

4 NORTH O

PRIME RETAIL AVAILABLE IN AFFLUENT MAITLAND



JOIN THE DIVERSE TENANT LINEUP!



Grain & Berry
Cafe



HIC
FITNESS

Semper

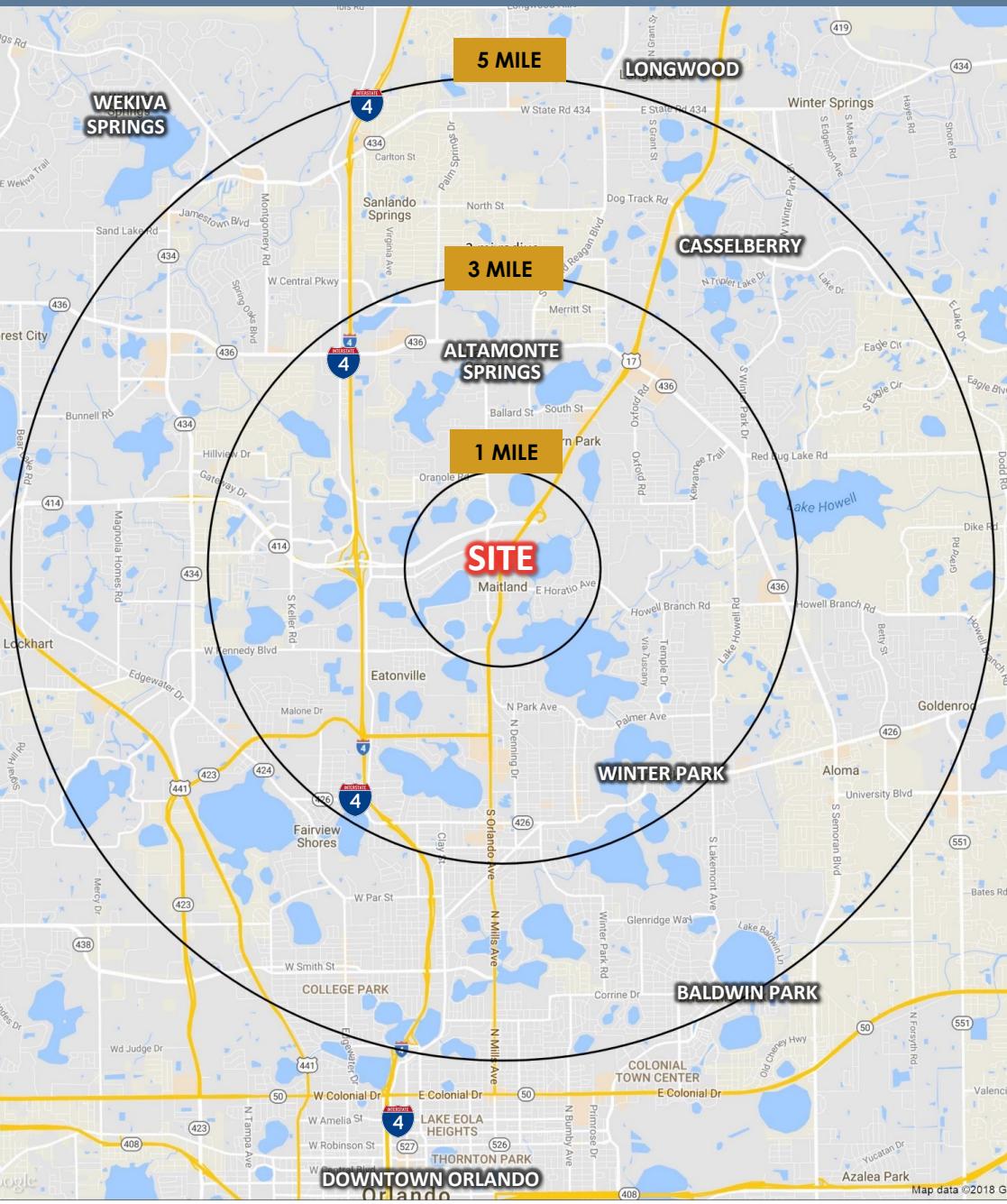


GOLFTEC

LOCATION

400 N. Orlando Avenue, Maitland FL 32751

	1 MILE	3 MILE	5 MILE
POPULATION	9,886	96,663	273,498
HOUSEHOLDS	4,285	42,676	117,577
EMPLOYEES	9,476	104,230	211,613
BUSINESSES	1,535	12,760	28,873
MEDIAN AGE	44.7	40.7	39.3
AVG. HH INCOME	\$105,793	\$96,272	\$89,876
MED. HH INCOME	\$94,343	\$72,703	\$73,057



