

# MAITLAND CITY CENTRE

The Art of Inspired Living®

Join this vibrant, community-driven mixed-use center in the heart of Maitland!

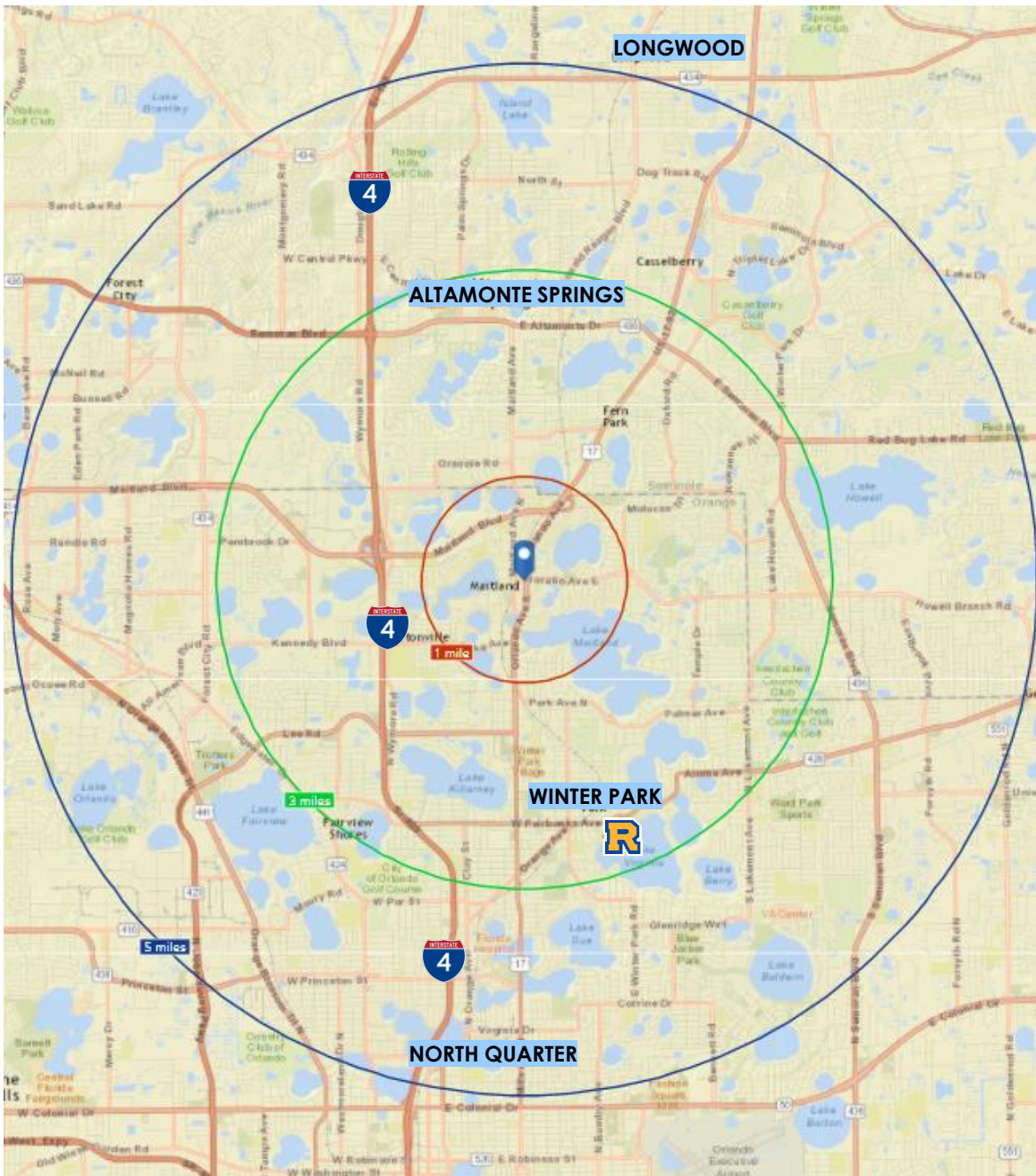


**RETAIL • RESTAURANT • COMMUNITY**

DEVELOPED BY



# LOCATION



	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	7,697	93,759	263,163
HOUSEHOLDS	3,274	41,399	114,056
EMPLOYEES	6,371	83,719	194,580
BUSINESSES	683	7,198	15,672
MEDIAN AGE	47.1	40.5	39.1
AVG. HOUSEHOLD INCOME	\$132,246	\$82,408	\$78,428
MED. HOUSEHOLD INCOME	\$87,636	\$59,992	\$58,972

