



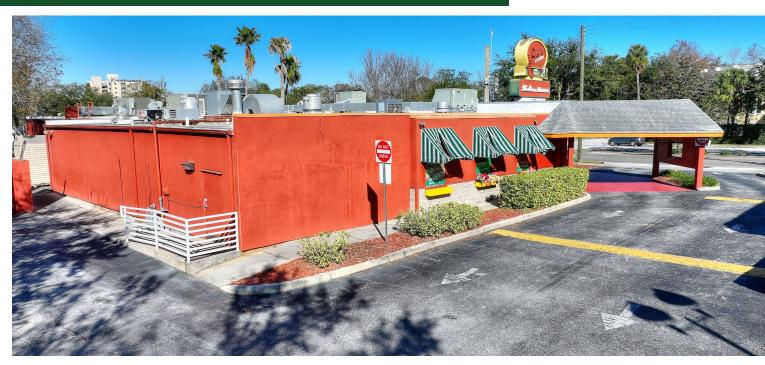


1351 S. Orlando Ave | Maitland, FL | Orlando MSA



#### **HIGHLIGHTS**

- 8,071 SF (divisible) 2nd generation restaurant for lease.
- One-of-a-kind freestanding building in the heart of Maitland/Winter Park, FL.
- · 90 parking spaces.
- Ideal for retail or medical user.
- Signaled and highly visible intersection on Orlando Avenue.
- Minutes from Park Ave, I-4 and downtown Orlando.
- Nearly 1,000 brand new multi-family units recently built in the immediate vicinity.
- Located near the affluent area of Winter Park.
- Strong demographics with household incomes over \$102,000.
- Surrounded by several luxury apartment communities.
- DO NOT DISTURB OPERATING TENANT.















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DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
POPULATION & GROWTH			
Population	9,302	88,167	271,826
Growth	4.8%	3.8%	3.3%
Households	4,161	38,745	121,292
Median Age	42.2	41.7	38.5
Household Income	\$95,744	\$102,399	\$88,648
DAYTIME POPULATION			
Daytime Employees	11,348	124,405	303,763

Source: Experian, Inc.



88,167 Population

in 3 miles



**124,405** Employees

in 3 miles



\$102,399

**HH Income** 

in 3 miles











