



**RARE LAND AVAILABLE
IN MAITLAND CENTER**

PROPERTY SUMMARY

Lakefront land opportunity located in the Orlando Maitland Center Submarket with I-4 frontage. This site is perfect for a business seeking an A+ location to build their own corporate office. Located at the I-4 and Maitland Blvd (SR 414) interchange in addition to the newly built bike trail overpass, this property is easily accessible for a wide range of businesses serving the immediate area.

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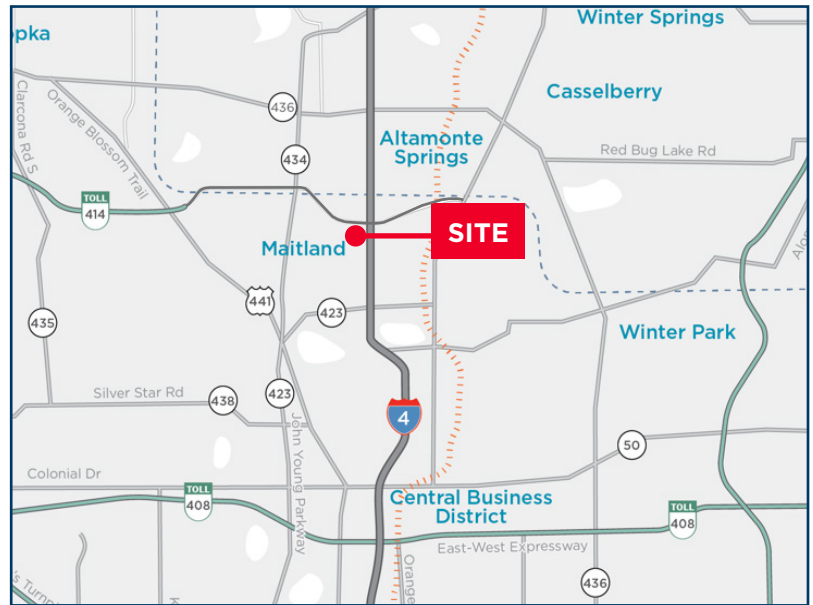
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PROPERTY FEATURES

- Total AC: 3.13 (approximately .75 acre upland)
- Zoning: WS-RT
- Municipality: Maitland
- Electric: Duke Energy
- Water: Maitland



ZONING INFORMATION

West Side Research Technology WS-RT. The purpose of the WS: West Side District is to provide lands that support an economically vibrant mix of **well-connected, walkable**, and high intensity/density employment, retail, and residential uses, both in a redevelopment and new development context, in a form that is consistent with the development goals of the City as expressed in the comprehensive development plan and other adopted plans.

Include an Economically Vibrant Mix of Uses with Sufficient Flexibility to Adapt to Market Demands

Include a vibrant mix of uses that allow sufficient flexibility to adapt to future market demands in ways that maintain the form and character of development that is consistent with the development goals of the district

- **Adopt a Diverse Approach to Mobility**
- **Provide Neighborhood Serving Commercial Uses that are Proximate to Housing and Employment**
- **Maintain a High Quality of Development that Establishes the Westside District as a Unique and Special Place**