## 1 MILE HIGHLIGHTS



683

Total Businesses



6,361

Total Employees



\$212,959

Median Net Worth



14%

High School Graduate



23%

Some College



62%

Bachelor's/Grad/Prof Degree



# MAITLAND CITY CENTRE RETAIL

LOCATED IN THE HEART OF MAITLAND  
US HWY 17-92 x HORATIO BLVD.  
MAITLAND, FL 32751

DELIVERY: Q3/4 2018

## RETAIL:

32,516 rentable square feet

**Retail Suites:** 2,560 sf

**Restaurant:** 6,756 sf + option of 5,000 SF  
interior with 1,756 SF patio space

## PARKING:

182 on-site = 5.6/1000sf

239 walkable public parking space

Approx. 585 After Hours/Valet Parking  
Spaces

2 UBER stations designated

## TRADE AREA

5 min. walk to Sunrail (3,590 mo/ riders)

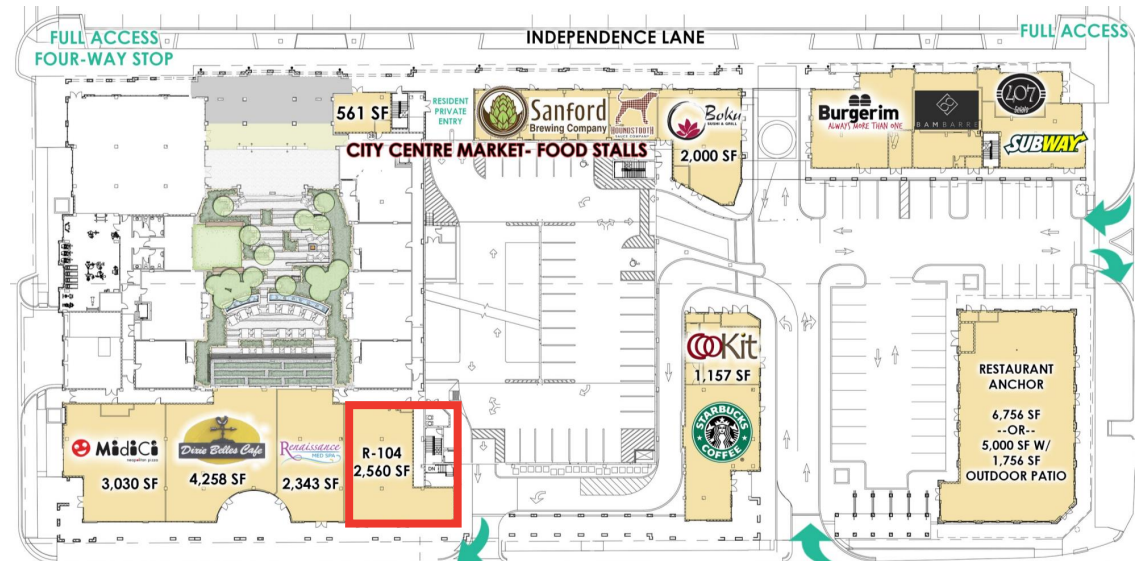
More than 2,401 multi-family units within a  
5 mile walk

