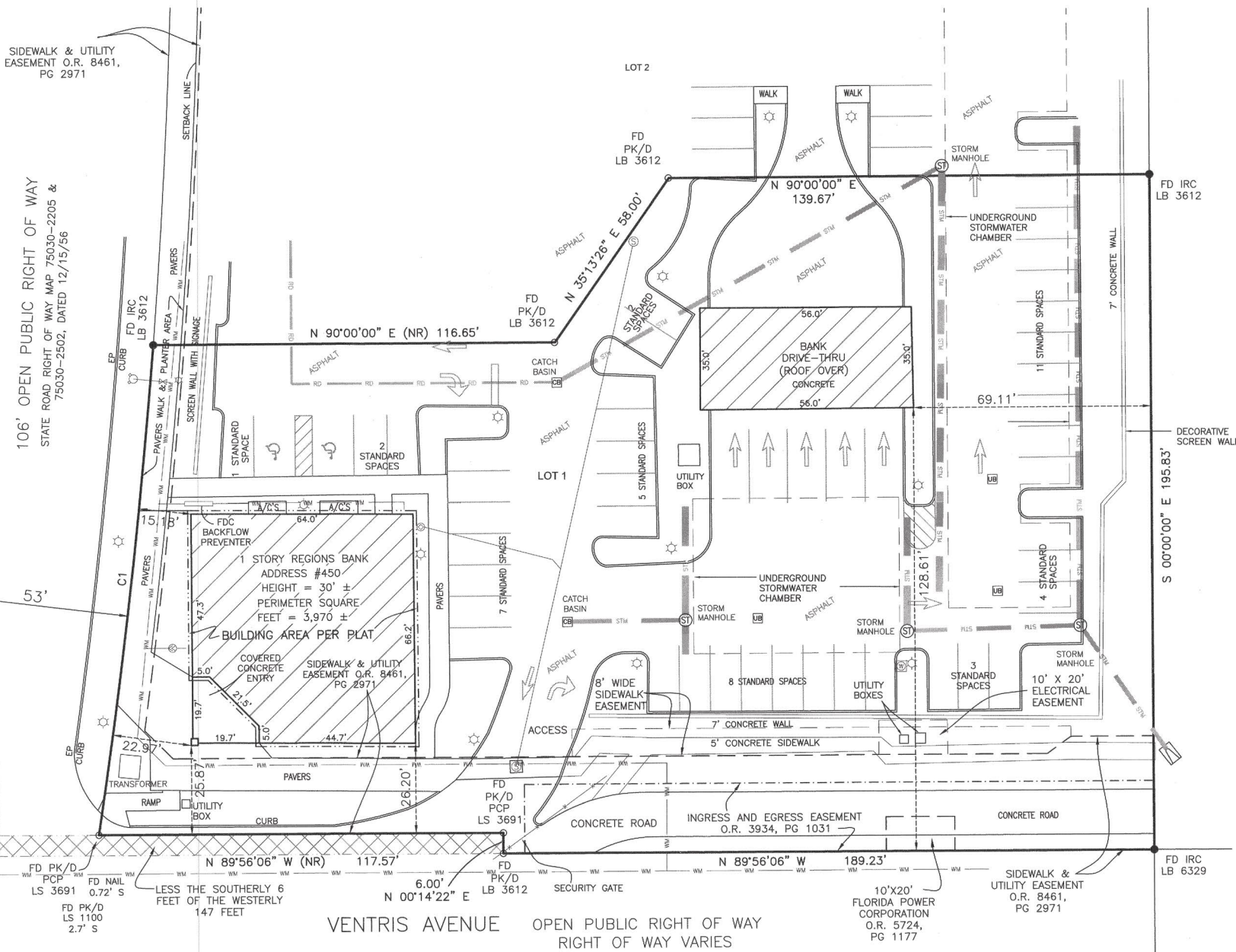
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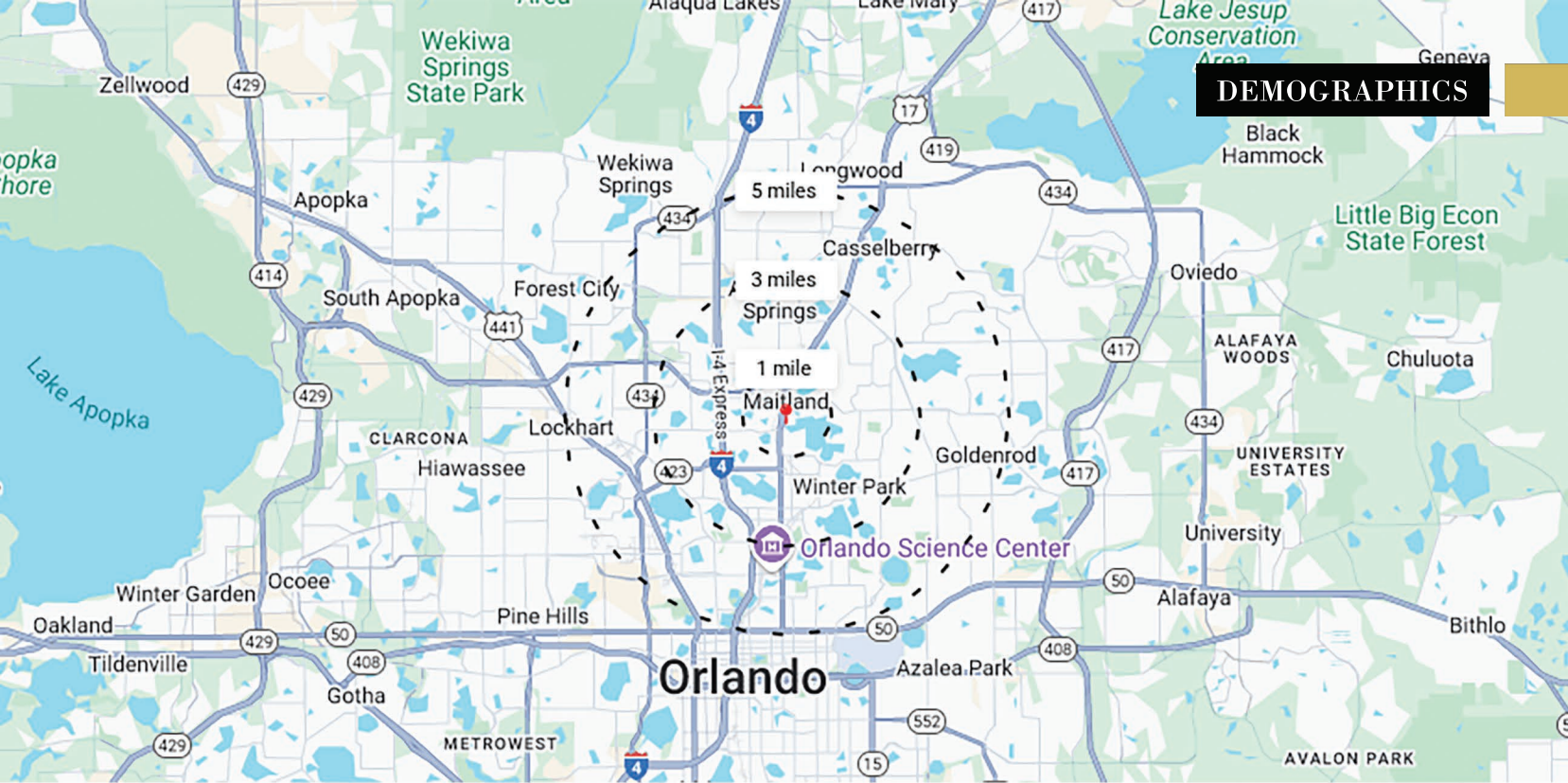
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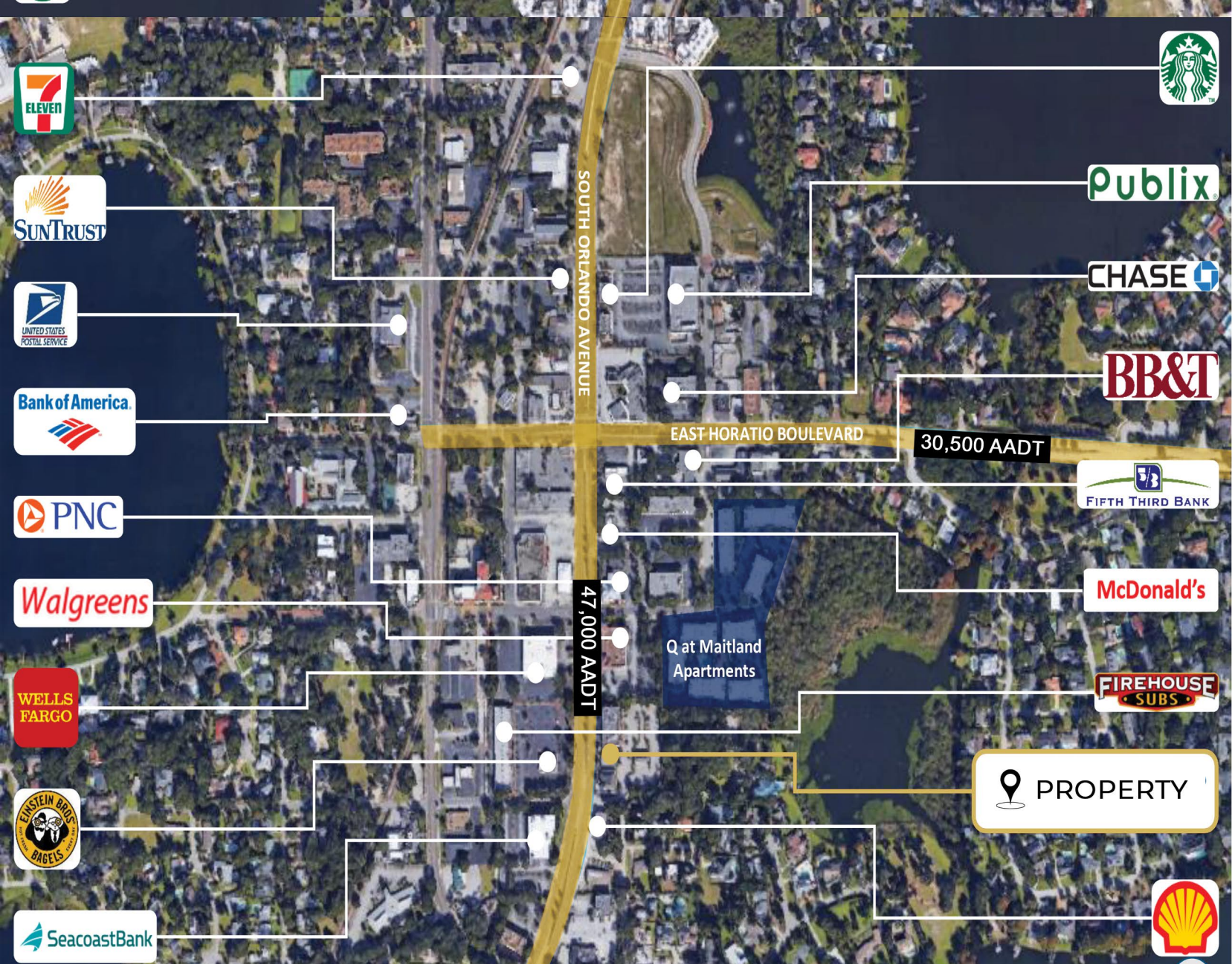
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	1 Mile	3 Miles	5 Miles
Population Trends:			
2010 Population	7,259	85,930	242,548
2021 Population	9,071	96,616	270,616
2026 Population Projection	9,699	101,576	284,109
Growth 2010 – 2021	2.30%	1.10%	1.10%
Growth 2021 – 2026	1.40%	1.00%	1.00%
