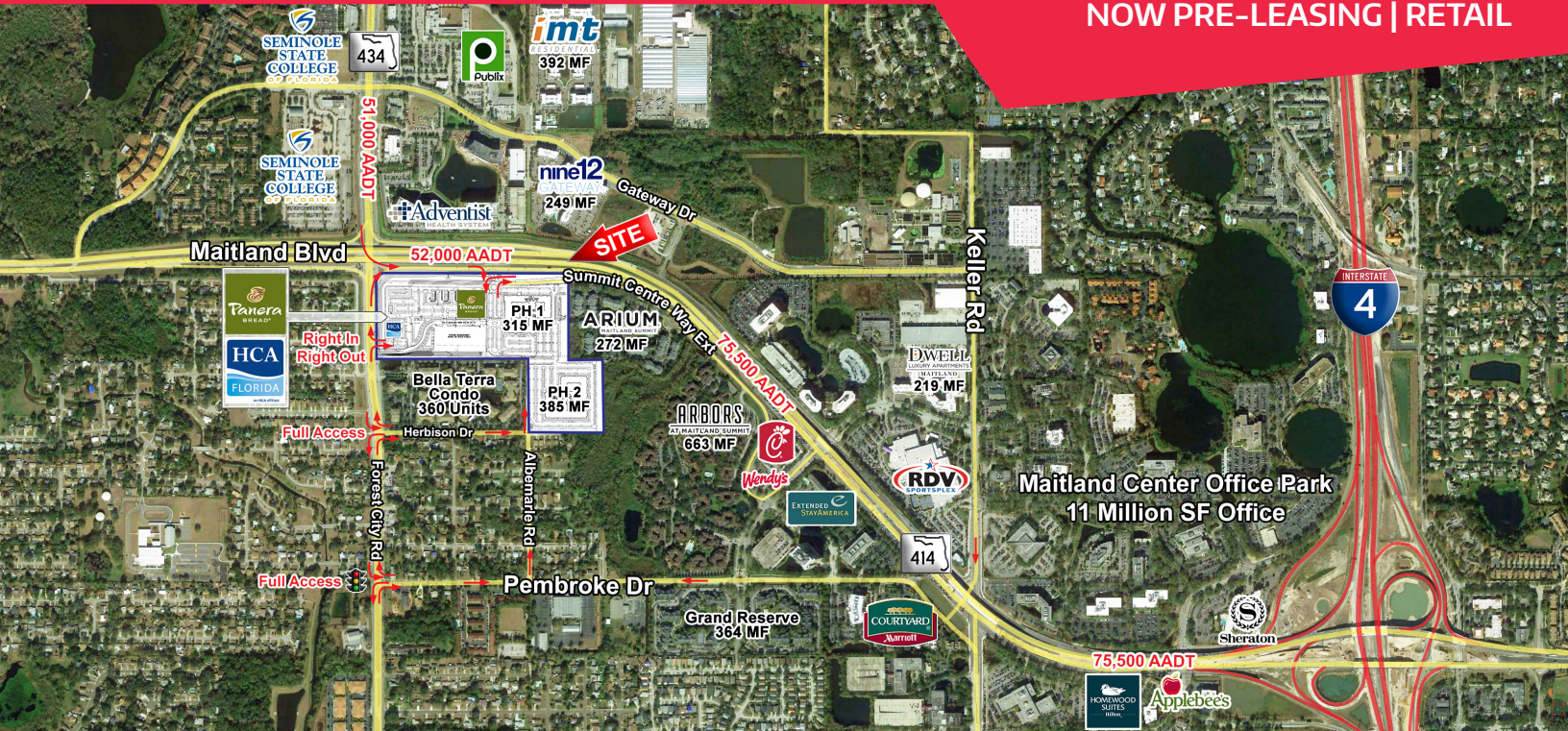


Maitland West Retail

Ground Leases/Build to Suit
SR 434 and SR 414



NOW PRE-LEASING | RETAIL



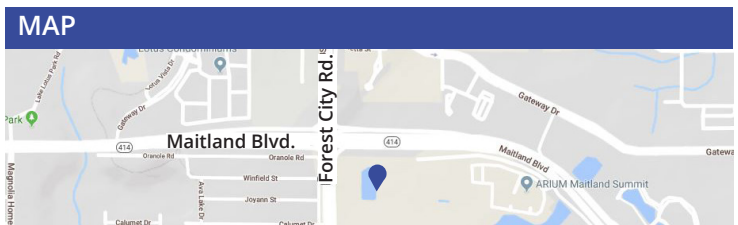
SOUTHEASTERN QUADRANT OF FOREST CITY RD (SR 434) & MAITLAND BLVD (SR 414), FL

PROPERTY FEATURES:

