

MAITLAND CITY CENTRE

The Art of Inspired Living®

Join this vibrant, community-driven mixed-use center in the heart of Maitland!



RETAIL • RESTAURANT • COMMUNITY

ACRE
Commercial Real Estate

1052 W. State Road 436, Suite 1064
Altamonte Springs, FL 32714
Office: (407) 392-2055
Fax: (321) 400-1138
www.acrefl.com

ACRE

Commercial Real Estate

MAITLAND CITY CENTRE



LOCATION:

US 17-92 x E. Horatio Avenue
Maitland FL 32751

Highly visible and prominent new mixed-use center in the heart of Maitland

DELIVERY: DECEMBER 2017

RETAIL:

32,516 rentable square feet available for retail + restaurant use
Current tenants include Starbucks, Subway, Renaissance Med Spa and the highly-anticipated restaurant/food hall by Chef Clayton Miller of Dovecote

RESIDENTIAL:

220 high-end apartment units + 24 live-work units

PARKING:

182 on-site = 5.6/1000sf
239 walkable public parking space **PLUS**
585 After Hours/Valet Parking Spaces

HIGHLIGHTS:

2 UBER stations available
Outside seating in shared courtyard area
5 minute walk to Sunrail station
(3,590 monthly riders)

TRAFFIC: 76,000+ AADT

DEVELOPED BY



With 220 apartments homes, 24 live-work units and 32,516 square feet of retail and restaurant space, Maitland City Centre will be an exclusive community-driven, mixed-use project situated across from Maitland's City Hall and Central Park. Its Mediterranean-style architecture will combine old-world elegance with today's smart and modern living.

Maitland City Centre anticipates showcasing unique and complimentary culinary restaurants as well as independently owned businesses inspired by Central Florida's local merchants, farmers and food artisans. Due to a strong focus on creating a sense of "place", the Maitland City Centre's tenant mix and on-site habitation is essential to build community and provide a true destination for locals and visitors alike- to work, reside, gather and dine.





ANTONIO'S RISTORANTE MAITLAND

Antonio's restaurant upstairs is known by all the locals as the place to go for great Italian food, delicious fresh seafood, Certified Black Angus beef and daily Chef's creations worth experiencing.

Downstairs is Antonio's market, deli and café, one of a kind in Orlando. The Cafe offers wood fired pizza and rotisserie chicken, appetizers, salads, fresh pastas, entrees and daily chef's creations.

LUKE'S

Luke's Kitchen and Bar is the third concept by the partners of Park Lights Hospitality Group, of Luma on Park and Prato. Luke's Kitchen and Bar focuses on classic American cuisine, using seasonal ingredients and responsibly-sourced proteins. Inspired by the culinary traditions from coast to coast, our trusted team delivers carefully curated oysters, a high-quality raw bar, an array of soups and sandwiches, and entrees cooked over an open fire grill and rotisserie.

