

# SAILS OF TRELAGO - PHASE III

Maitland Blvd & Lake Faith Dr | Maitland, FL



## High Profile Specialty Retail Pad Ground Lease or Build to Suit - 2.91 Acre Pad

### HIGHLIGHTS

- Excellent opportunities for concept restaurant, retail service site, upscale medical upscale financial services.
- Up to 35,000 maximum square footage, and can be demised.
- Can be single or multi-tenant building.
- 171 parking spaces.
- Part of a high-end mixed use town center development.
- Shadow anchored by 65,000 SF Amazon Fresh Grocery store under construction.
- Overall development to include 154,000 SF of retail, 150,000 SF of office, 350 apartments (existing), an adult living facility and parks and outdoor activity areas.
- Close proximity to Winter Park and Maitland; some of Central Florida's wealthiest neighborhoods.
- Strong daytime traffic.
- 14,630,000 SF of office space within 3 miles of the site.
- .75 Miles from I-4 and less than 1 mile from US Hwy 17-92.
- 85,000 employees within a 3-mile radius.
- Traffic Counts (AADT):  
Maitland Blvd - 57,500.

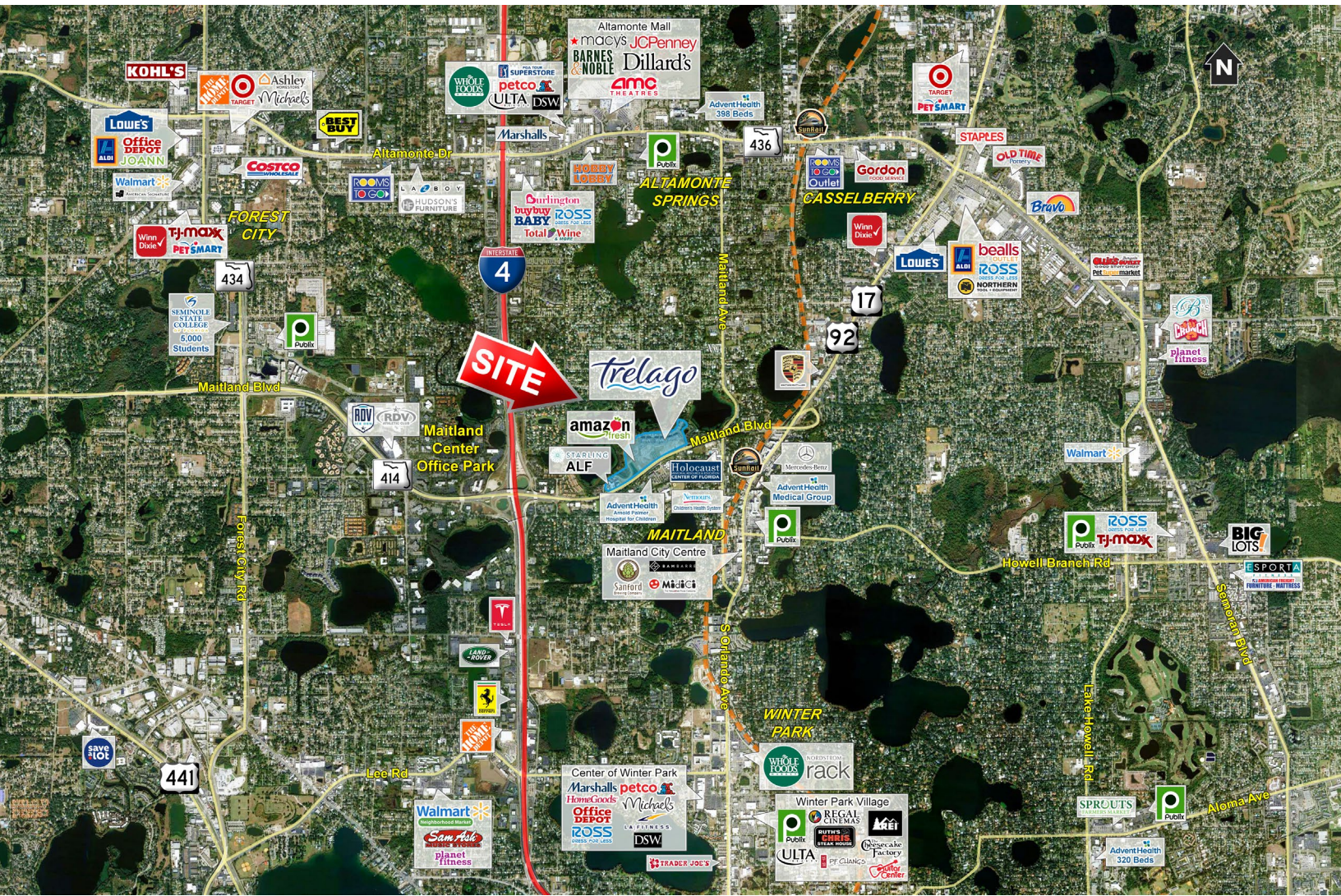


DREW FORNESS, CCIM | [Drew@FornessProperties.com](mailto:Drew@FornessProperties.com) | 407.960.4740  
MONTE MITCHELL | [Monte@FornessProperties.com](mailto:Monte@FornessProperties.com) | 407.988.0073  
[www.FornessProperties.com](http://www.FornessProperties.com) | Licensed Real Estate Broker

