

FOR LEASE OR SALE: 450 S ORLANDO AVENUE, MAITLAND, FL 32751

FREESTANDING BANK/
3,820 SF
RETAIL BUILDING

CBRE



**FOR
LEASE
OR SALE**



THE OFFERING

- » Excellent visibility with 69' of frontage on Orlando Avenue (47,500 AADT)
- » Easy access to US-17/92, Maitland Boulevard, Interstate-4, and less than a mile to SunRail – Maitland Station
- » Dense retail corridor with national retailers including Publix, Starbucks, Walgreens, Bank of America, Chase Bank, McDonald's,
- » Located in the dense and affluent suburban city of Maitland, in Orange County, and part of the Greater Orlando area

ONE-STORY, FREE-STANDING
FORMER BANK/RETAIL BUILDING

3,820 SF
BUILDING SIZE (GLA)

1.03 AC
TOTAL AREA

2006
YEAR BUILT

47
PARKING SPACES

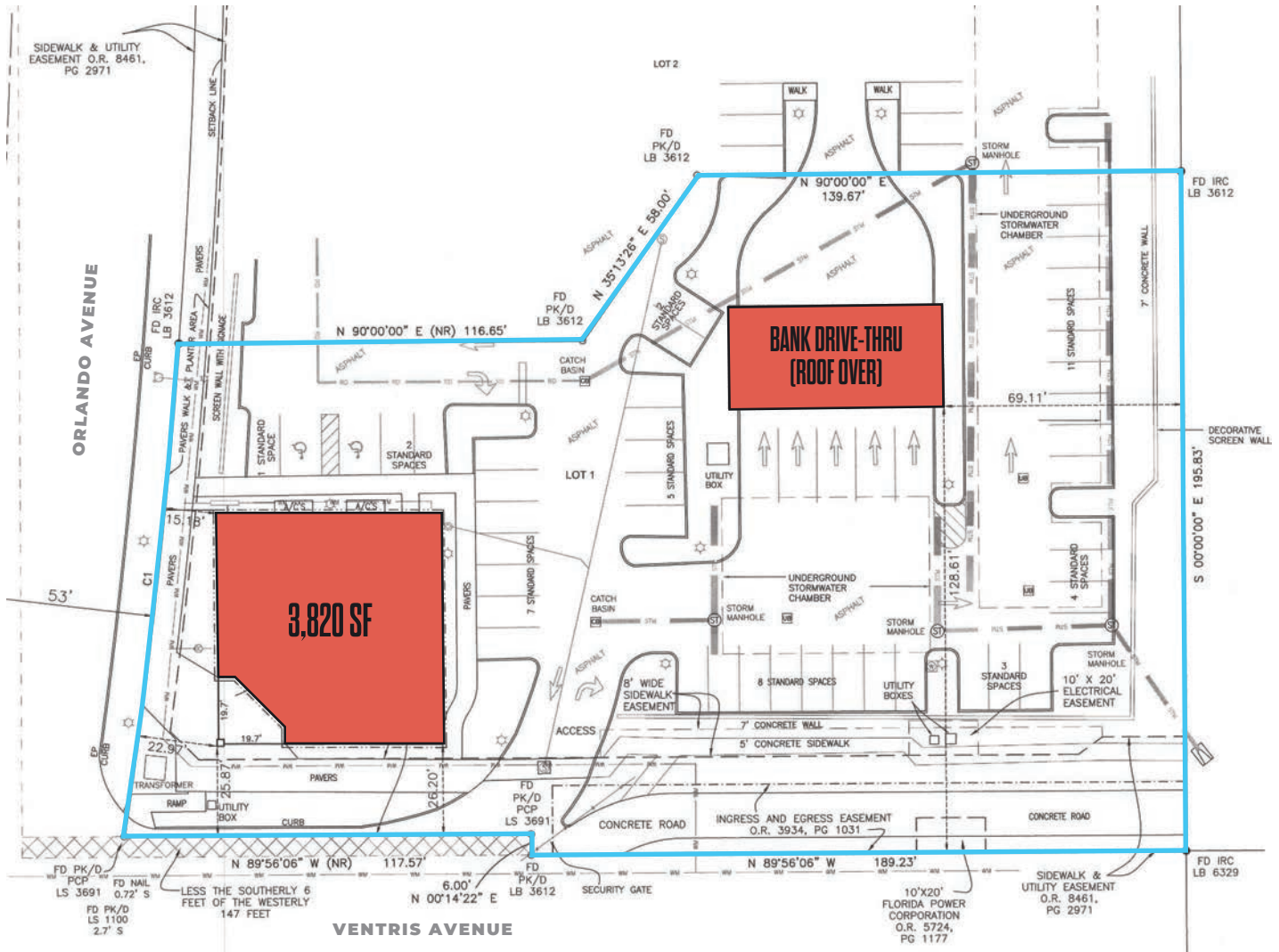