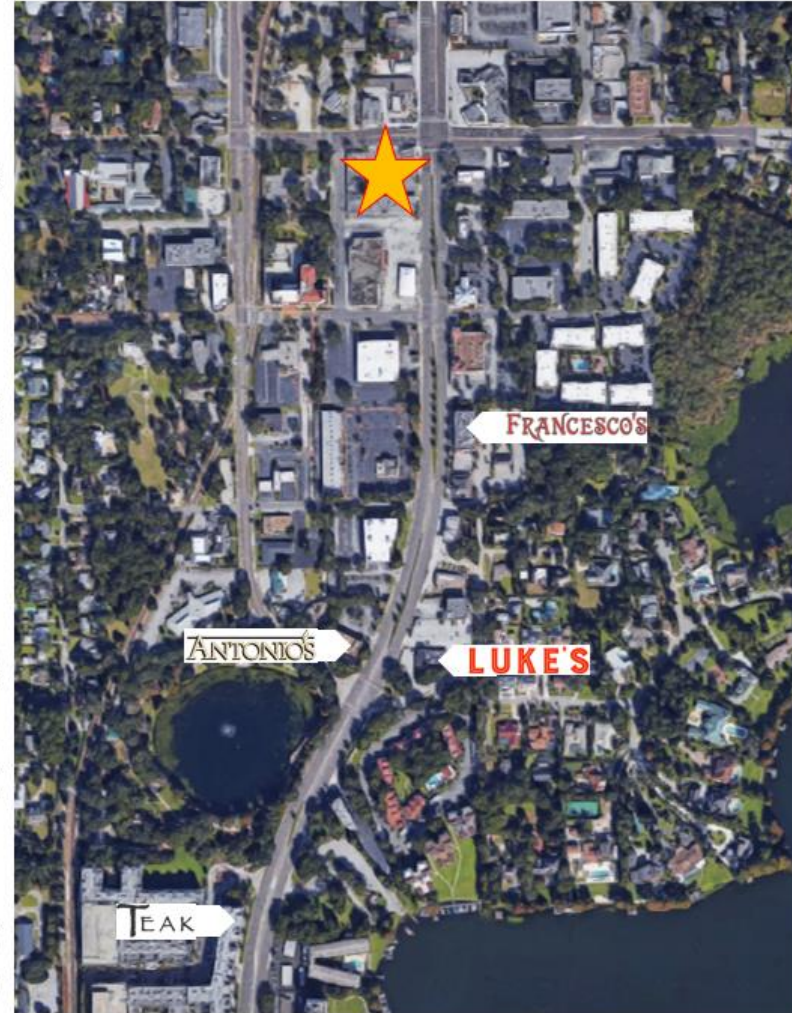
FRANCESCO'S

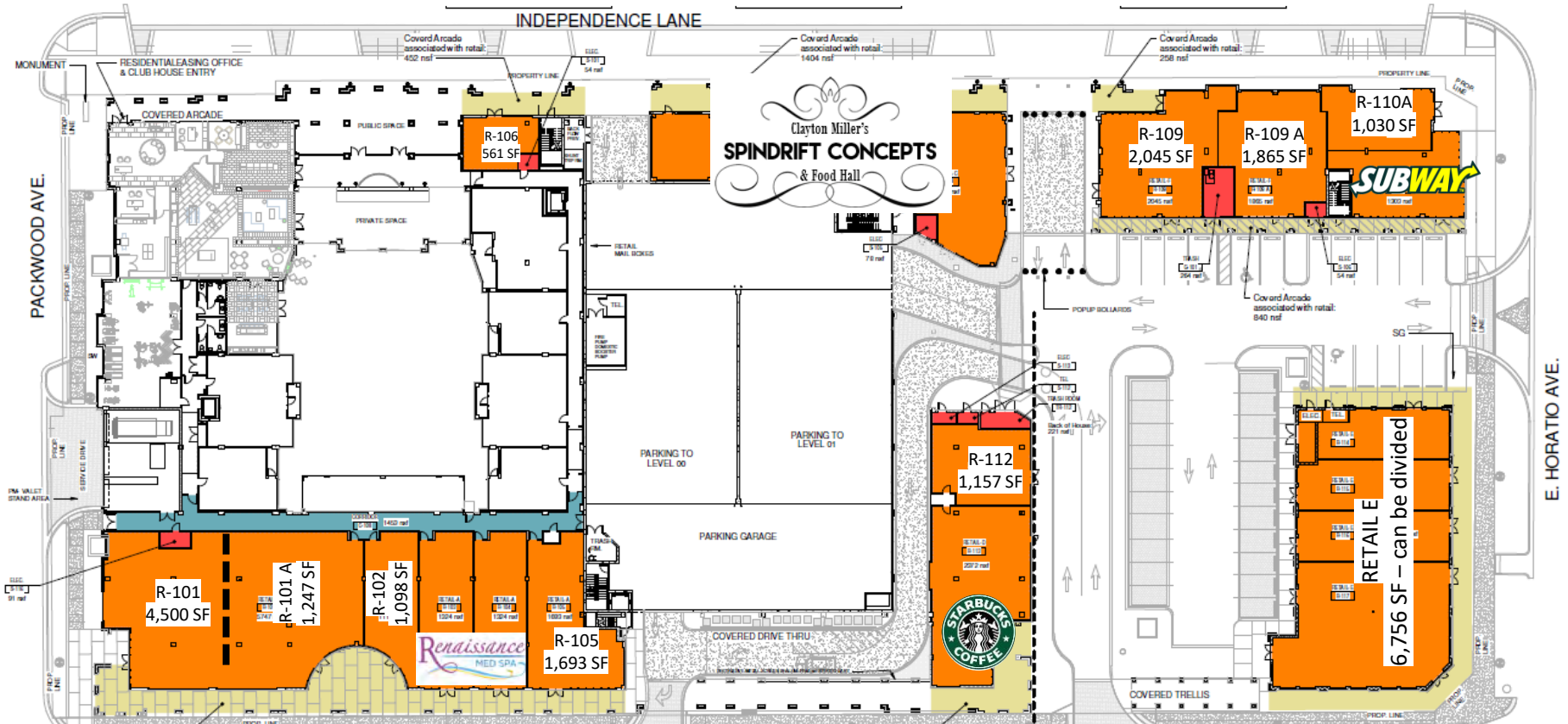
Francesco's Ristorante and Pizzeria is a traditional Italian destination in Maitland. From their hand-made mozzarella to the artisanal pizzas, pastas and salads, Francesco's is known for its authenticity and delicious food.

