

Sails of Trelago

MAITLAND'S PREMIER LIFESTYLE CENTER
THE NEW PARADIGM | ORLANDO MSA

101 – 501 MAITLAND BLVD | MAITLAND, FL

NOW LEASING

Scan or CLICK here for Video



Curated Retail & Office | **Year End Delivery**


REAL PROPERTY SPECIALISTS, INC.®

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A photograph of a modern grocery store building with a large sign that reads "GROCER". Several cars are parked in front of the store, and a few people are walking on the sidewalk. The building has a clean, white facade with large windows and a flat roof. The sky is blue with some clouds.



Trelago Anchor Tenant Map

Specialty Grocer

CRUNCH
FITNESS

 **PNC**


Advent Health
Primary Care+

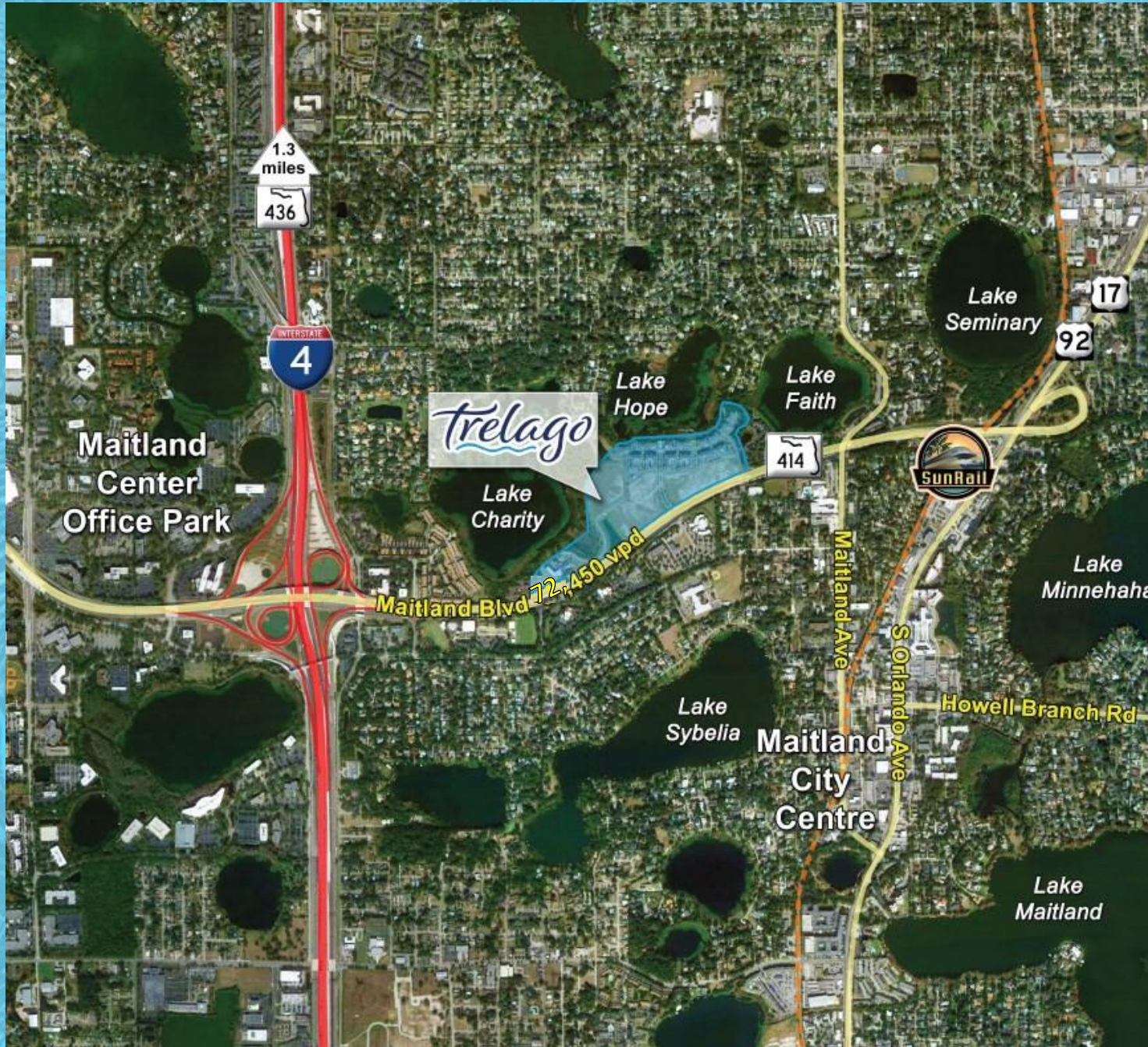

Mermaid
PIZZA & OYSTER
COMPANY

Maitland BLVD: 72,500 VPD

Dails of Trelago

This aerial map illustrates the Maitland area in Central Florida, highlighting its strategic location at the intersection of major transportation corridors. A red arrow points to a designated 'SITE' near the intersection of Maitland Blvd and US Highway 4. The map shows a dense network of roads, including US Highway 4, US Highway 17, US Highway 92, and various local roads like Maitland Blvd, Forest City Rd, and Howell Branch Rd. Major commercial centers and retail hubs are identified, such as the Maitland Center Office Park, Maitland City Centre, and the Winter Park Village. Numerous retail and service logos are overlaid on