



MAITLAND CITY CENTRE  
RESIDENCES • SHOPS • OFFICES



# MAITLAND CITY CENTRE



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# MAITLAND CITY CENTRE

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



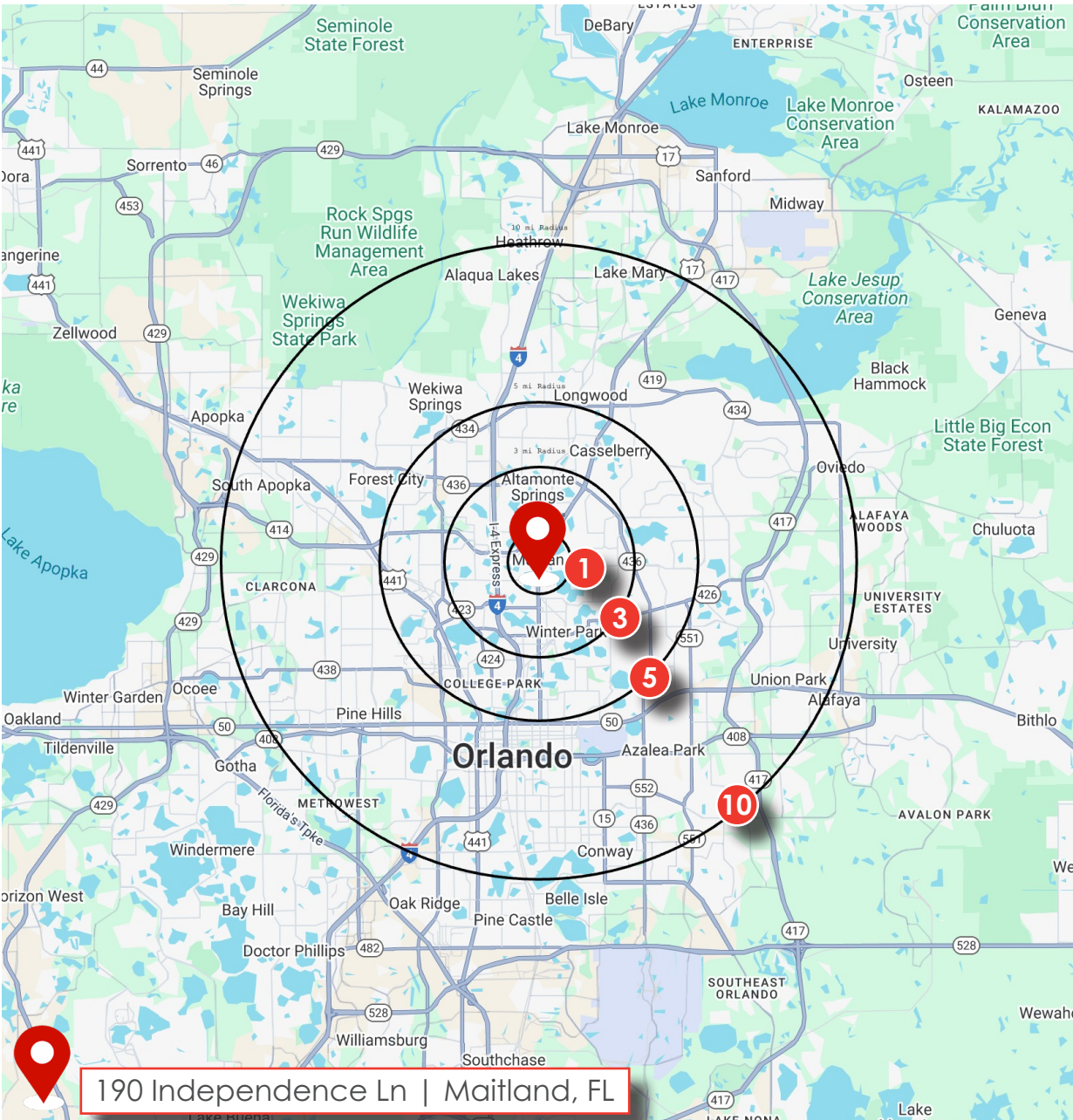
## 1,157 SF 2ND GENERATION RESTAURANT SPACE AVAILABLE FOR LEASE

-  • 220 High-End Apartments on Site
- 24 Live-Work Units on Site
-  • More than 2,400 Multi-Family Units within a 5-Min. Walk
- Just a 5-Min Walk to Sunrail Station

With **220 apartment homes, 24 live-work units, and 32,516 SF of retail & restaurant space**, Maitland City Centre is an exclusive community-drive, mixed-use project situated across from City Hall & Independence Park. Maitland City Centre's tenant mix and on-site habitation builds community and provides a true destination for locals and visitors alike - to **work, reside, gather, and dine**.