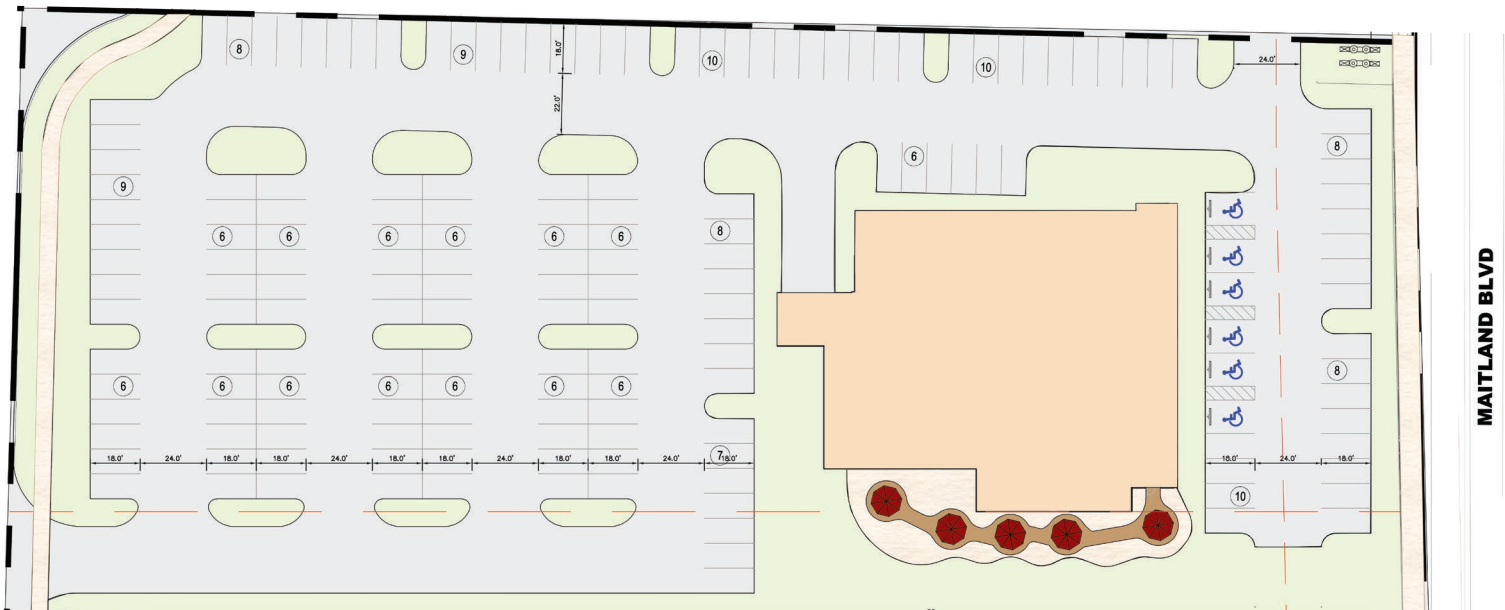


# SAILS OF TRELAGO - PHASE III

Maitland Blvd & Lake Faith Dr | Maitland, FL



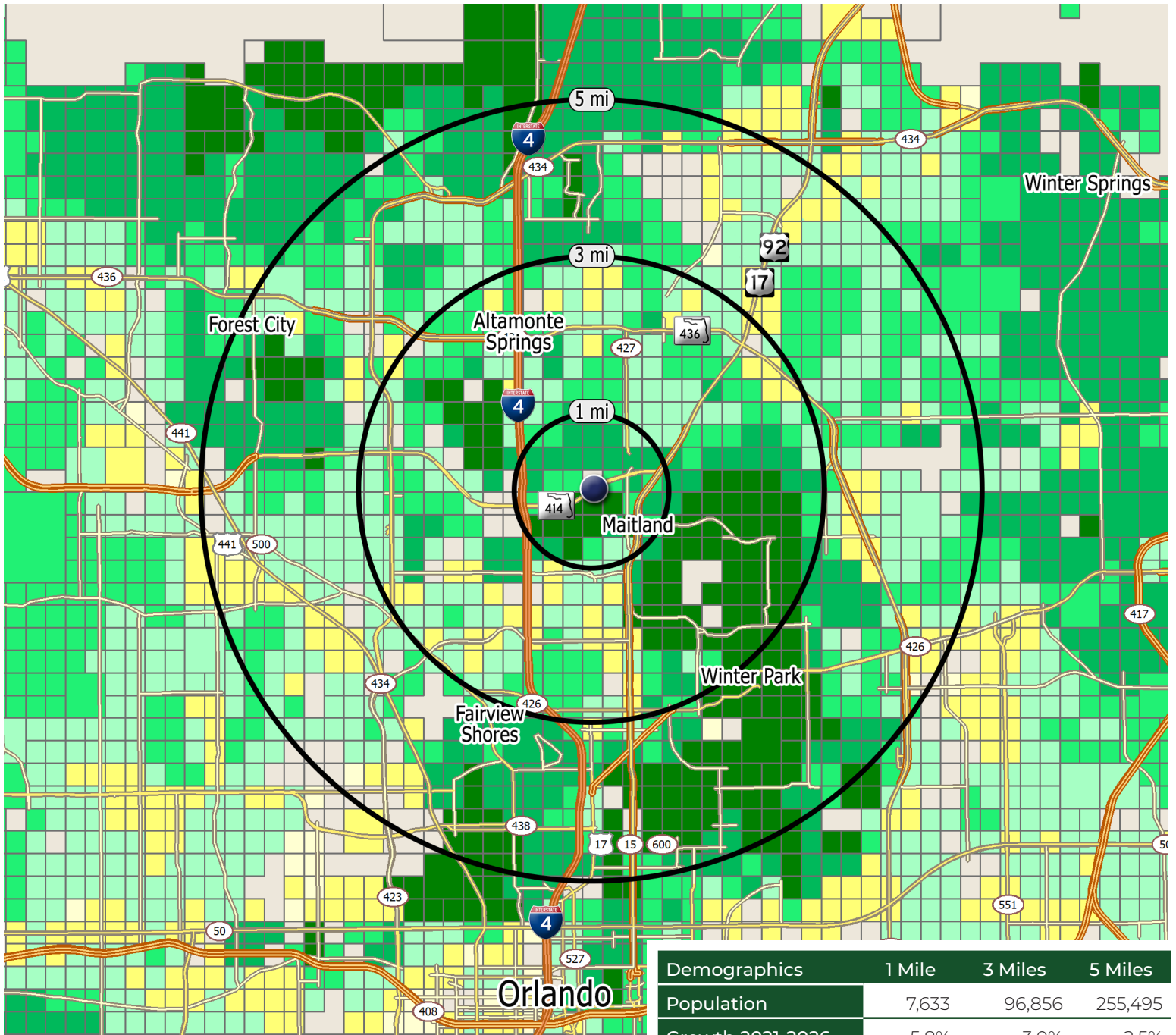
## PHASE 3 - CONCEPTUAL SITE PLAN



This is a conceptual plan and has yet to be fully approved by the City of Maitland.

# SAILS OF TRELAGO - PHASE III

Maitland Blvd & Lake Faith Dr | Maitland, FL



### 2021 Average Household Income

By Micro-Grid

- Under \$24,999
- \$25,000 - 49,999
- \$50,000 - 74,999
- \$75,000 - 99,999
- \$100,000 - 149,999
- \$150,000 and Over

Demographics	1 Mile	3 Miles	5 Miles
Population	7,633	96,856	255,495
Growth 2021-2026	5.8%	3.0%	2.5%
Households	3,238	42,763	110,496
Median Age	46.8	39.4	39.5
Average HH Income	\$124,738	\$89,683	\$88,763
Median HH Income	\$80,889	\$59,458	\$60,182
Median Home Value	\$356,091	\$256,975	\$247,490
Daytime Employees	8,006	115,535	227,568
<b>Office Market Summary</b>			
Existing Buildings	1,800		
Existing Office SF	16,675,925		
Available Office SF	2,498,707		

Sources  
 Demographics: Experian, Inc.  
 Office Data: CoStar