1 MILE HIGHLIGHTS



\$105,793
Avg. HH Income



82.5%
Higher Education



9,476
Employees



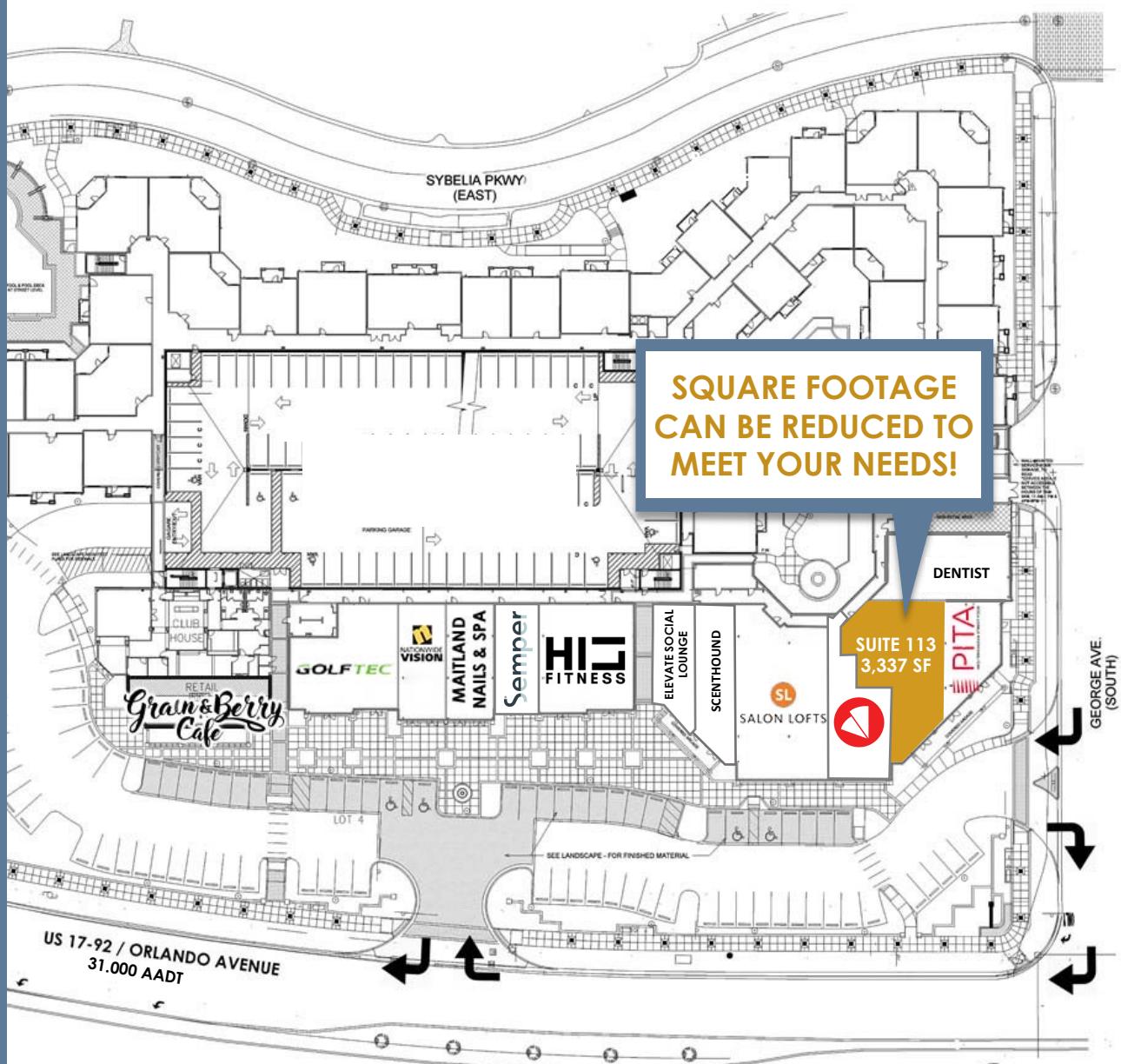
1,535
Businesses

GLA: 27,215 SF

SITE PLAN



STE	TENANT	SF
101	Grain & Berry Café	1,593
102	GolfTec	2,691
104	Nationwide Vision	1,461
105	Maitland Nails & Spa	1,460
106	Semper Laser	1,225
107-108	HIL Fitness	2,705
109	Elevate Social Lounge	1,327
110	Scenthound	1,303
111	Salon Lofts	4,485
112	Slidders Pizza	1,550
113	AVAILABLE	3,337
114	Pita Mediterranean Street Food	1,878
115	Dentist	2,192