SITE PLAN



3,820 SF

1.03 AC

+ FIVE (5) DRIVE-THRU





EXISTING CONDITIONS

NEIGHBORHOOD HIGHLIGHTS

3-MILE RADIUS



93,678

POPULATION



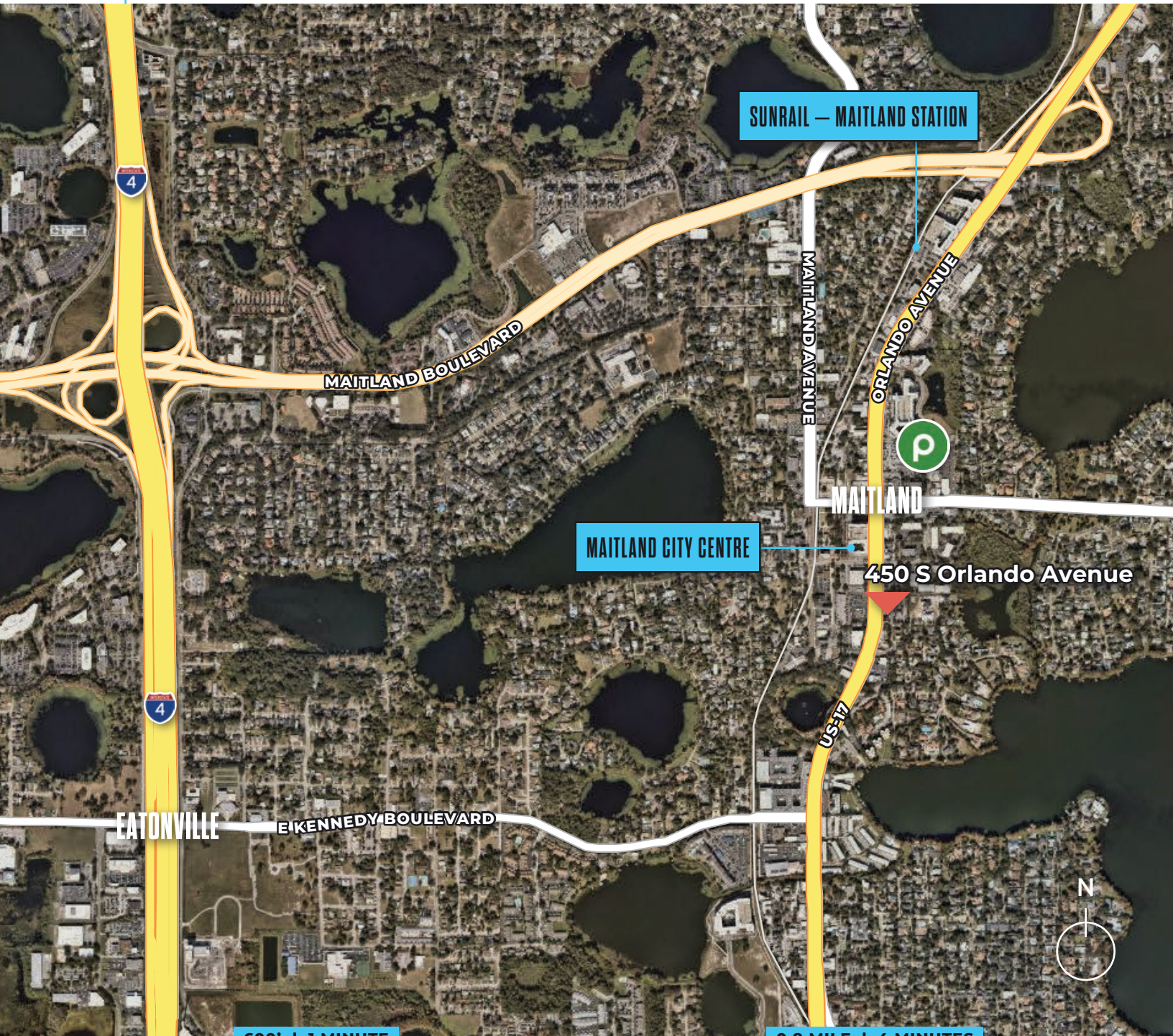
42,492

HOUSEHOLDS



\$124,995

AVG. HOUSEHOLD INCOME



600' | 1 MINUTE

0.8 MILE | 4 MINUTES



MAITLAND CITY CENTRE

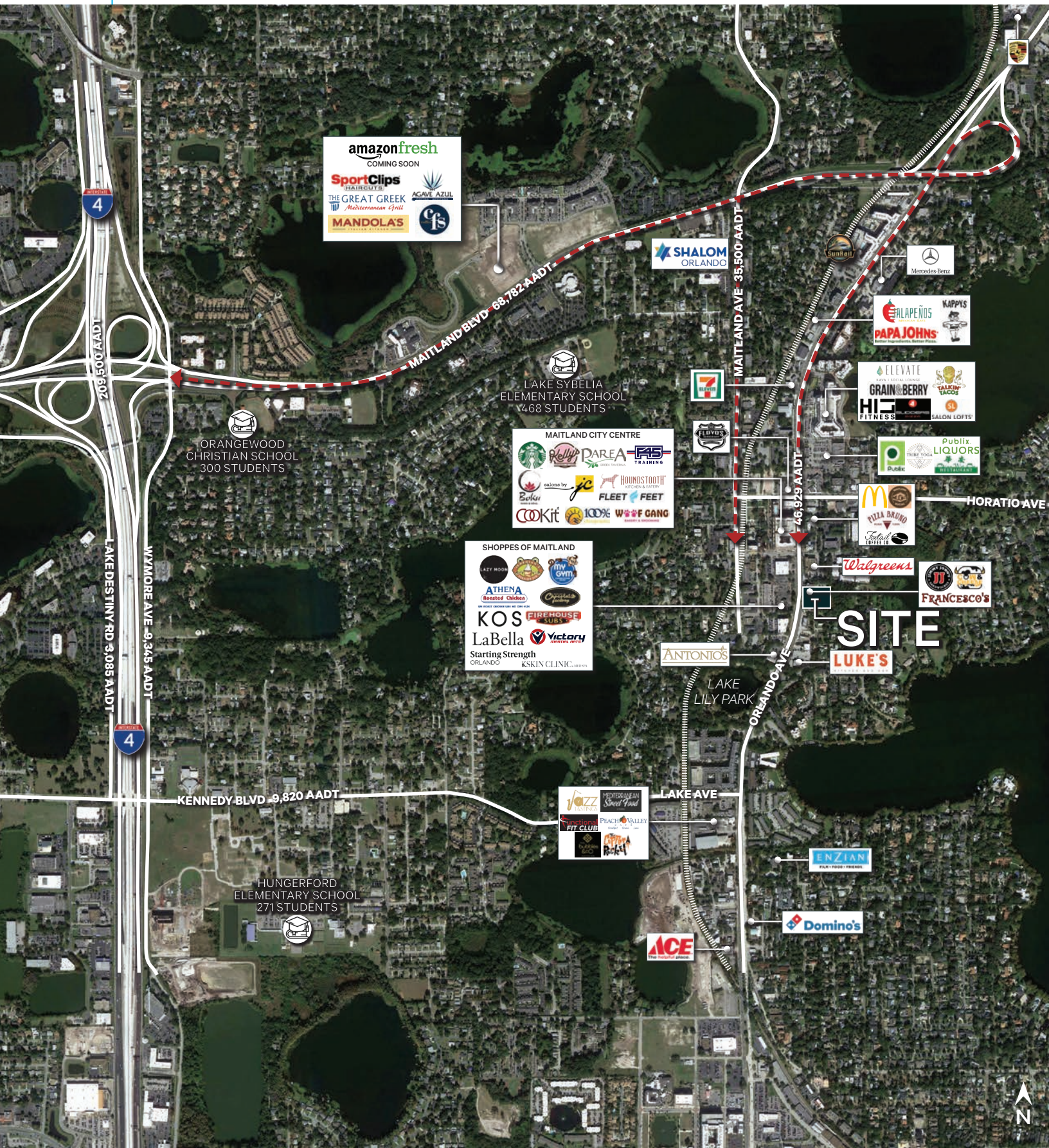
AWARD-WINNING, 3-ACRE MIXED-USE DEVELOPMENT



SUNRAIL — MAITLAND STATION

NORTHERNMOST SUNRAIL STOP IN ORANGE COUNTY

CONVENIENT ACCESS TO I-4



amazonfresh
COMING SOON

SportClips
HAIRCUTS

THE GREAT GREEK
Mediterranean Grill

MANDOLA'S
SALAD & BREADS

AGAVE AZUL

CS

SHALOM
ORLANDO

ORANGEWOOD CHRISTIAN SCHOOL
300 STUDENTS

LAKE SYBELIA ELEMENTARY SCHOOL
468 STUDENTS

MAITLAND CITY CENTRE

Starbucks, Kelly's, PAREIA, FAS TRAINING, Boku, HOUNDSTOOTH, FLEET FEET, COOKit, 100%, W&F GANG

SHOPPES OF MAITLAND

LAZY MOON, my gym, ATHENA, Firehouse Subs, LaBella, Victory, Starting Strength, SKIN CLINIC

7-Eleven

FLYBOYS

ELLEVATE
YOGA & DETOX SPA

GRAIN & BERRY
FITNESS

WALKING TACOS
TACOS

Publix LIQUORS

Publix LIQUORS

McDonald's

PIZZA BRAND

Fantail

Walgreens

FRANCESCO'S

SITE

LUKE'S

ANTONIO'S

LAKE LILY PARK

KENNEDY BLVD - 9,820 AADT

HUNGERFORD ELEMENTARY SCHOOL
271 STUDENTS

Jazz
Mediterranean Street Food

FIT CLUB

PEACH VALLEY

ROCK

LAKE AVE

ACE

ENZIAN
FILM, FOOD, FRIENDS

Domino's



STRATEGIC LOCATION



450 S ORLANDO AVENUE | MAITLAND, FL 32751



FOR MORE INFORMATION, PLEASE CONTACT:

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