

# PRIME OUTPARCEL AVAILABLE

## IN MAITLAND'S RETAIL CORRIDOR

Ground  
Lease  
Opportunity



450 N Orlando Avenue | Maitland, FL 32751

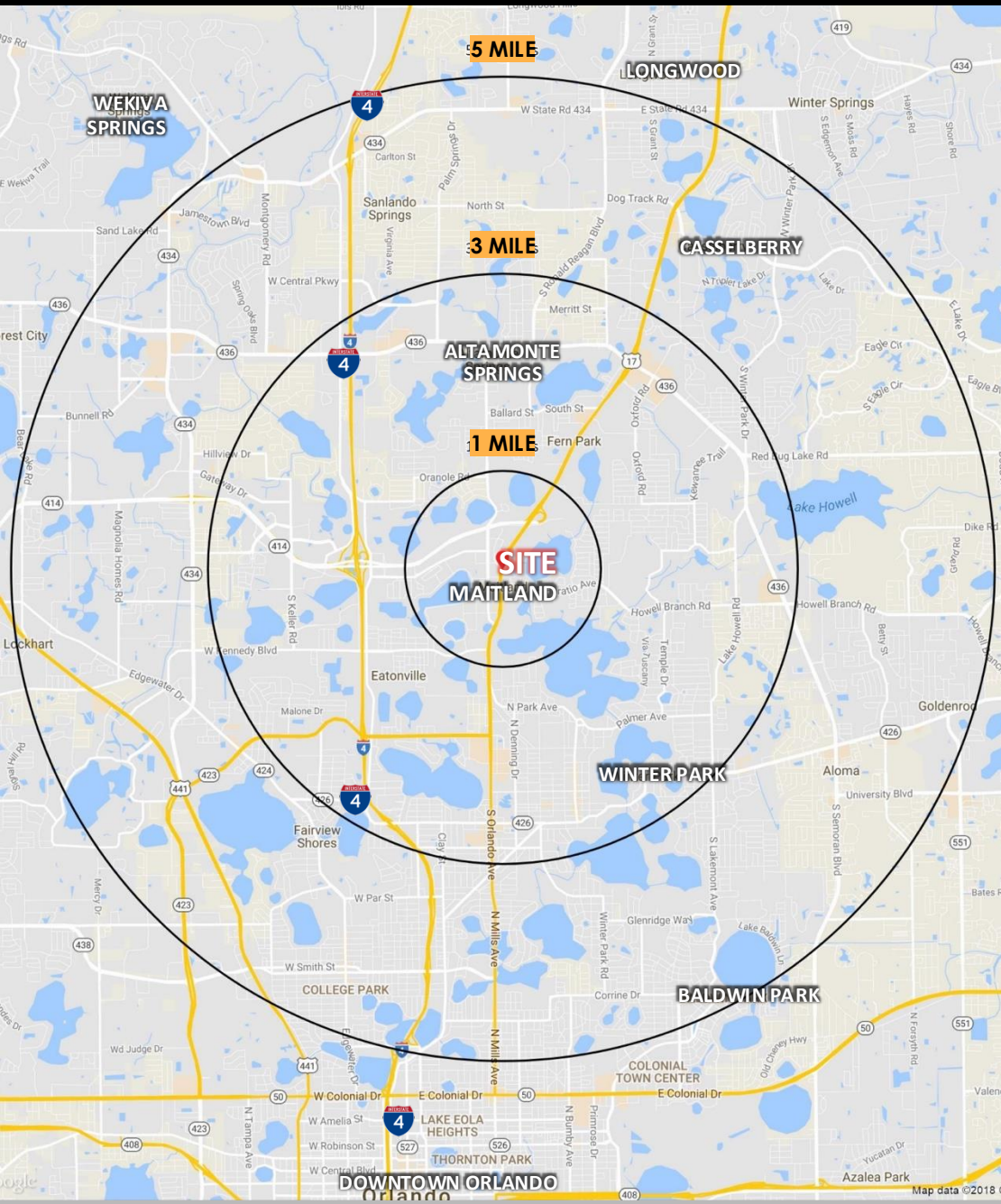
Strategically located in the heart of Maitland with frontage on heavily trafficked US 17-92/N. Orlando Ave. (32,000+ AADT)