# LOCATION



## POPULATION



1 MI	10,005
3 MI	102,489
5 MI	286,453
10 MI	1.01 M

## AVG HH INCOME



1 MI	\$159,953
3 MI	\$122,874
5 MI	\$120,923
10 MI	\$109,314

## MEDIAN AGE



1 MI	42.3
3 MI	39.6
5 MI	38.8
10 MI	37.7

## DAYTIME POPULATION



1 MI	11,863
3 MI	86,335
5 MI	240,120
10 MI	836,850

## BUSINESSES



1 MI	1,511
3 MI	12,845
5 MI	29,723
10 MI	78,908

## EMPLOYEES



1 MI	9,420
3 MI	12,845
5 MI	29,723
10 MI	78,908



# PROJECT PLAN

## ADDRESS

190 Independence Lane  
Maitland, FL 32751

## RETAIL

33,572 SF GLA

## TENANT LINEUP

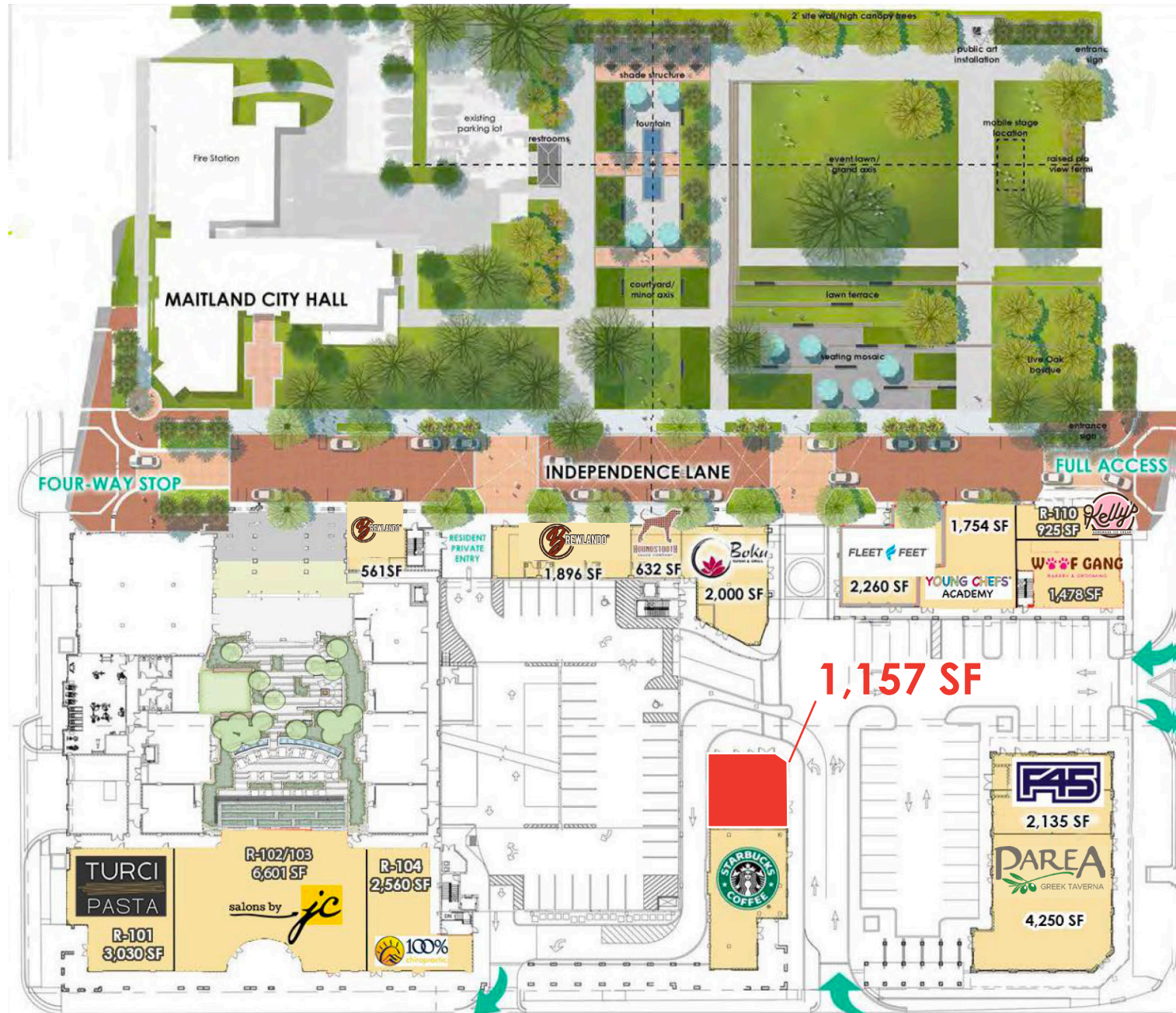
- Starbucks Coffee
- Cookit Prepared Foods
- Brewlondo
- Houndstooth Sauce Co.
- Boku Sushi & Grill
- Fleet Feet
- F45 Fitness
- Salons by JC
- 100% Chiropractic
- Woof Gang
- Young Chefs Academy
- Turci Pasta
- Kelly's Ice Cream
- Parea Greek Taverna

