

# FOR SALE FORMER BUCA DI BEPPO

1351 S. Orlando Ave | Maitland, FL | Orlando MSA



*PREMIER PROPERTY HEART OF MAITLAND, (ORLANDO MSA), FL  
OFFERED AT \$4,499,000*

**SELLER  
FINANCING  
AVAILABLE**



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## PROPERTY HIGHLIGHTS

- One-of-a-kind Redevelopment Opportunity to Purchase Prime Real Estate in the Highly Sought after Maitland/Winter Park Market.
- Signalized Corner and Highly Visible Intersection on Orlando Avenue.
- An Incredible 243 Linear Feet of Frontage along Highway 17-92 (aka Orlando Ave.).
- 8,071 SF 2nd Generation Restaurant on 1.08± acres.
- 62± Parking Spaces.
- Minutes from Park Ave, I-4 and Downtown Orlando.
- Nearly 1,000 Brand New Multi-Family units Recently built in the Immediate Vicinity.
- Located One Block Away from the Highly Affluent City of Winter Park.
- Strong Demographics with Household Incomes over \$126,000.
- Surrounded by Multiple Luxury Apartment Communities.



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## ZONING

- The Property is Zoned: DM - Downtown Maitland.
- Uses Include: Mixed-Use (up to 6-story), Retail, Education, Health Care, Multi-Family or Medical Office, see all uses here [LINK](#).
- DM District Standards can be found in this [LINK](#).
- The Property's Projected Density will change to 65 units per acre, allowing up to 85 units, (if adjacent lot is also purchased, which is also available).
- The FAR will change from 1.2 to 2.4, allowing building up to 136,000 SF in 6-stories on the site.
- Redevelopment could allow Building Retail on the ground floor, 2 or 3 floors of parking, Medical Office, Education or Multi-Family in the top 2 or 3 floors.

### Conceptual Image - Medical



### Conceptual Image - One Story Retail



### Conceptual Image - Mixed-Use



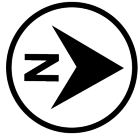
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DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
<b>POPULATION &amp; GROWTH</b>			
Population	10,607	87,847	274,381
Growth	7.4%	5.2%	5.2%
Households	4,933	38,612	122,425
Median Age	43.5	42.1	38.9
Household Income	\$126,387	\$113,358	\$96,708
<b>DAYTIME POPULATION</b>			
Daytime Employees	11,767	126,318	319,135

Source: Experian, Inc.



**87,847** Population  
in 3 miles



**126,318** Employees  
in 3 miles



**\$113,358** HH Income  
in 3 miles

\*May also be available for sale, the property is owned by the same Seller.

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AVENTON  
**GEM LAKE**  
247 UNITS

  
**THE ADELINE**  
237 UNITS

THE VILLAGE  
*at Lake Lily*  
455 UNITS



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1351 S. Orlando Ave | Maitland, FL | Orlando MSA



Lake Maitland

AVENTON  
**GEM LAKE**  
247 UNITS

**THE ADELINE**  
237 UNITS

**MAY ALSO  
BE AVAILABLE\***

243 FT

**CIRCLE DR**

**S ORLANDO AVE 45,623 AADT**



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