## TRAFFIC

53,222+ AADT

US HWY 17-92 – 39,500 AADT

Horatio Ave – 13,722 AADT



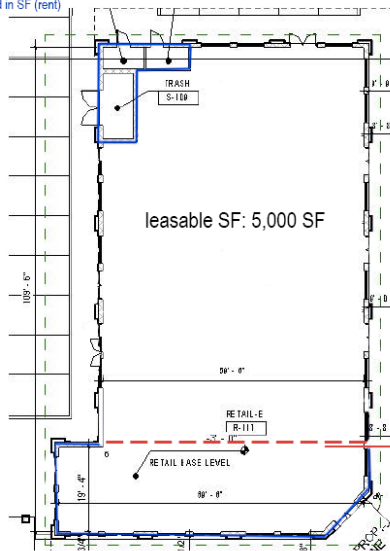
# ANCHOR RESTAURANT

## THE ANCHOR RESTAURANT

- 5,000 SF of prime restaurant end-cap on hard corner of US 17-92 and Horatio Ave.
- Negotiable terms and strong landlord incentives
- Outside seating & rooftop patio options



back of house: 350 SF  
not included in SF (rent)

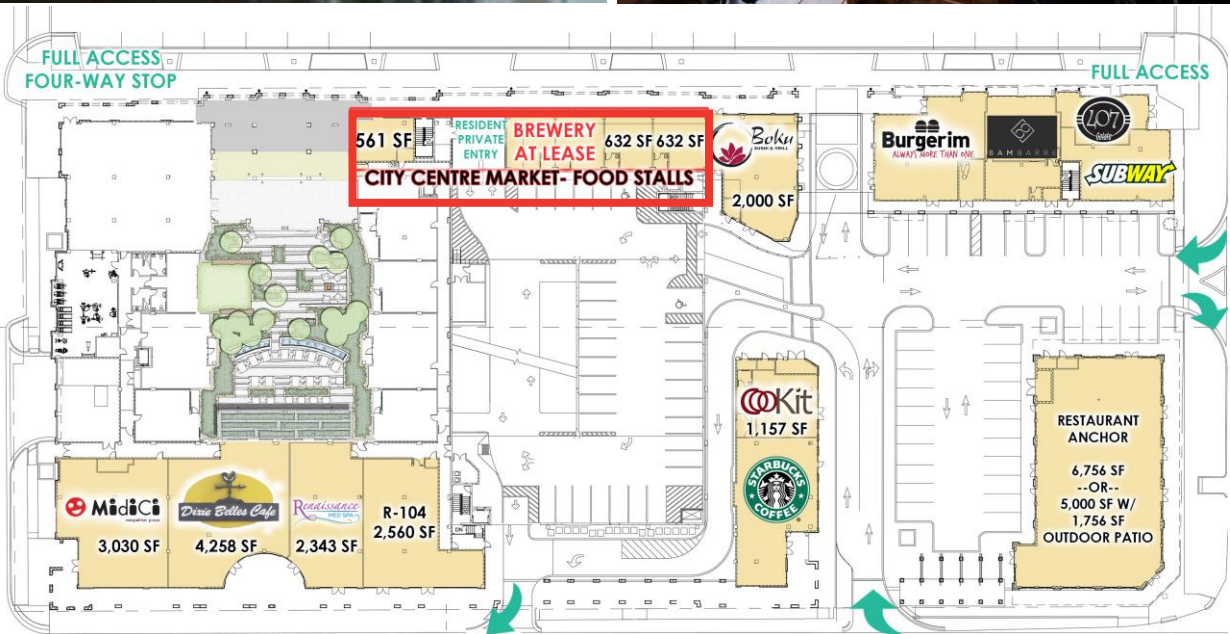


outdoor patio: 1,756 SF



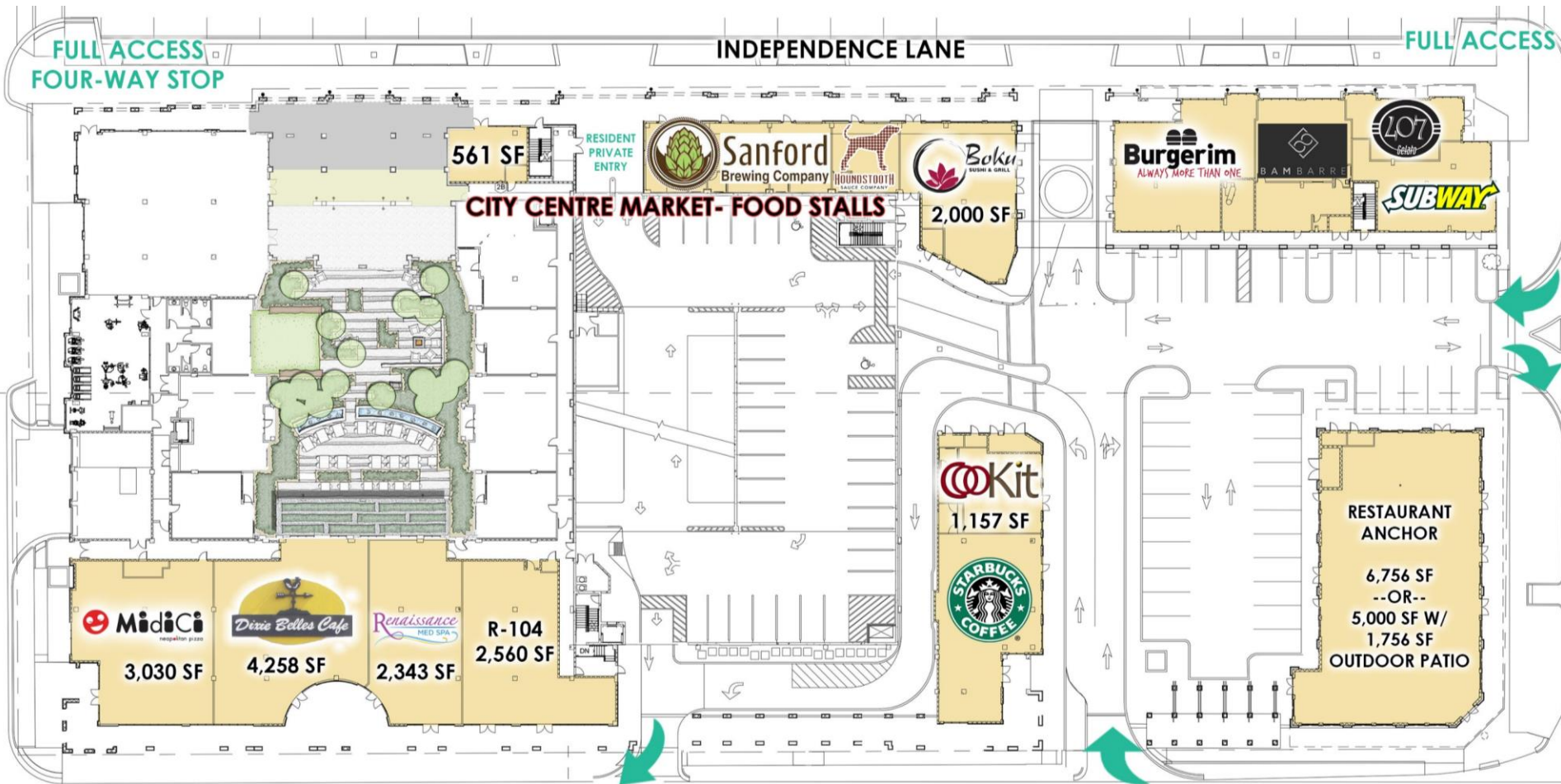
# MAITLAND CITY CENTRE MARKET

Maitland City Centre will feature its own Food Stalls which will house a unique variety of eats and treats. The space holds four separate 632 SF bays, and will further the trend of cultivating community while simultaneously highlighting the stellar local fare.