## PARKING

182 On-Site (5.6/1,000)  
239 Walkable Public Spaces  
585 After-Hours/Valet

## TRAFFIC

Horatio Ave E: 31,500 AADT  
US-17: 47,000 AADT





# SITE PLAN





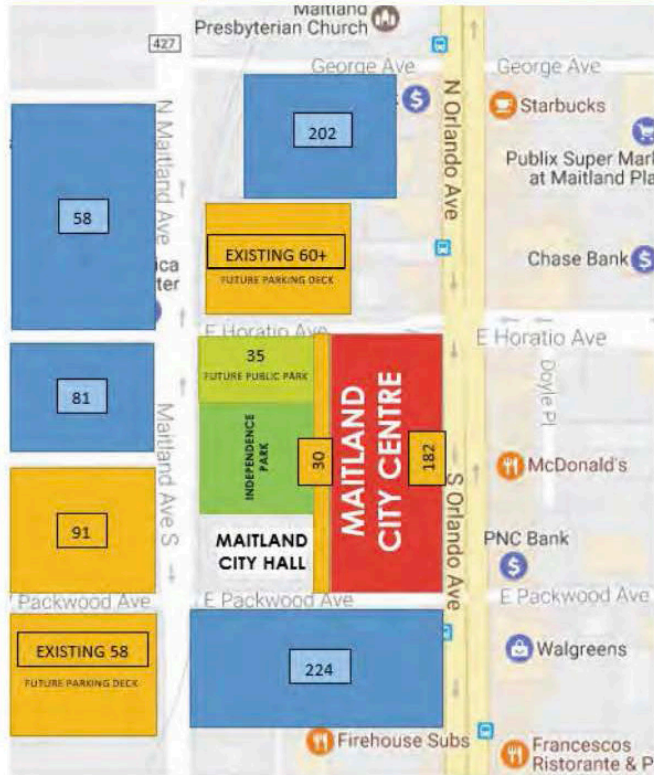
# TENANT LINEUP





# PARKING

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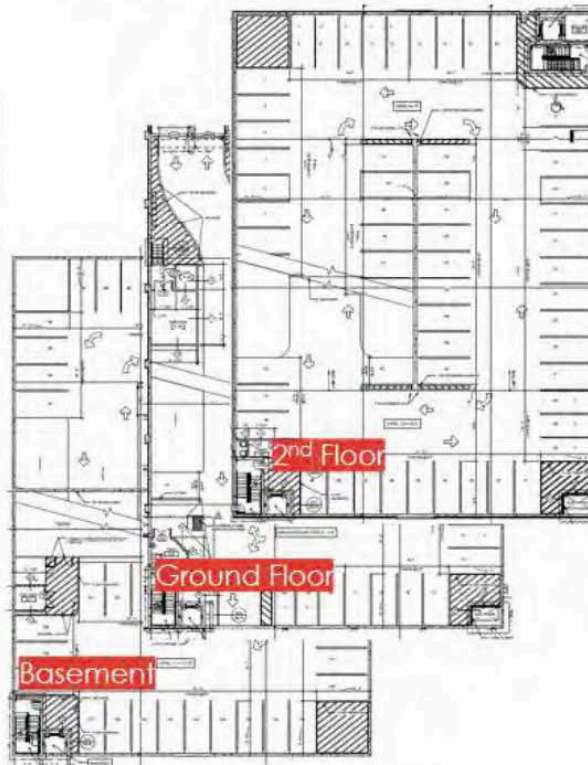