- New Mixed Use Development - Retail, Restaurant and Multi-Family
- Entitled for up to 1.3 million SF of Commercial
- Up to 900 Class A Multi-Family Units Coming Soon
- Minutes from the Maitland Center (an 11 Million SF office center with 73,000 Employees)
- Across from Adventist Health System Corporate HQ (750K Sq. Ft.) & Seminole State College
- 6,200 Multi-family Units in the Immediate Walkable Area
- Build to Suit Opportunities
- Retail Out Parcel Sites for Lease

2020 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	14,264	88,452	156,474
Average HH Income	\$81,405	\$75,394	\$89,801
Median Age	34.4	38.1	40.4
Daytime Population	15,902	97,453	171,768

TRAFFIC COUNT	
Maitland Blvd.	52,000 AADT
Forest City Rd.	51,000 AADT



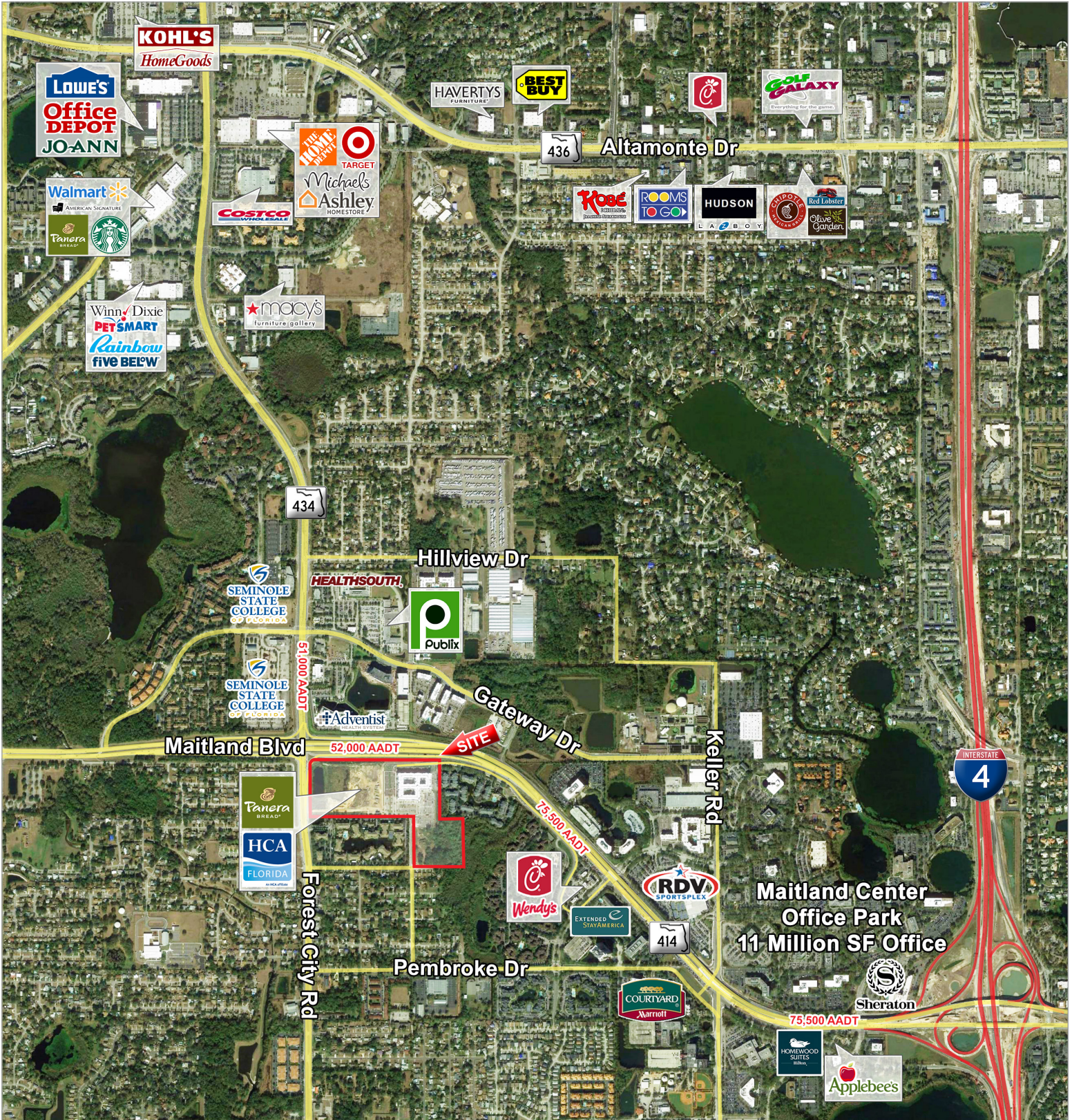
Contact us now for more information

RUSTY STOECKEL
Broker Associate
407-449-1881
rusty@dresi.com

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941 W Morse Blvd. Suite 315 | Winter Park, FL 32789
DemetreeRealEstate.com

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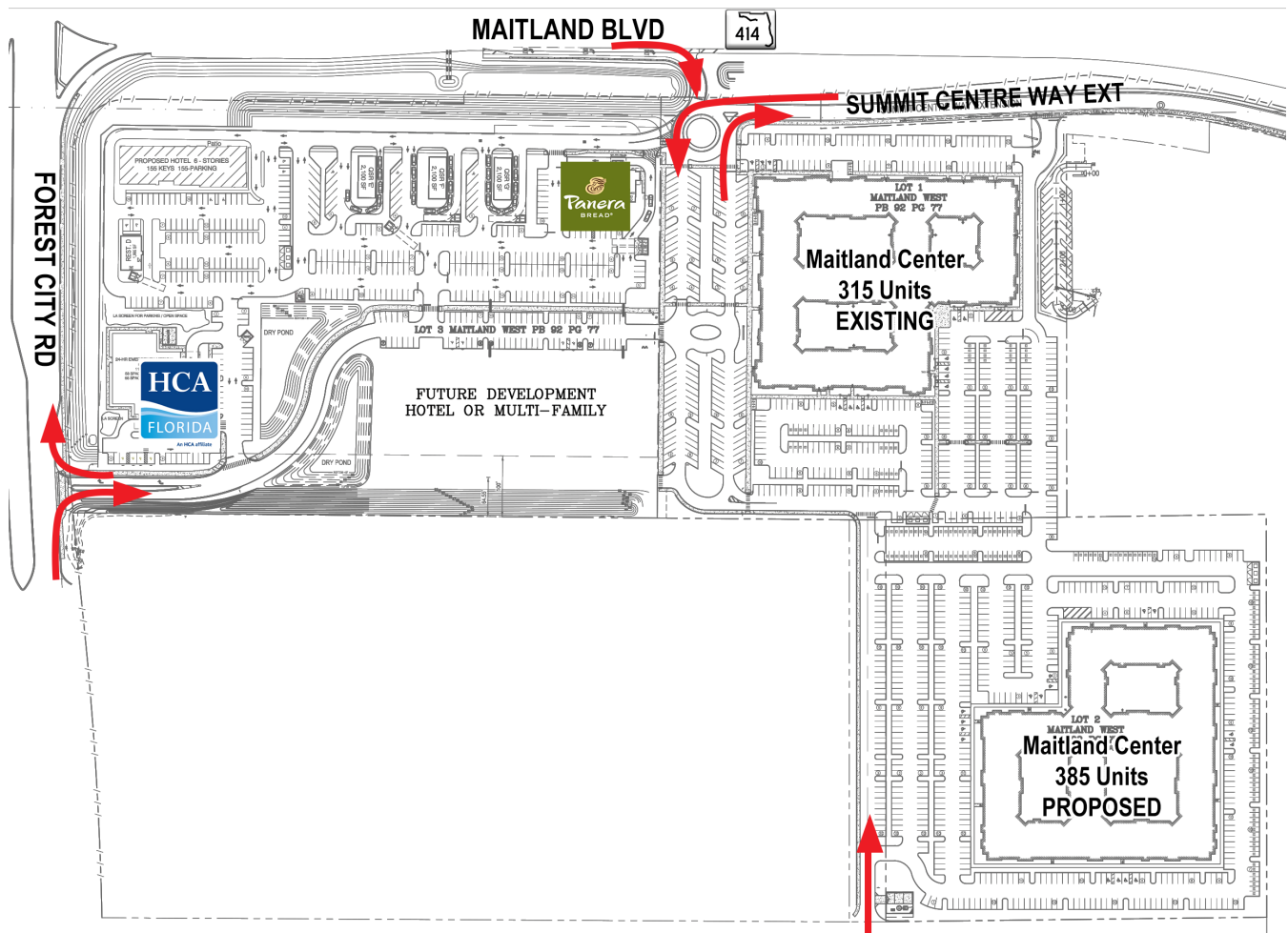
Expanded Map View