RETAIL PARKING PLAN

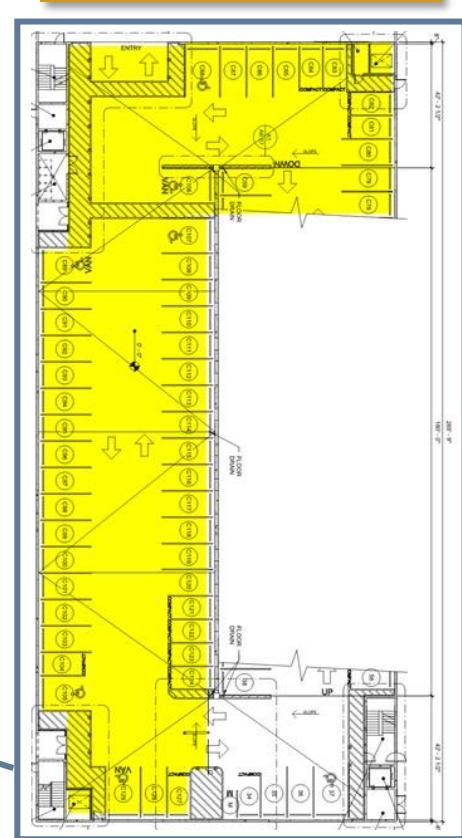
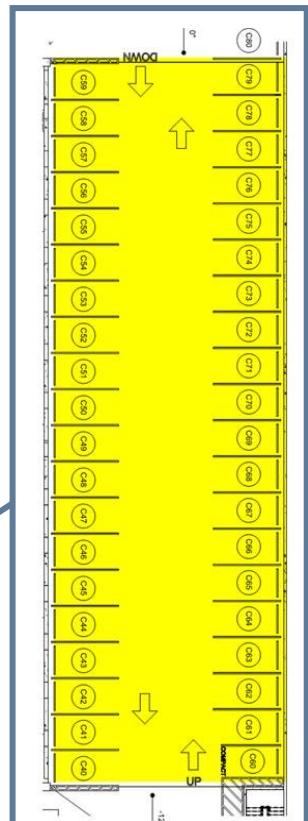