## WALKABLE PUBLIC PARKING

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

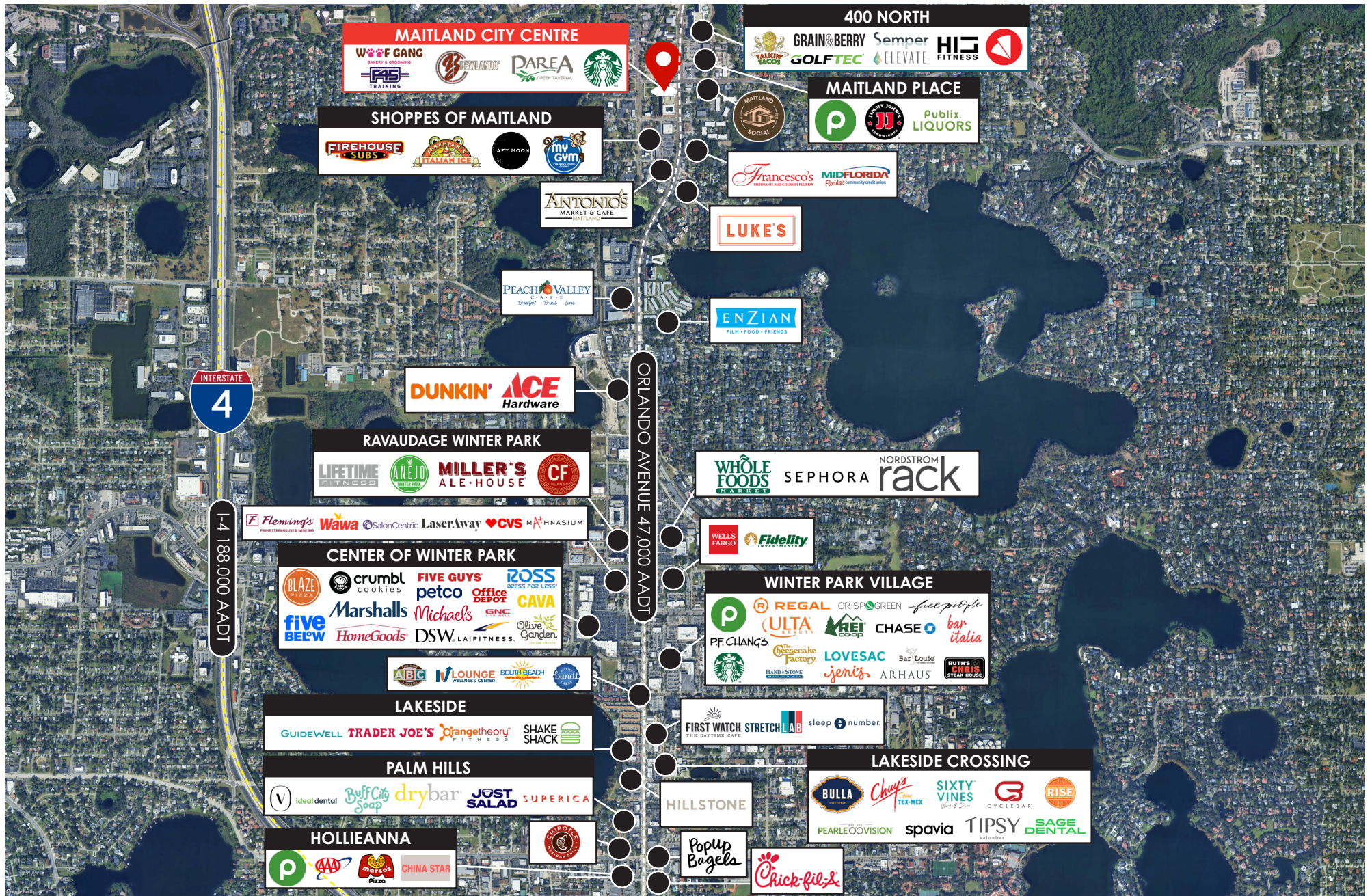
38 Surface Spaces  
 144 Parking Deck Spaces