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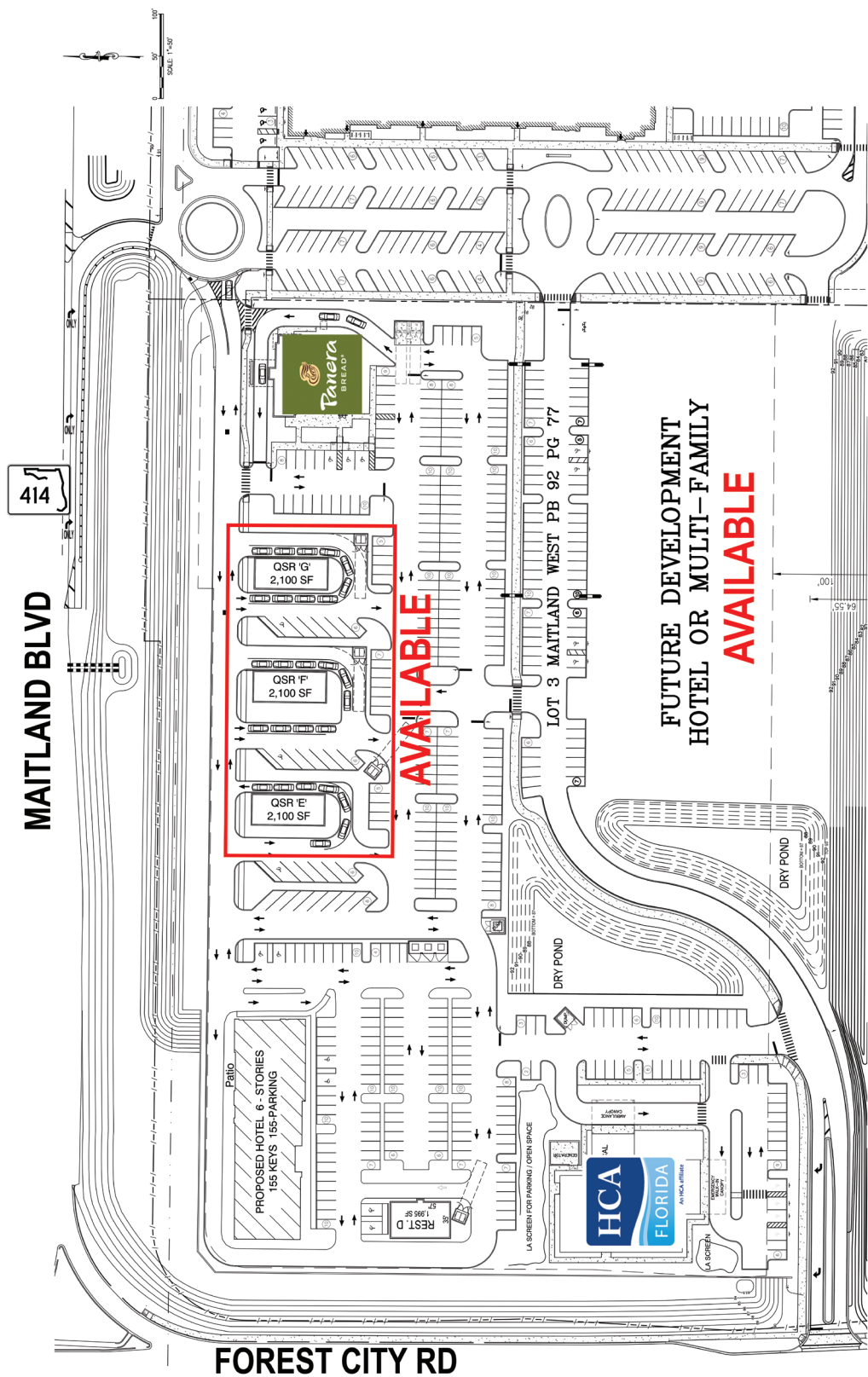
Multi-family Rendering and Preliminary Site Plan - Overall



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Site Plan - Retail Portion



Ingress and Egress