Francesco's features pizzas cooked in their wood-fired, open flame oven, and pastas that are made by hand. Chef Francesco Aiello is known for his fish dishes, and the menu has a wide variety of seafood that aptly features his skill set.

TEAK *Neighborhood Grill*

Teak Neighborhood Grill's 2nd location is opening soon in Maitland, and it's a welcome addition to the excellent restaurant lineup. Teak's menu features 37 signature hand-crafted burgers (of which 19 are on an "underground" secret menu), a wide variety of craft beers, and a special Bloody Mary bar during their fantastic brunch.





| UNIT | SF |
|--------|-------|
| R-101 | 4,500 |
| R-101A | 1,247 |
| R-102 | 1,098 |
| R-105 | 1,693 |

CAN BE COMBINED

| UNIT | SF |
|----------|-------|
| R-106 | 561 |
| R-109 | 2,045 |
| R-109A | 1,865 |
| R-110 | 1,030 |
| R-112 | 1,157 |
| Retail E | 6,756 |

CAN BE COMBINED

CAN BE DIVIDED



Clayton Miller, originally from Pittsburgh, graduated from the Pennsylvania Institute of Culinary Arts, as well as from Widener University with a degree in hotel and restaurant management. In the '90s Miller worked at The Ritz-Carlton in downtown Atlanta. From there, Miller worked in New York City under Daniel Boulud at *Daniel*, then Floyd Cardoz at *Tabla*.

Miller worked under the esteemed Chef Thomas Keller at The French Laundry, where he was the garde manger, meat, and chef de partie stations. From one iconic chef to another, only a year and a half later Miller was asked by Chef Norman Van Aken to open the first expansion of his popular *Norman's* at The Ritz-Carlton Orlando, Grande Lakes as executive chef and pastry chef.

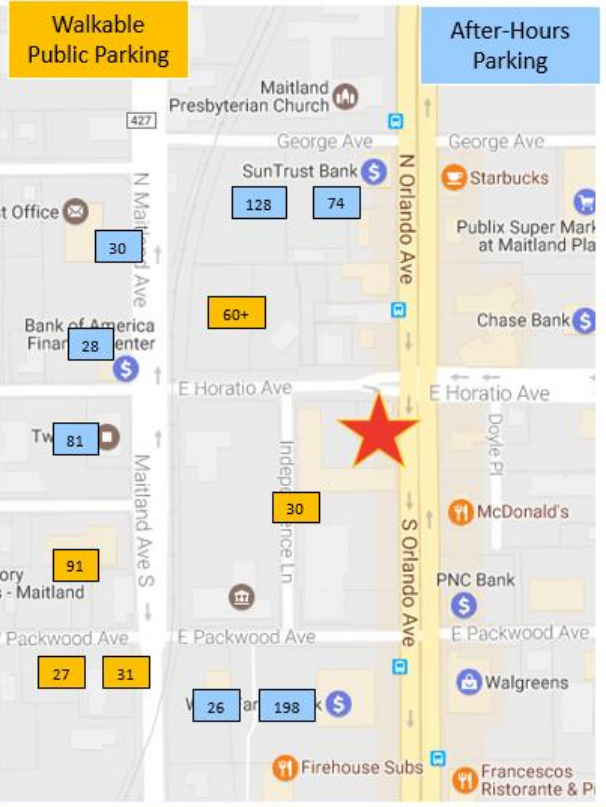
"I always just wanted to be a chef," he says. "I don't have that standard 'I watched my mom cooking every day and that's where I learned' story." He left Orlando in 2008 for stints in Virginia, New York, Baltimore and Miami until family ties made him consider returning to Orlando.