**182 Onsite Parking Spaces**

(32,516 GLA)  
**5.6/1000 parking ratio**



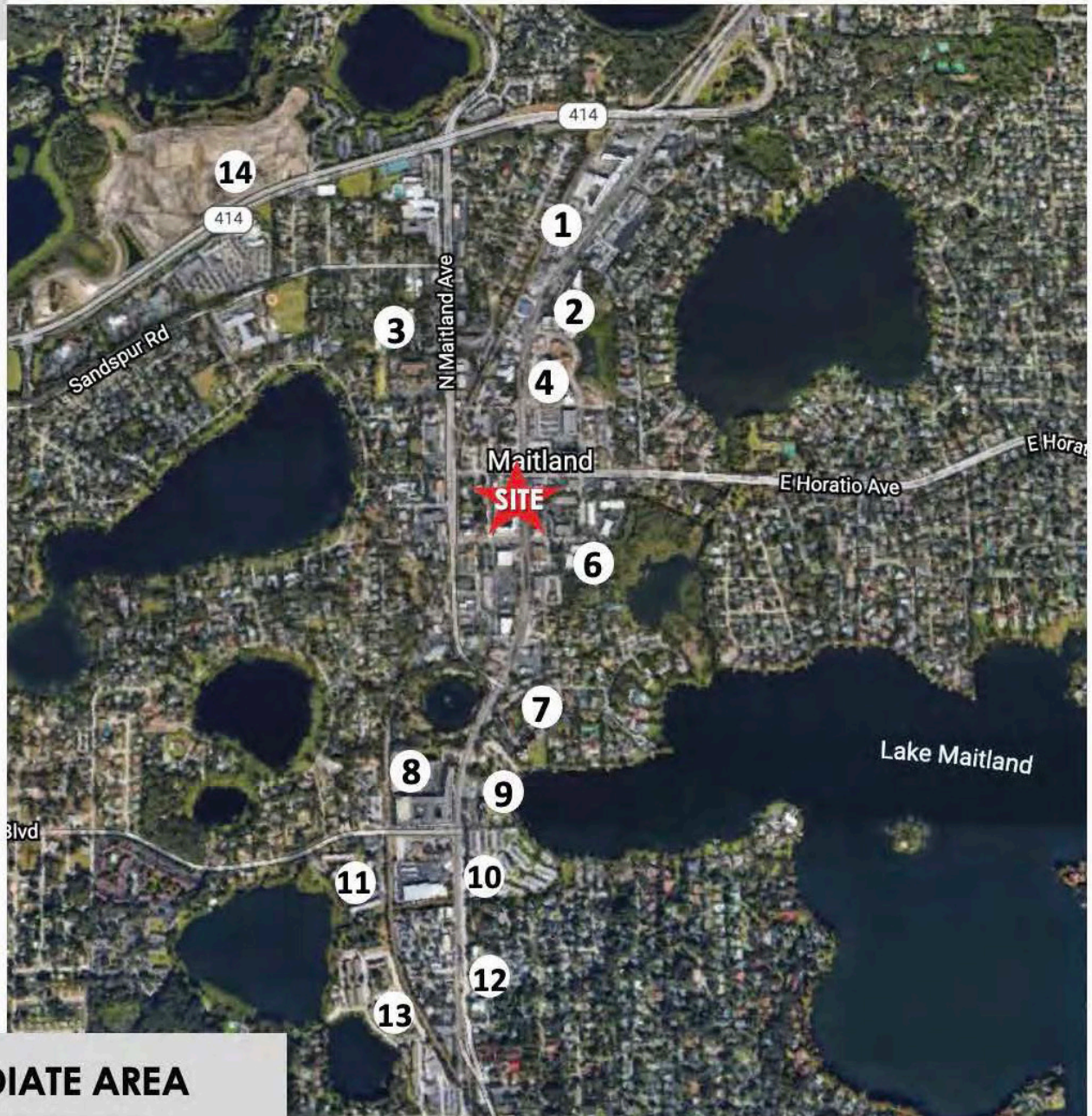
# RETAIL OVERVIEW





# SURROUNDING RESIDENTIAL

#	PROJECT	UNITS
1	MAITLAND STATION	293
2	UPTOWN MAITLAND	98
3	MAITLAND SQUARE	22
4	400 NORTH	300
5	<b>MAITLAND CITY CENTRE</b>	<b>244</b>
6	THE Q APARTMENTS	130
7	MOORINGS ON LAKE MAITLAND	86
8	LAKE LILY APARTMENTS	450
9	MAITLAND HARBOR	58
10	LAKE MAITLAND TERRACE APTS	240
11	MAITLAND SHORES	200+
12	MAITLAND HOUSE	28
13	GEM LAKE APARTMENTS	247
14	TOWN TRELAGO APARTMENTS	350



