

RETAIL BUILDING FOR LEASE

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



PREMIER RESTAURANT AVAILABLE IN THE HEART OF MAITLAND, FL



PLEASE DO NOT DISTURB TENANT

Play



Drone Video

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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

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PLEASE DO NOT DISTURB TENANT

AVENTON
GEM LAKE
247 UNITS


THE ADELINE
237 UNITS

THE VILLAGE
at Lake Lily
455 UNITS

ADDITIONAL
PARKING

CIRCLE DR

S ORLANDO AVE 47,803 AADT



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