As head chef at DoveCote in Downtown Orlando, Miller is venturing into Maitland City Centre with a new 4,593 SF restaurant with a Food Hall, named Spindrift Concepts. It is "an opportunity to deliver a new concept and culinary experience to the community for everyone to enjoy," Miller said.



Maitland City Centre's other current tenants include Subway and Starbucks Coffee, as well as Renaissance Med Spa, where a variety of beauty services will be offered, including a full-service nail salon.

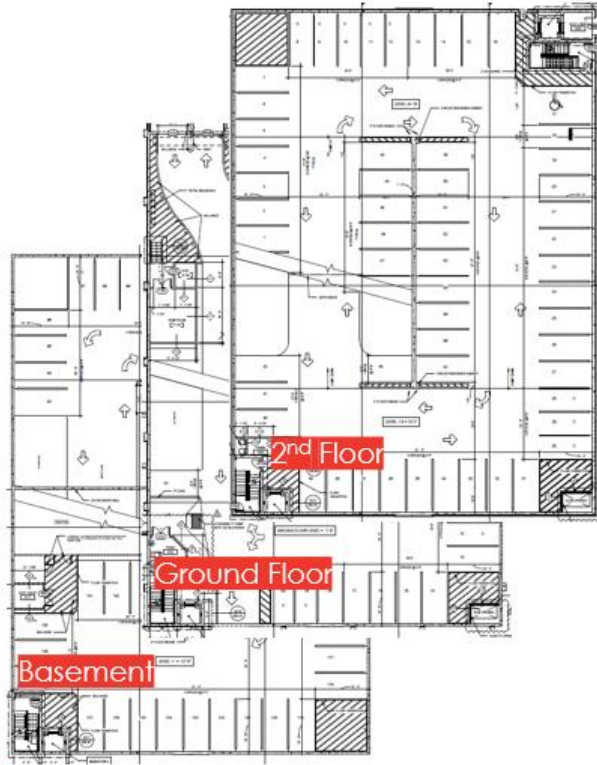




WALKABLE PUBLIC PARKING
 239 Public Daytime + 565 After Hours Spaces

804 Offsite Public Parking Spaces

Commercial Parking Deck Levels



Basement - 52 spaces
Ground Floor - 35 spaces
2nd Floor - 57 spaces
Total: 144 spaces

Surface Parking



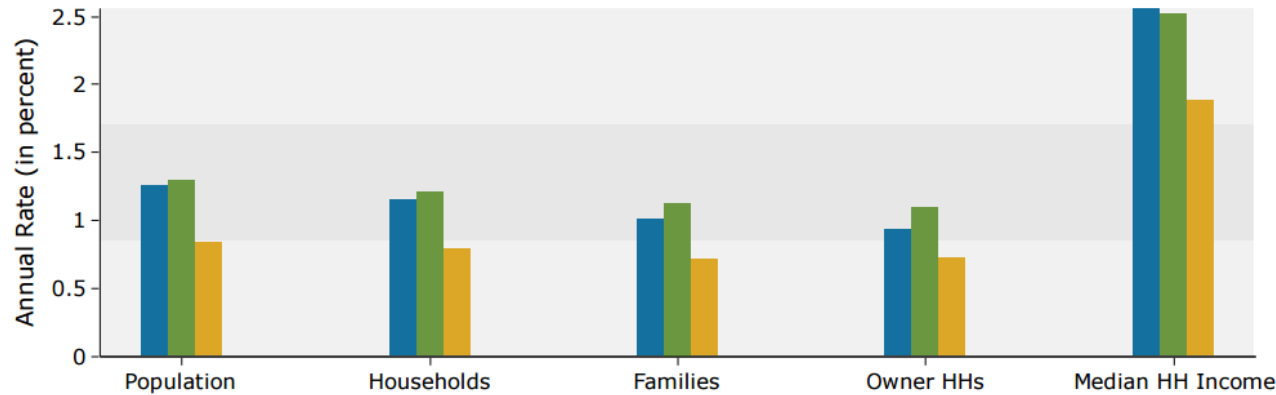
ON-SITE PARKING
 38 Surface Spaces
 144 Parking Deck Spaces