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

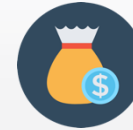


# LOCATION



	1 MILE	3 MILE	5 MILE
POPULATION	10,102	102,116	279,826
HOUSEHOLDS	4,685	46,898	125,294
EMPLOYEES	8,721	98,610	234,331
BUSINESSES	1,369	12,560	28,420
MEDIAN AGE	41.9	39.4	39.1
AVG. HH INCOME	\$158,910	\$121,871	\$117,842
MED. HH INCOME	\$103,401	\$86,563	\$87,842

## 1 MILE HIGHLIGHTS



**\$158,910**  
Avg. HH Income



**82.5%**  
Higher Education



**8,721**  
Employees

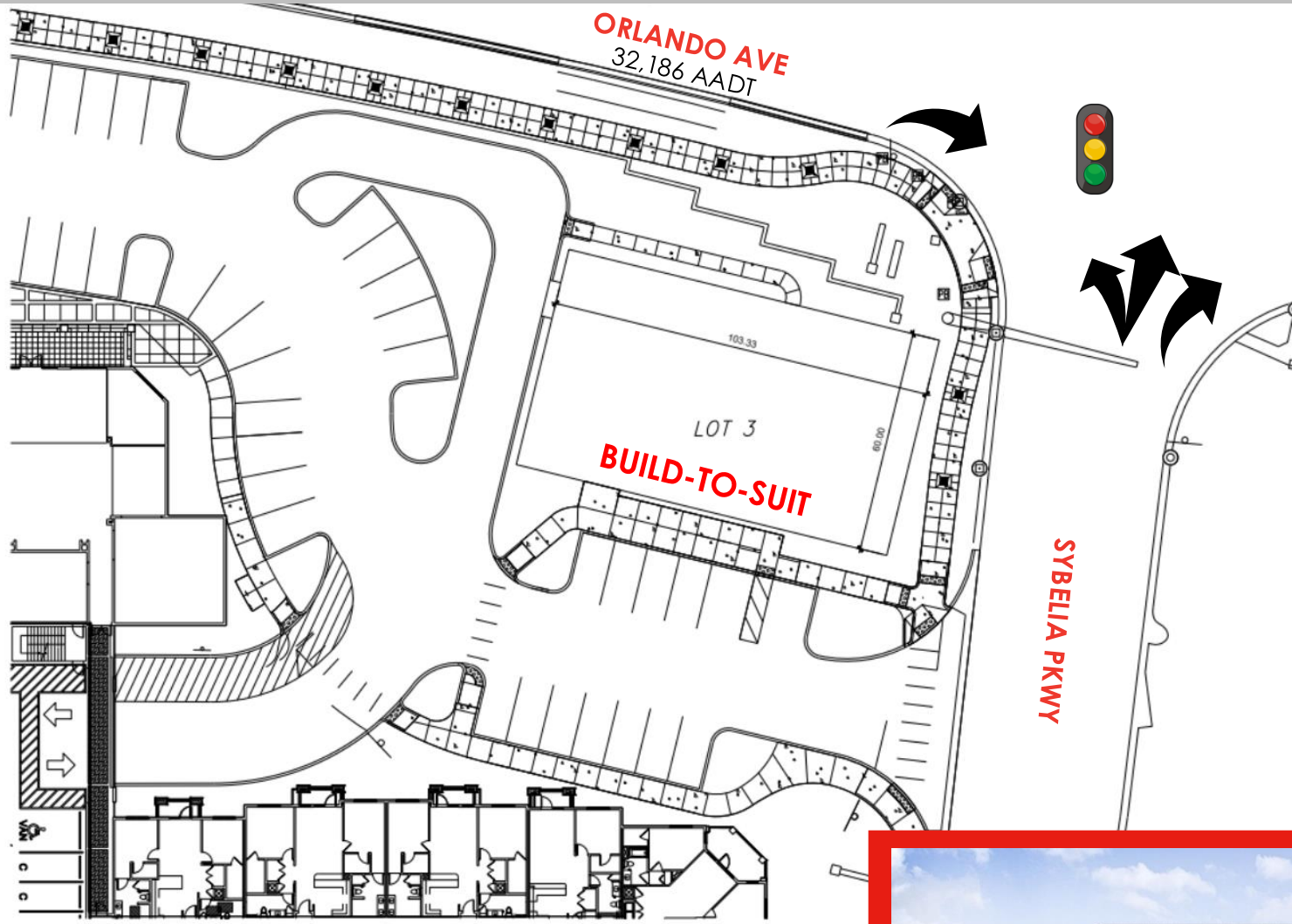


**1,369**  
Businesses

## MAITLAND MEDIAN HOME SALE PRICE

**\$470,000**

# SITE PLAN



PROPOSED RENDERING





# 400 NORTH APARTMENTS



**JOIN THE DIVERSE TENANT LINEUP!**





# THE MAITLAND RETAIL CORRIDOR



Callout box containing logos for: **East Bay Deli**, **HUNGRY FOR**, **Starbucks Coffee**, **Kelly's**, **Baker**, and **PAREA**.

Callout box containing logos for: **TALKIN' TACOS**, **scenthound**, **Gran & Berry Cafe**, **SL**, **HIG FITNESS**, and **Semper**.

Callout box containing logos for: **FIREHOUSE SUBS**, **WELLS FARGO**, **my Gym**, **IBERIABANK**, and **FAIRWINDS**.