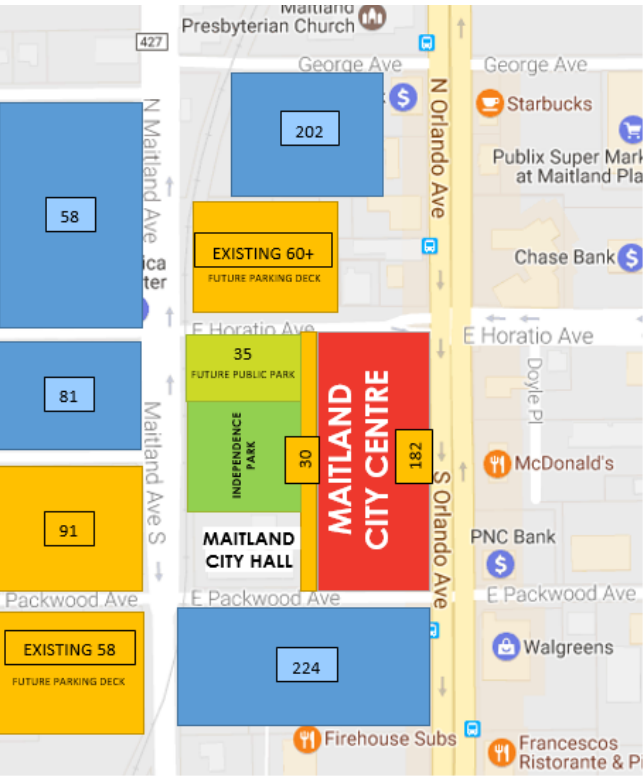
# SITE PLAN

Ground Floor Retail  
With Courtyard Concept



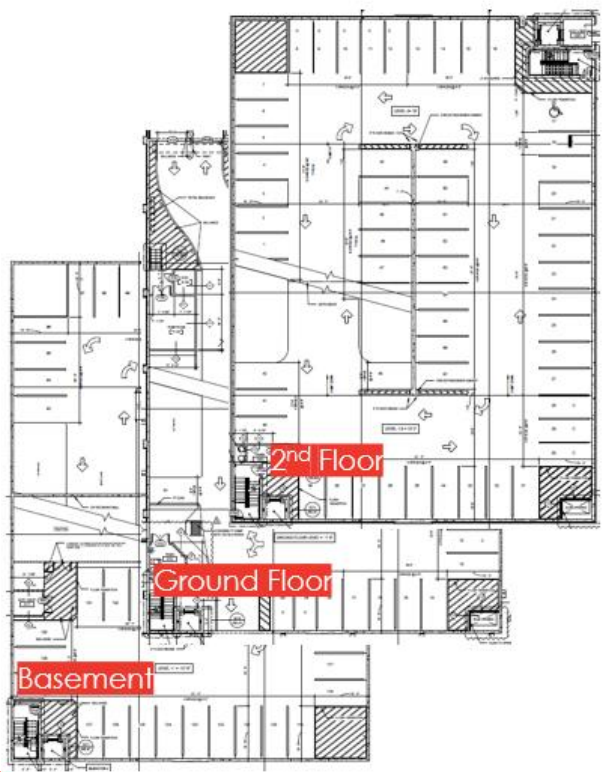
# PARKING STUDY

**Walkable Public Parking**      **CURRENT PARKING- FUTURE PUBLIC PARK**      **After-Hours Parking**



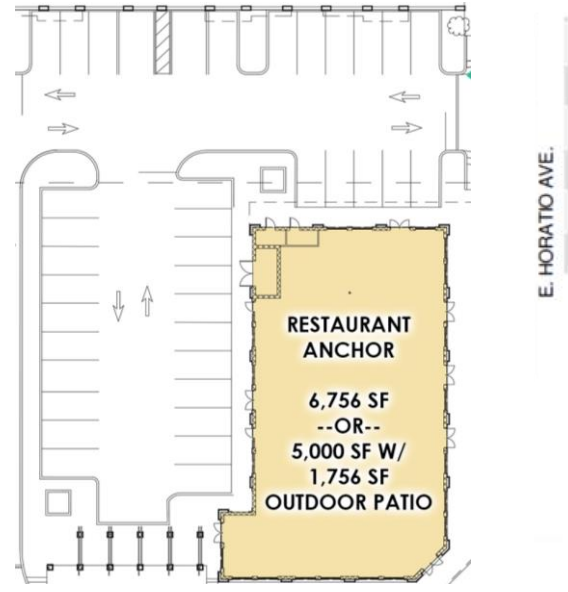
**WALKABLE PUBLIC PARKING**  
 239 Public Daytime + 565 After Hours Spaces  
 -----  
**804 Offsite Public Parking Spaces**

Commercial Parking Deck Levels



**Basement - 52 spaces**  
**Ground Floor- 35 spaces**  
**2nd Floor- 57 spaces**  
**Total: 144 spaces**

Surface Parking



**ON-SITE PARKING**  
 38 Surface Spaces  
 144 Parking Deck Spaces  
 -----  
**182 Onsite Parking Spaces**  
 (32,516 GLA)  
**5.6/1000 parking ratio**

# MAITLAND CITY CENTRE COMMUNITY

With 220 apartments homes, 24 live-work units and 32,516 square feet of retail and restaurant space, Maitland City Centre will be an exclusive community-driven, mixed-use project situated across from Maitland's City Hall and Central Park. Its Mediterranean-style architecture will combine old-world elegance with today's smart and modern living.