182 Onsite Parking Spaces
 (32,516 GLA)
5.6/1000 parking ratio

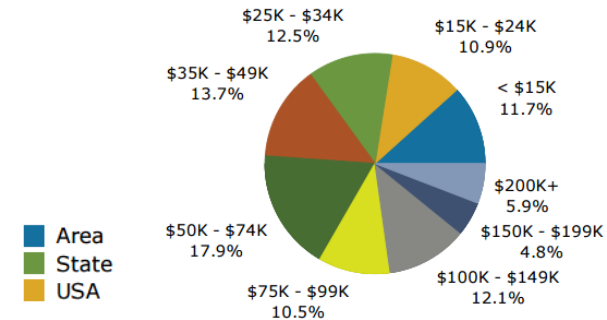
| DEMOGRAPHICS | 1 MILE RADIUS | 3 MILE RADIUS | 5 MILE RADIUS |
|-----------------------|---------------|---------------|---------------|
| TOTAL POPULATION | 7,539 | 91,083 | 256,902 |
| HOUSEHOLDS | 3,198 | 39,832 | 110,206 |
| EMPLOYEES | 6,844 | 90,419 | 207,792 |
| BUSINESSES | 756 | 7,931 | 17,310 |
| MEDIAN AGE | 46.5 | 40.3 | 38.8 |
| AVG. HOUSEHOLD INCOME | \$111,616 | \$77,936 | \$74,251 |
| MED. HOUSEHOLD INCOME | \$76,994 | \$51,236 | \$50,944 |