Callout box containing logos for: **Publix**, **Jersey Mike's**, and **CHASE**.

Callout box containing logo for: **ANTONIO'S RISTORANTE**.

Callout box containing logos for: **FRANCESCO'S** and **OLEA MEZZE GRILL**.

Callout box containing logo for: **TEAK**.

Callout box containing logo for: **LUKE'S KITCHEN AND BAR**.

Callout box containing logo for: **FirstWatch**.

Callout box containing logo for: **ENZIAN FILM • FOOD • FRIENDS**.

Callout box containing logo for: **ACE Hardware**.

Callout box containing logos for: **WHOLE FOODS MARKET**, **NORDSTROM**, **rack**, and **SEPHORA**.

Callout box containing logo for: **MILLER'S ALE-HOUSE**.

Callout box containing logos for: **LA FITNESS**, **Michaels**, **CVS**, **Fleming's**, **HomeGoods**, **Office DEPOT**, **Marshall's**, **Wawa**, **ups**, **Olive Garden**, and **SALLY BEAUTY SUPPLY**.

Callout box containing logos for: **Publix**, **Starbucks**, **REGAL CINEMAS**, **Ulta**, **Guitar Center**, **PF CHANG'S CHINA BISTRO**, **at&t**, **ARHAUS**, **PIZZERIA**, **RUTH'S CHRIS STEAK HOUSE**, **Tommy Bahama**, **bar italia**, and **Chuyote**.