Maitland City Centre anticipates showcasing unique and complimentary culinary restaurants as well as independently owned businesses inspired by Central Florida's local merchants, farmers and food artisans.

Due to a strong focus on creating a sense of "place", the Maitland City Centre's tenant mix and on-site habitation is essential to build community and provide a true destination for locals and visitors alike- to work, reside, gather and dine.



# MAITLAND RETAIL + RESTAURANT OVERVIEW

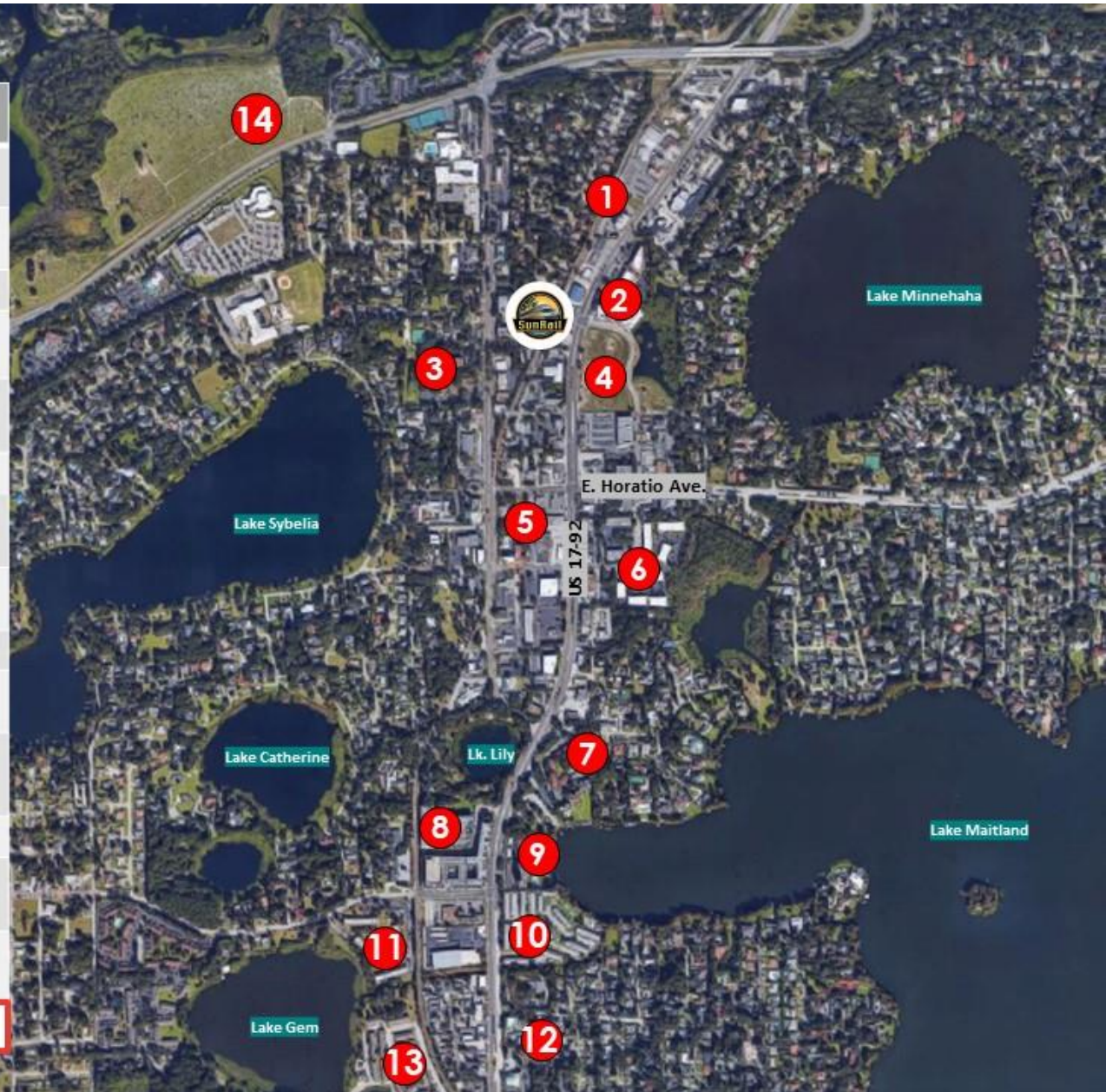


# SURROUNDING RESIDENTIAL

COMMUNITIES WITHIN A 5 MIN WALK

#	Name	# of Units	Status
1	Maitland Station	293	Under Construction
2	Uptown Maitland Condominiums	98	Existing
3	Maitland Square	22	Existing
4	400 North	300	Under Construction
5	<b>Maitland City Centre</b>	<b>244</b>	<b>Existing</b>
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	Maitland Shores	200+	Under Construction / Redevelopment
12	Maitland House	28	Existing
13	Gem Lake Apartments	247	Existing
14	Town Trelago Apartments	350	Under Construction