3 miles

Trends 2016-2021

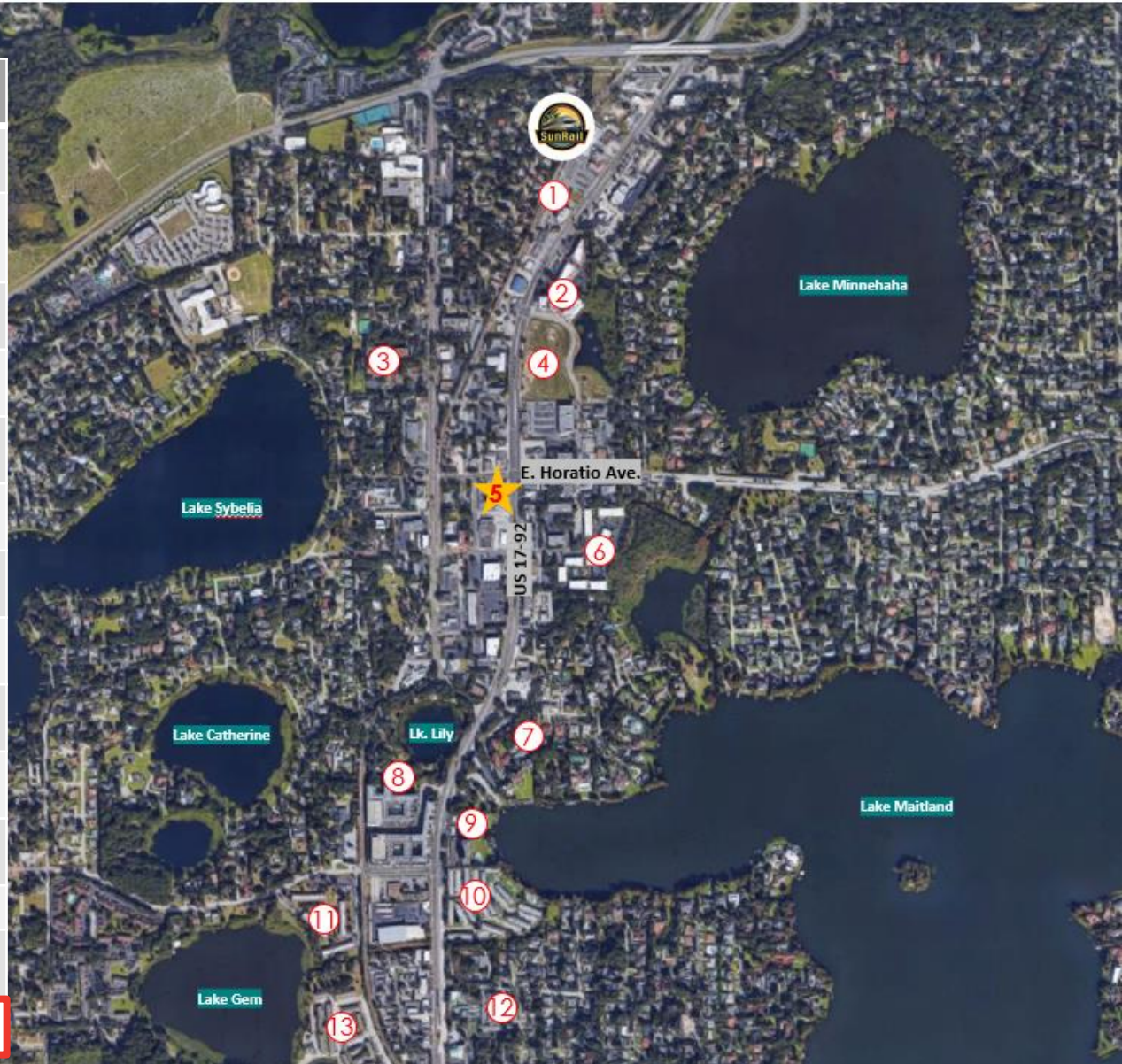


2016 Household Income



| # | Name | # of Units | Status |
|----------|------------------------------|------------|------------------------------------|
| 1 | Maitland Station | 293 | Under Construction |
| 2 | Uptown Maitland Condominiums | 98 | Existing |
| 3 | Maitland Square | 22 | Existing |
| 4 | Metro Square | 275+ | Approved- Pending Construction |
| 5 | Maitland City Centre | 244 | Under Construction |
| 6 | The Q Apartments | 130 | Existing |
| 7 | Moorings on Lake Maitland | 86 | Existing |
| 8 | Lake Lily Apartments | 450 | Existing |
| 9 | Maitland Harbor | 58 | Existing |
| 10 | Lake Maitland Terrace Apts. | 240 | Existing |
| 11 | Maitland Shores | 200+ | Under Construction / Redevelopment |
| 12 | Maitland House | 28 | Existing |
| 13 | Gem Lake Apartments | 247 | Existing |

TOTAL: 2,401+





Historic Center



Art Center



City Hall



Sunrail



Lake Lily



Enzian Theatre



CITY OF MAITLAND SPECIAL EVENTS CALENDAR 2017

| | | |
|-----------|---|---|
| Sundays | Maitland Farmers' Market Every Sunday 9am-2pm 701 Lake Lily Drive | Lake Lily Park Closed on: April 16, Nov 12, Dec 24, Dec 31 |
| Mar 4 | Screen on the Green Movie: "Finding Dory" | Maitland Middle School 1901 Choctaw Trail |
| Apr 1 | Screen on the Green Movie: "Storks" | Maitland Middle School 1901 Choctaw Trail |
| Apr 22 | Orlando Takes Steps For more information contact: kteter@ccfa.org | Lake Lily Park |
| Apr 30 | Earth/Arbor Day & Farmers Market | Lake Lily Park |
| May 6 | Relay for Life | Lake Lily Park |
| May 13 | Screen on the Green Movie: "The Secret Life of Pets" | Maitland Middle School 1901 Choctaw Trail |
| May 20 | Maitland Public Library 5K For more information contact: 407-647-7700 | Quinn Strong Park |
| Oct 7 | Screen on the Green Movie: TBD | Maitland Middle School 1901 Choctaw Trail |
| Nov 4 | Screen on the Green Movie: TBD | Maitland Middle School 1901 Choctaw Trail |
| Nov 10-12 | Maitland Rotary Art Show "Art Under the Stars" | Lake Lily Park |
| Dec 2 | Season of Light Fireworks and a Snow Slide | Lake Lily Park 701 Lake Lily Drive |
| Dec 16 | Screen on the Green Movie: TBD | Maitland Middle School 1901 Choctaw Trail |



Willow Shambeck
Managing Partner/Broker
willow@acrefl.com
407.453.1858



Sandi Bargfrede
Managing Partner
sandi@acrefl.com
407.491.8149



Lindsay Hansen
Director of Marketing Media
lindsay@acrefl.com
407.392.2055 ext 4



Dara Bargfrede
Director of Client Services
dara@acrefl.com
407.252.6015

