

# FOR SALE OR LEASE: FORMER BUCA DI BEPPO

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



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



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Drone Video

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## HIGHLIGHTS

- One-of-a-kind redevelopment 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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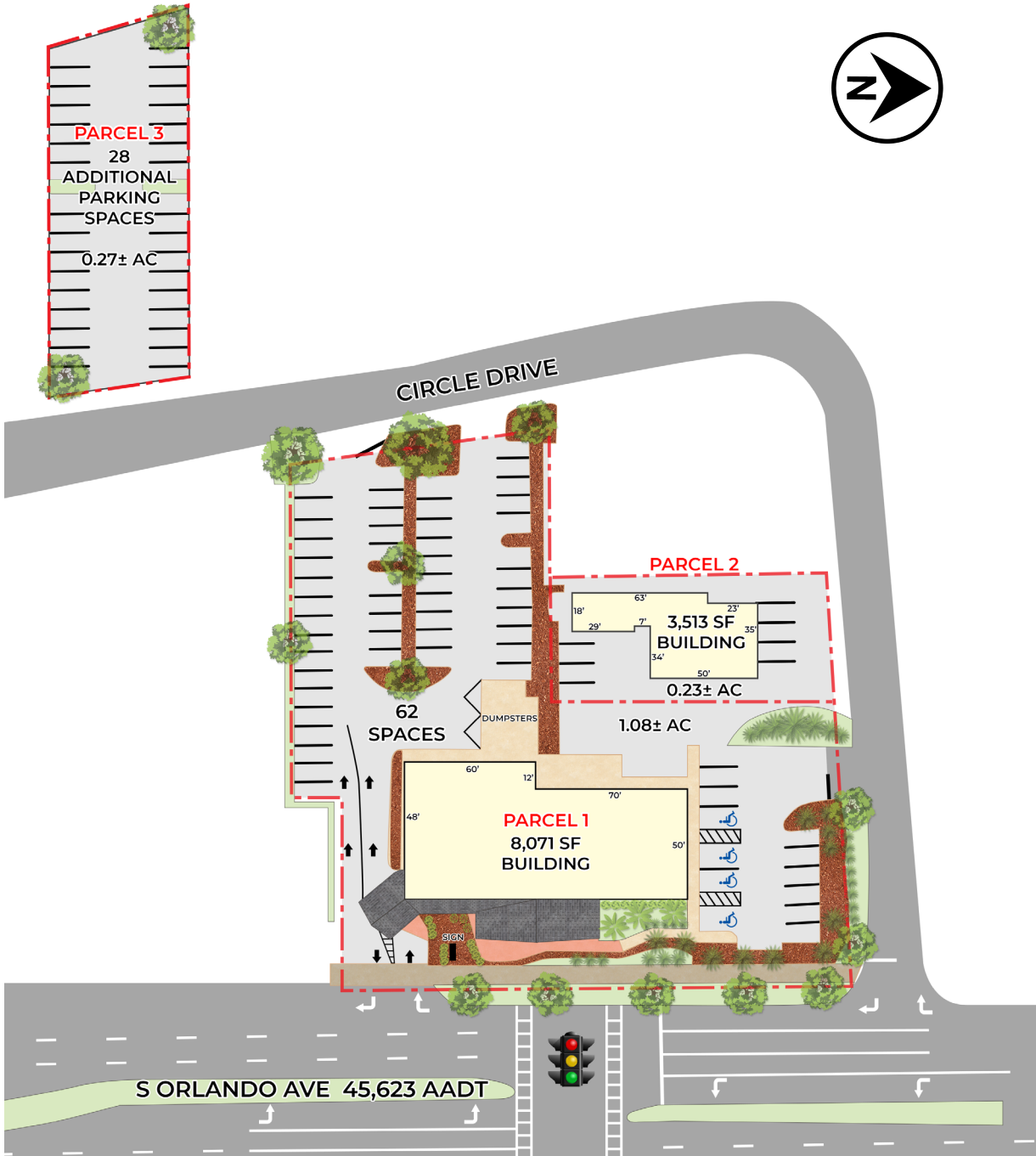
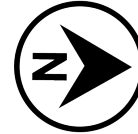
3,513 SF 2 story office building on 0.23± acres.





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DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
<b>POPULATION &amp; GROWTH</b>			
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
<b>DAYTIME POPULATION</b>			
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**

**CIRCLE DR**

**PARCEL 1**

**S ORLANDO AVE 45,623 AADT**





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Lake Maitland

AVENTON  
**GEM LAKE**  
247 UNITS

**THE ADELINE**  
237 UNITS

**PARCEL 3**  
ADDITIONAL  
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**PARCEL 2**

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