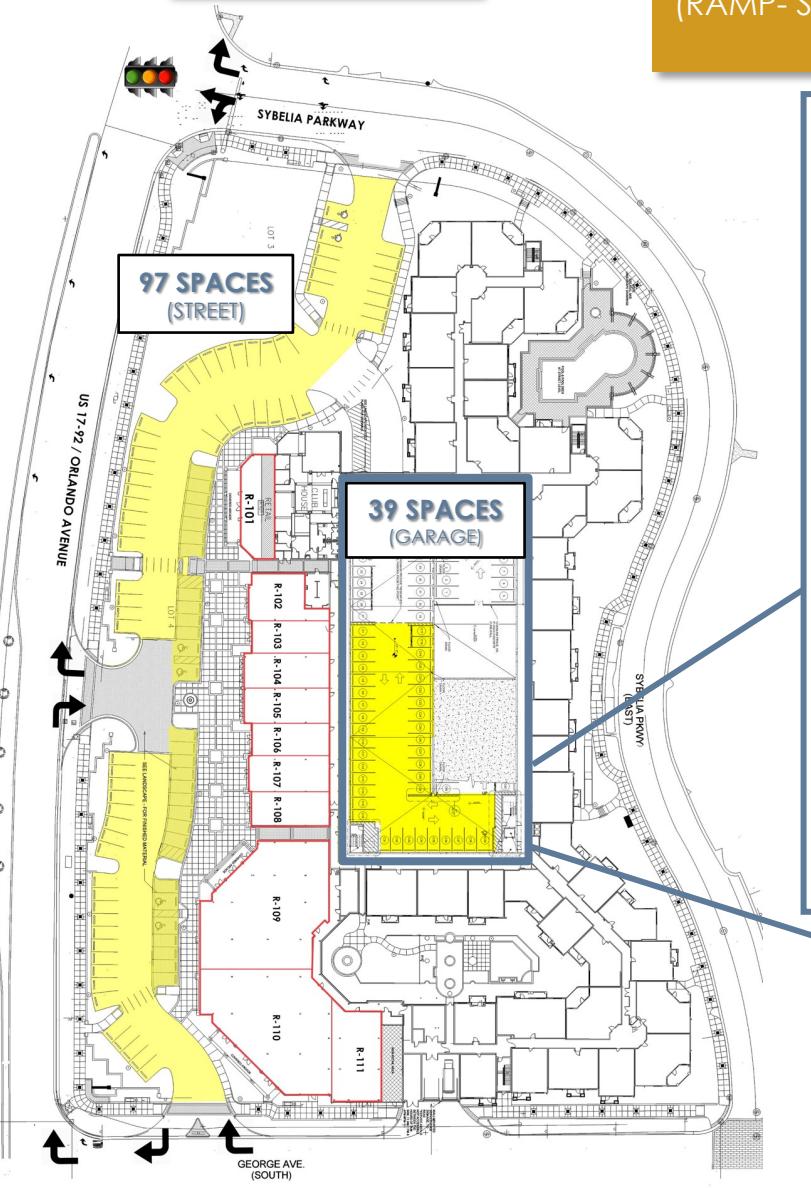
SURFACE LEVEL-
136 SPACES