the map, indicating the presence of major retailers like Target, Walmart, Costco, Home Depot, and various restaurants and fitness centers. The map also shows the proximity to Seminole State College and several large lakes. A north arrow is located in the top right corner.

Highlights



- HIGH-END MIXED-USE TOWN CENTER
- SHADOW ANCHORED BY CRUNCH FITNESS AND PROPOSED SPECIALITY GROCER
- SAILS OF TRELAGO INCLUDES RETAIL & OFFICE
- TRELAGO TO INCLUDE 154,000 SF OF RETAIL 150,000 SF OF OFFICE, 350 APARTMENTS (EXISTING) AN ADULT LIVING FACILITY, PARKS AND OUT-DOOR AREAS
- CLOSE PROXIMITY TO WINTER PARK AND IN THE CITY OF MAITLAND-TWO OF CENTRAL FLORIDA'S WEALTHIEST NEIGHBORHOODS
- STRONG DAYTIME TRAFFIC
- 14,630,000 SF OF OFFICE SPACE WITHIN 3 MILES OF THE SITE
- 122,153 EMPLOYEES WITHIN 3-MILE RADIUS
- .75 MILES FROM I-4 AND LESS THAN 1 MILE FROM US HWY 17-92
- TRAFFIC COUNTS:
72,450 MAITLAND BLVD

Site Plan

PHASE 2 - SITE PLAN



Subject to Change

This is a conceptual plan and has yet to be fully approved by the City of Maitland.

Project Vision



LEGEND

- | | | | | |
|-----------------------------|-------------------|------------------------------------|--|--|
| ① PHOENIX RECLINATA (PALMS) | ③ SEAT WALLS | ⑤ STAINLESS STEEL SAILBOAT SEATING | ⑦ WHITE BEACH SAND (INSTAGRAM OPPORTUNITY) | ⑨ STORMWATER BIOSWALE (LITTORAL PLANTINGS) |
| ② BLUE GLASS PAVERS | ④ BRANDED COLUMNS | ⑥ SHADE STRUCTURE OVER SEATING | ⑧ MURAL WALL | |