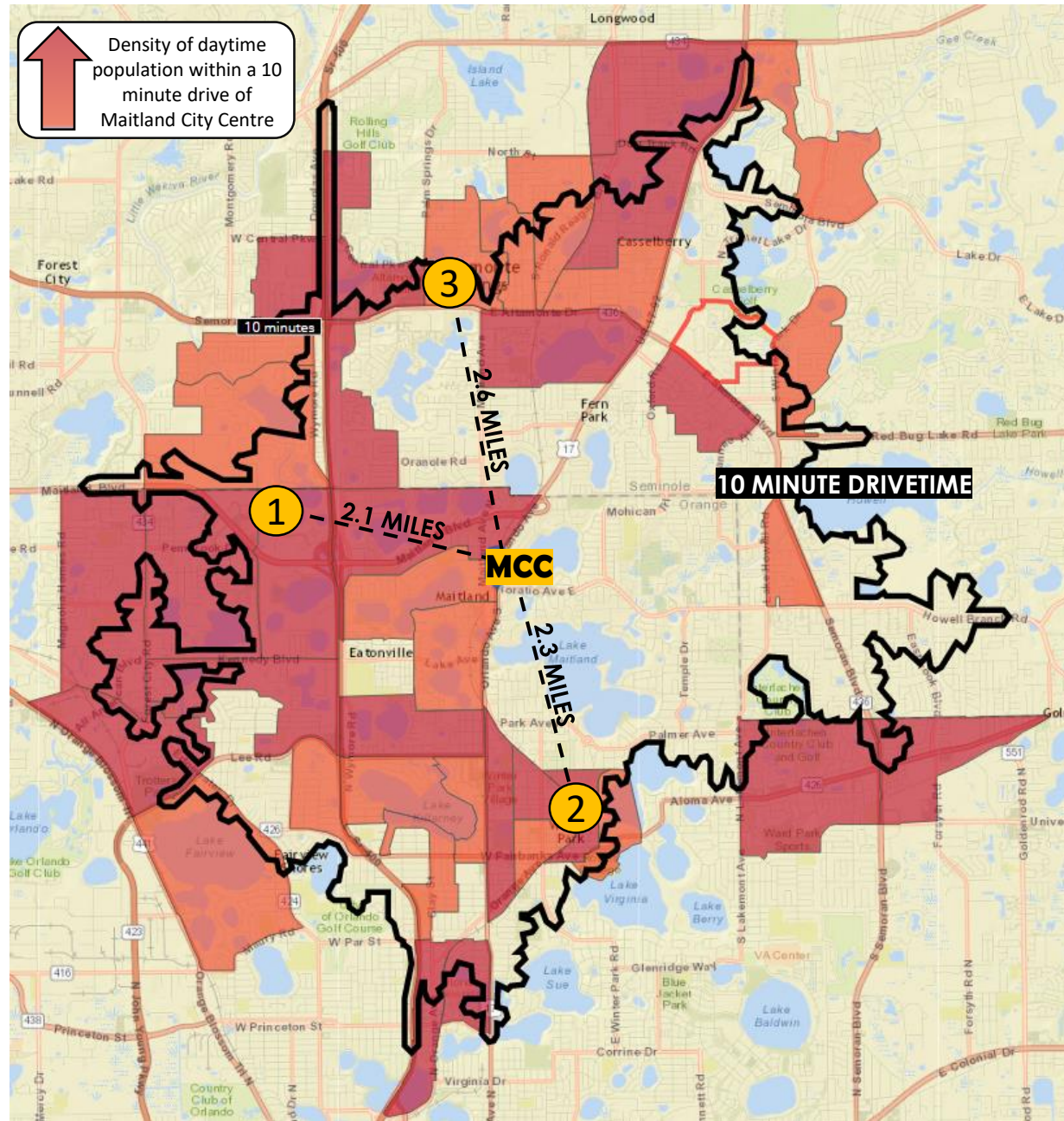
**TOTAL: 2,750+**



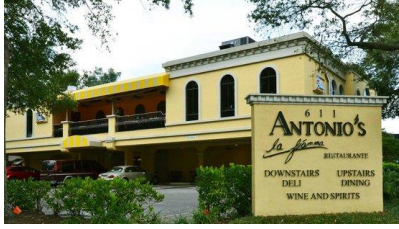
# DAYTIME POPULATION STUDY

- 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'S RESTAURANT DESTINATIONS



## ANTONIO'S RISTORANTE MAITLAND

Antonio's restaurant upstairs is known by all the locals as the place to go for great Italian food, delicious fresh seafood, Certified Black Angus beef and daily Chef's creations.



## LUKE'S

Luke's Kitchen and Bar focuses on classic American cuisine, using seasonal ingredients and responsibly-sourced proteins.



## FRANCESCO'S

Francesco's Ristorante and Pizzeria is a traditional Italian destination in Maitland. From their hand-made mozzarella to the artisanal pizzas, pastas and salads, Francesco's is known for its authenticity and delicious food.



## TEAK *Neighborhood Grill*

Teak's menu features 37 signature hand-crafted burgers (of which 19 are on an "underground" secret menu), a wide variety of craft beers, and a special Bloody Mary bar during their fantastic brunch.