PARKING GARAGE
(RAMP- STREET TO BASEMENT LEVEL)
40 SPACES

ON-SITE PARKING

136 SURFACE SPACES
132 PARKING DECK SPACE

267 TOTAL PARKING SPACES



400 NORTH



THE MAITLAND RETAIL CORRIDOR



SURROUNDING RESIDENTIAL

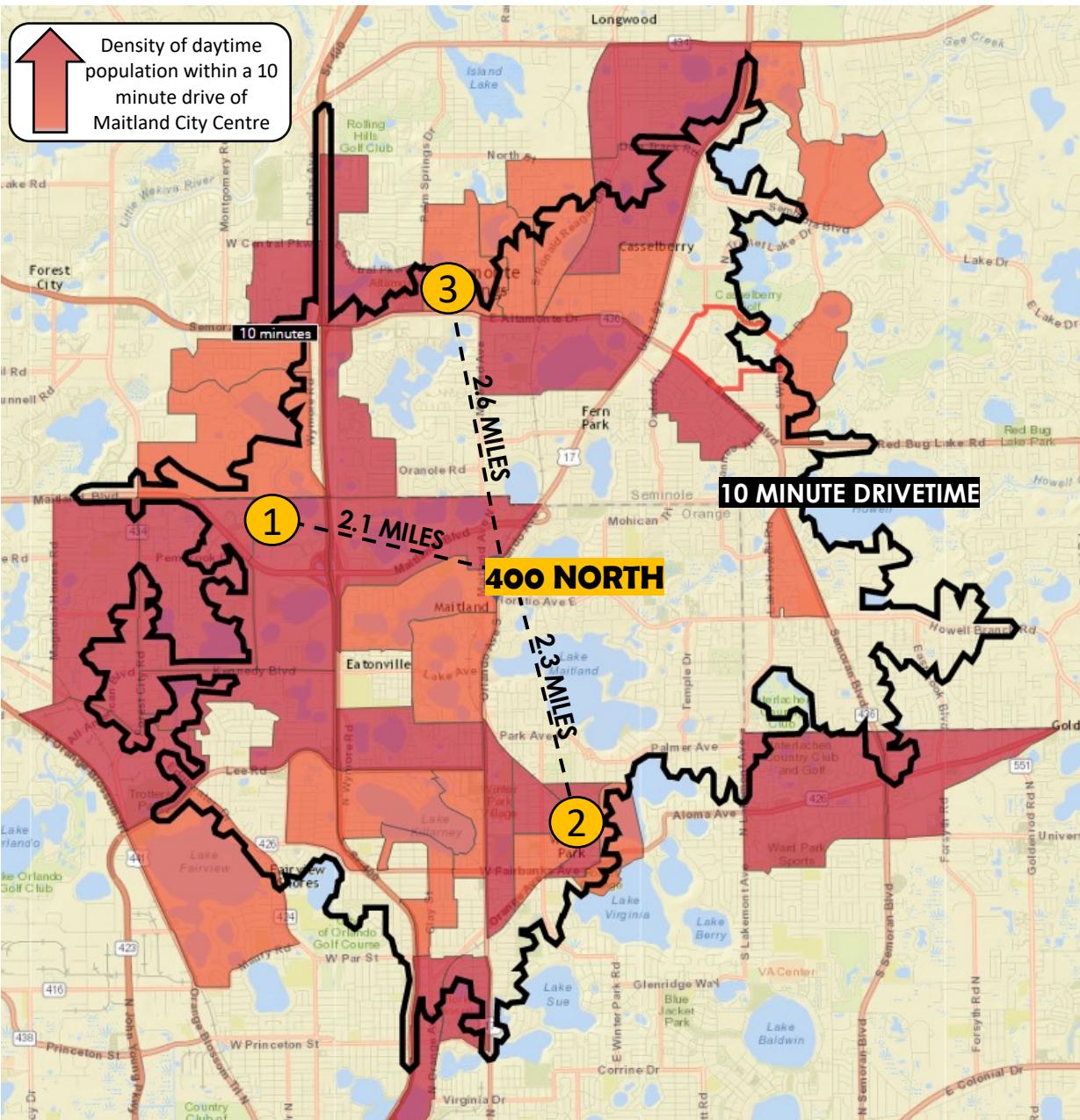
#	PROJECT	UNITS	STATUS
1	MAITLAND STATION	293	EXISTING
2	UPTOWN MAITLAND	98	EXISTING
3	MAITLAND SQUARE	22	EXISTING
4	400 NORTH	300	COMPLETED
5	MAITLAND CITY CENTRE	244	EXISTING
6	THE Q APARTMENTS	130	EXISTING
7	MOORINGS ON LAKE MAITLAND	86	EXISTING
8	LAKE LILY APARTMENTS	450	EXISTING
9	MAITLAND HARBOR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



LEASING TEAM



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