Project Vision



LEGEND

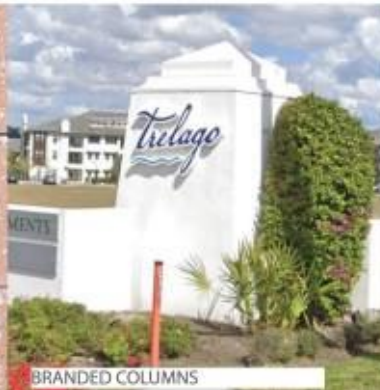
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|-------------------|-------------------|---------------------------------------|--|---------------------------|
| ① SHADE STRUCTURE | ③ SEAT WALLS | ⑤ OUTDOOR SEATING | ⑦ BRANDED ART PANEL
(INSTAGRAM OPPORTUNITY) | ⑨ DECORATIVE PLANTER POTS |
| ② PLAY MOUNDS | ④ BRANDED COLUMNS | ⑥ RUBBERIZED SURFACING (COMPASS ROSE) | ⑧ OVERLAPPING SAILS FOR PROJECTIONS | ⑩ BLUE GLASS PAVERS |



SHADE STRUCTURE



SHELL PAVERS (CORAL)



BRANDED COLUMNS

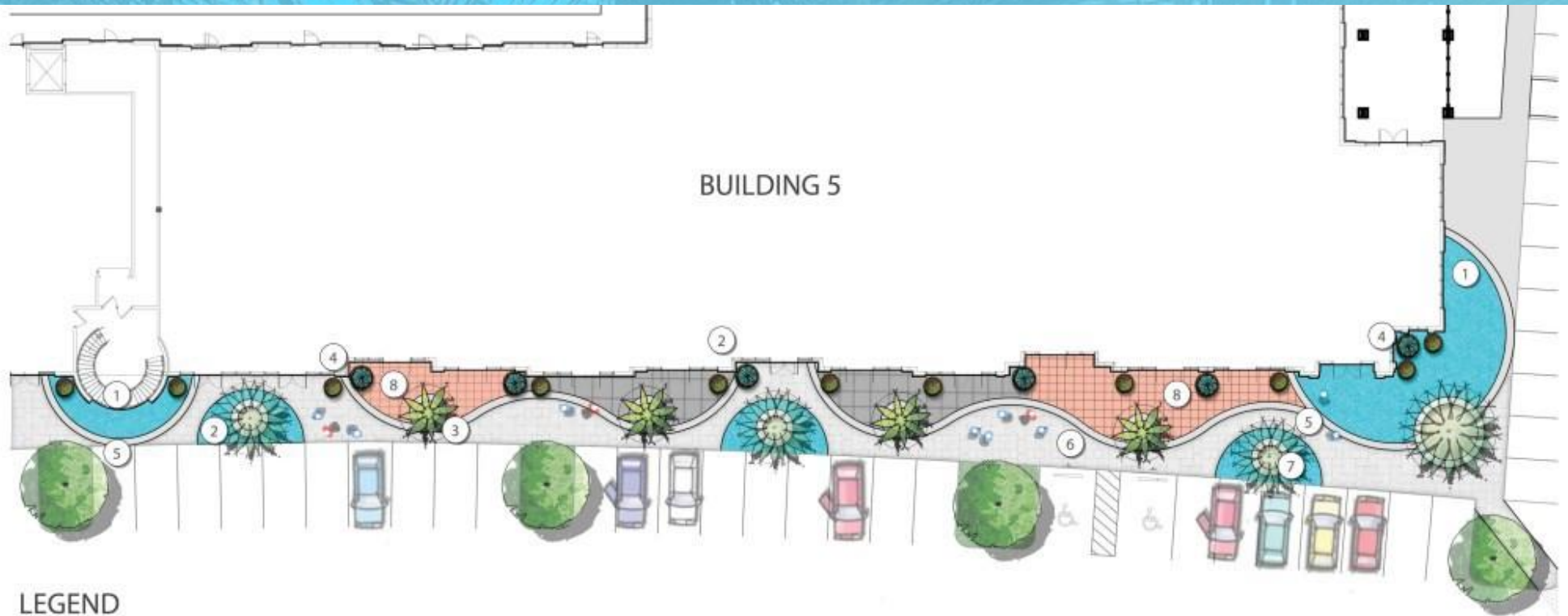


SEAT WALLS