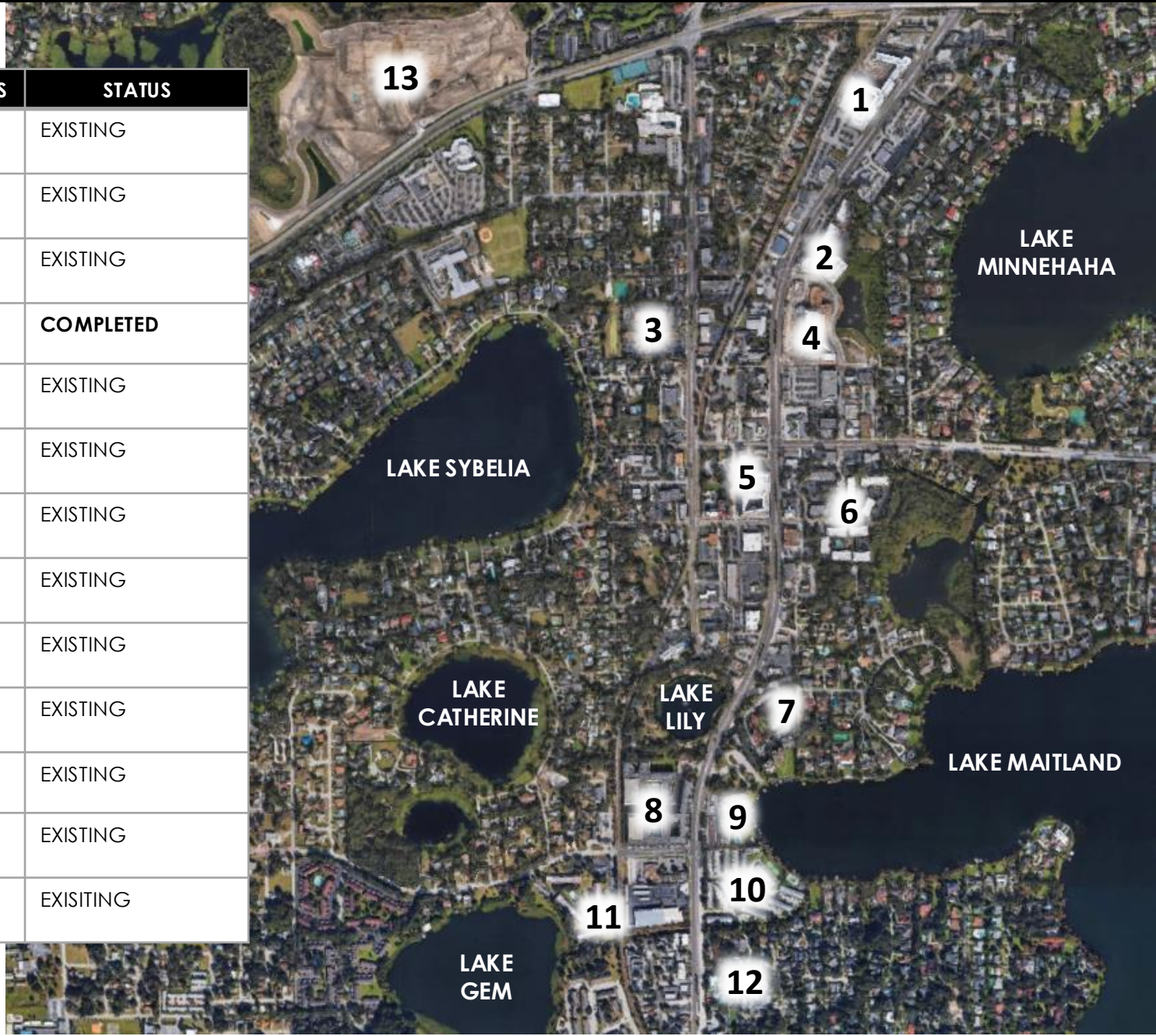
Callout box containing logos for: **SHAKE SHACK**, **TRADER JOE'S**, and **Orangetheory FITNESS**.

Callout box containing logos for: **BULLA GASTROBAR**, **Chuy's MEXICAN FOOD**, **spavio**, and **PEARLE OOVISION**.



