

FOR SALE: RARE ASSEMBLAGE OPPORTUNITY

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



PREMIER RESTAURANT + ADDITIONAL PARCELS IN THE HEART OF MAITLAND, FL



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HIGHLIGHTS

- \$7,620,000 for 3 parcels.
- One-of-a-kind development opportunity to purchase prime real estate in the highly sought after Maitland/Winter Park Market.
- Parcel 1 - 8,071 SF 2nd generation restaurant on 1.08± acres.
- Parcel 2- 3,513 SF 2 story office building on 0.23± acres.
- Parcel 3 - Additional 0.27± acre parking lot.
- 96± 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 \$126,000.
- Surrounded by several luxury apartment communities.



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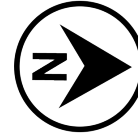


3,513 SF 2 story office building on 0.23± acres.



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DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
POPULATION & GROWTH			
Population	10,607	87,847	274,381
Growth	7.4%	5.2%	5.2%
Households	4,933	38,612	122,425
Median Age	43.5	42.1	38.9
Household Income	\$126,387	\$113,358	\$96,708
DAYTIME POPULATION			
Daytime Employees	11,767	126,318	319,135

Source: Experian, Inc.



87,847 Population
in 3 miles



126,318 Employees
in 3 miles



\$113,358 HH Income
in 3 miles

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AVENTON
GEM LAKE
247 UNITS


THE ADELINE
237 UNITS

THE VILLAGE
at Lake Lily
455 UNITS

PARCEL 3
ADDITIONAL
PARKING

PARCEL 2

PARCEL 1

CIRCLE DR

S ORLANDO AVE 45,623 AADT



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Lake Maitland

AVENTON
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