Population by Race (2021):			
White	7,424	74,433	208,191
Black	1,212	15,986	42,691
American Indian/Alaskan Native	26	427	1,311
Asian	207	3,102	10,646
Hawaiian & Pacific Islander	7	100	292
Two or More Races	195	2,569	7,485
Hispanic Origin	1,036	18,841	58,794
Household Trends:			
2010 Households	3,100	37,925	105,960
2021 Households	3,742	41,938	116,838
2026 Household Projection	3,980	43,945	122,365
Growth 2010 – 2021	0.70%	0.40%	0.60%
Growth 2021 - 2026	1.30%	1.00%	0.90%
Average Household Income (2021):	\$117,416	\$91,898	\$88,329
Median Household Income (2021):	\$81,863	\$63,730	\$64,633
Households by Household Income (2020):			
<\$25,000	\$498	\$7,039	\$18,394
\$25,000 - \$50,000	\$643	\$9,494	\$25,925
\$50,000 - \$75,000	\$579	\$7,767	\$23,849
\$75,000 - \$100,000	\$550	\$5,341	\$15,494
\$100,000 - \$125,000	\$328	\$3,465	\$10,366
\$125,000 - \$150,000	\$192	\$2,094	\$6,144
\$150,000 - \$200,000	\$265	\$2,367	\$6,915
\$200,000+	\$687	\$4,372	\$9,752



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