# SURROUNDING RESIDENTIAL

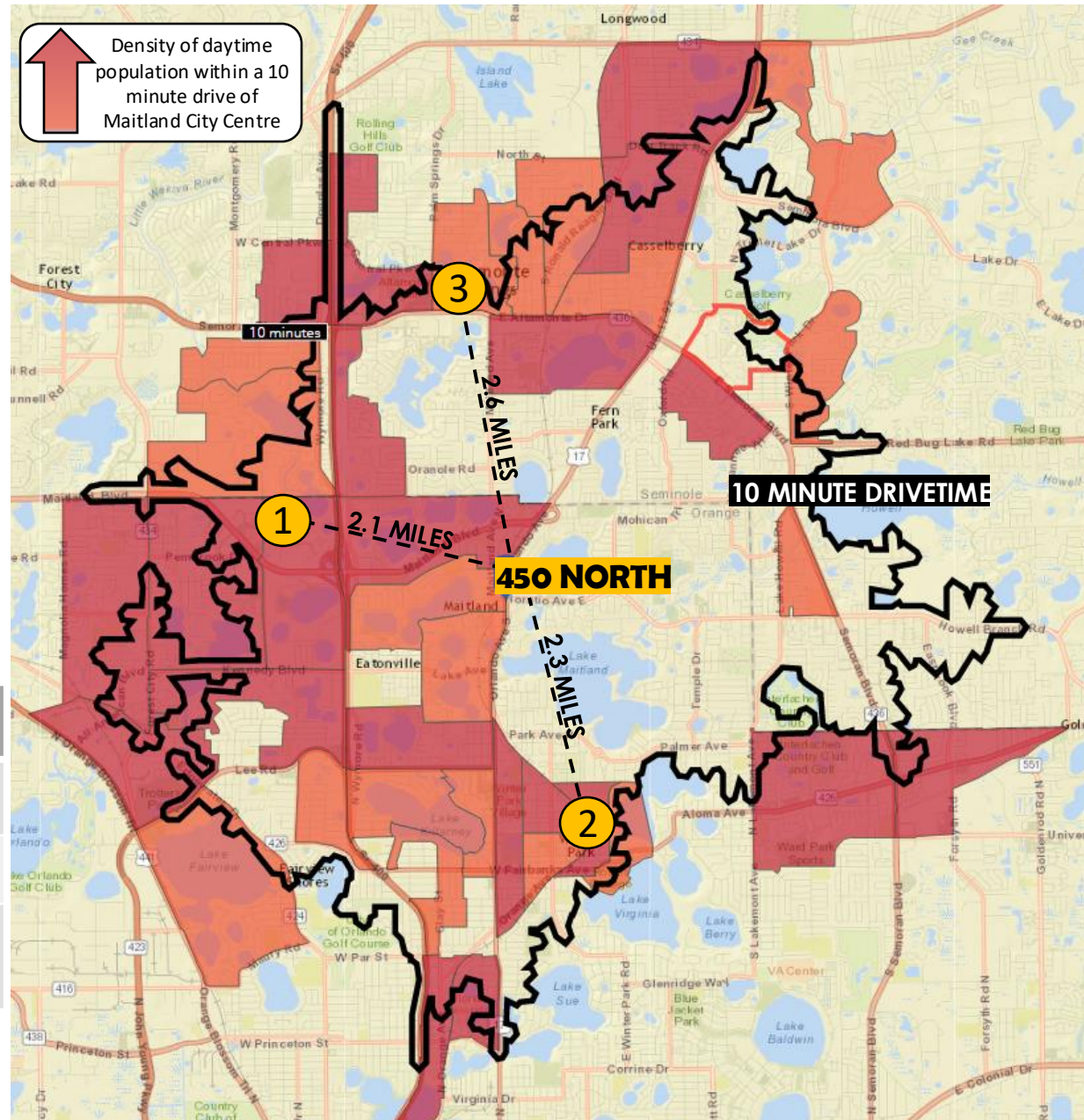
#	PROJECT	UNITS	STATUS
1	MAITLAND STATION	293	EXISTING
2	UPTOWN MAITLAND	98	EXISTING
3	MAITLAND SQUARE	22	EXISTING
<b>4</b>	<b>400 NORTH</b>	<b>300</b>	<b>COMPLETED</b>
5	MAITLAND CITY CENTRE	244	EXISTING
6	THE Q APARTMENTS	130	EXISTING
7	MOORINGS ON LAKE MAITLAND	86	EXISTING
8	LAKE LILY APARTMENTS	450	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

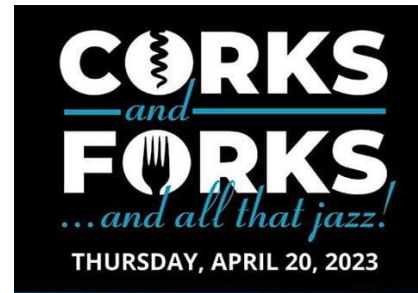


# MAITLAND ARTS & CIVICS COMMUNITY





# MAITLAND'S COMMUNITY EVENTS







**SERENITY LORENZ**  
VP of Sales & Leasing  
Central Florida Office  
Office (407) 392- 2055 x1  
Cell (904) 887-3302  
serenity@acrefl.com

**SANDI BARGFREDE**  
Managing Partner  
Office (407) 392- 2055 x1  
Cell (407) 491-8149  
sandi@acrefl.com

CENTRAL FLORIDA: 47 E. Robinson Street | Suite 230 | Orlando, FL 32801  
WEST COAST FLORIDA: 730 S. Sterling Avenue | Suite 212 | Tampa, FL 33609  
**Office: 407.392.2055 | Fax: 321.400.1183 | www.acrefl.com**



@acreflorida