# THE MAITLAND ART & CIVICS COMMUNITY



# MAITLAND'S NOTABLE EVENTS



## CITY OF MAITLAND SPECIAL EVENTS CALENDAR 2018

Sundays	 Maitland Farmers' Market Every Sunday 9am-2pm	Lake Lily Park Closed on: November 18th 701 Lake Lily Drive	9:00am
Oct 2	 National Night Out Sponsored: by the Maitland Police Department	The Venue on the Lake 641 S. Maitland Ave.	6pm
Oct 20	FLDR Wiener Fest	Lake Lily Park 701 Lake Lily Drive	7am-5pm
Nov 17 - 18	Maitland Rotary Art Show	Lake Lily Park 701 Lake Lily Drive	All Day
Dec 1	 Season of Light Snow Slide & Fireworks	Lake Lily Park 701 Lake Lily Drive	5pm-8pm



The City community events schedule represents current reservations for 2018 event year.

*Private events are not listed above.*

[www.itsmymaitland.com](http://www.itsmymaitland.com) for updates throughout the year.

For more information or to book an event call 407-539-6268

**ALL EVENTS ARE SUBJECT TO CHANGE WITHOUT NOTICE.**

# THE MCC TEAM



*OWNED & OPERATED BY WOMEN  
SERVING RETAIL MARKETS THROUGHOUT FLORIDA*

**CENTRAL FLORIDA** | 1052 W. STATE ROAD 436 | SUITE 1064 | ALTAMONTE SPRINGS, FL 32751  
**WEST COAST FLORIDA** | 730 S. STERLING AVENUE | SUITE 212 | TAMPA, FL 33609  
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