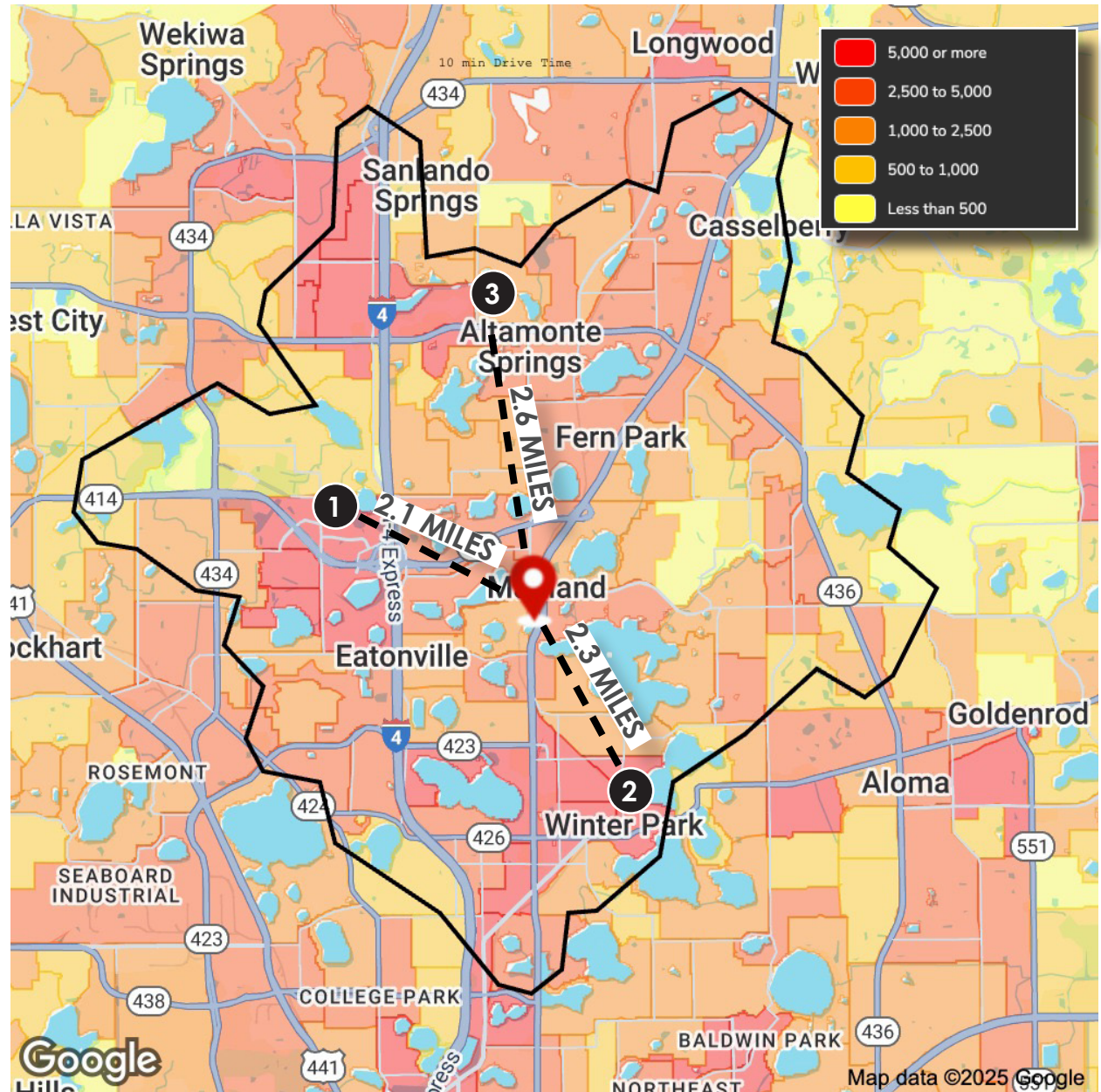
**2,376+ UNITS IN IMMEDIATE AREA**



# 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.

- 1 MAITLAND CENTER - 24,000 DAYTIME POP.
- 2 PARK AVENUE - 21,000 DAYTIME POP.
- 3 FLORIDA HOSPITAL ALTAMONTE - 18,000 DAYTIME POP.







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