ART PANEL / BRANDING OPPORTUNITY

Project Vision



LEGEND

- | | | | |
|---------------------------|-----------------------------|------------------------|------------------------|
| ① BLUE GLASS PAVERS | ③ PHEONIX RECLINATA (PALMS) | ⑤ FLUSH CONCRETE BANDS | ⑦ FOXTAIL PALMS |
| ② PALM PLANTER SEAT WALLS | ④ DECORATIVE PLANTER POTS | ⑥ CONCRETE PAVERS | ⑧ SHELL PAVERS (CORAL) |



CONCRETE PAVERS



PHEONIX RECLINATA PALMS



DECORATIVE PLANTER POTS



SEAT WALLS



WASHED GLASS PAVER

Project Vision

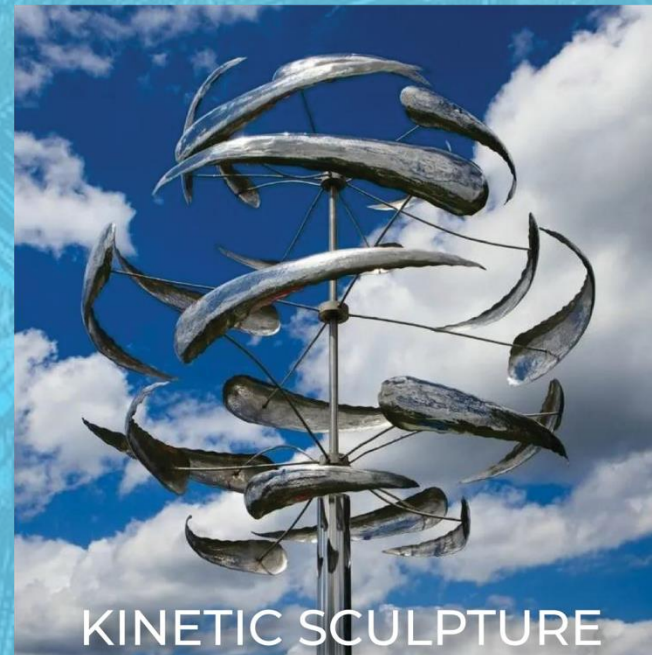
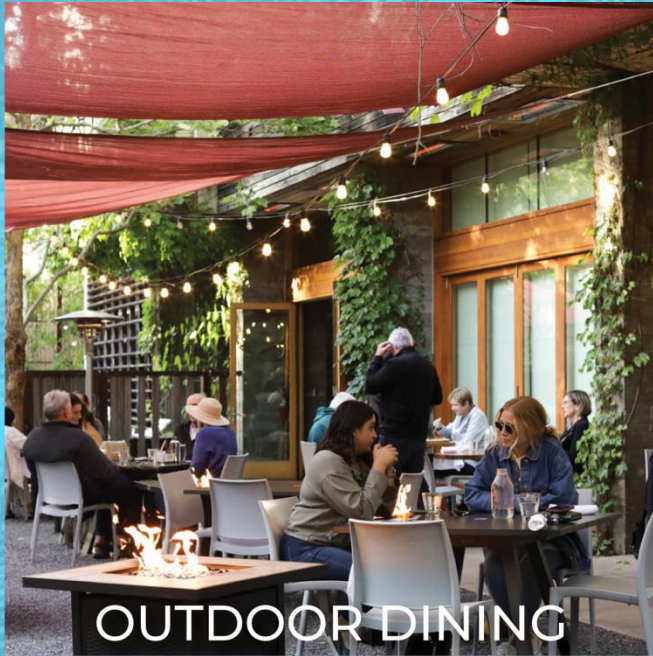


Dails of Trelago

Current



Project Vision



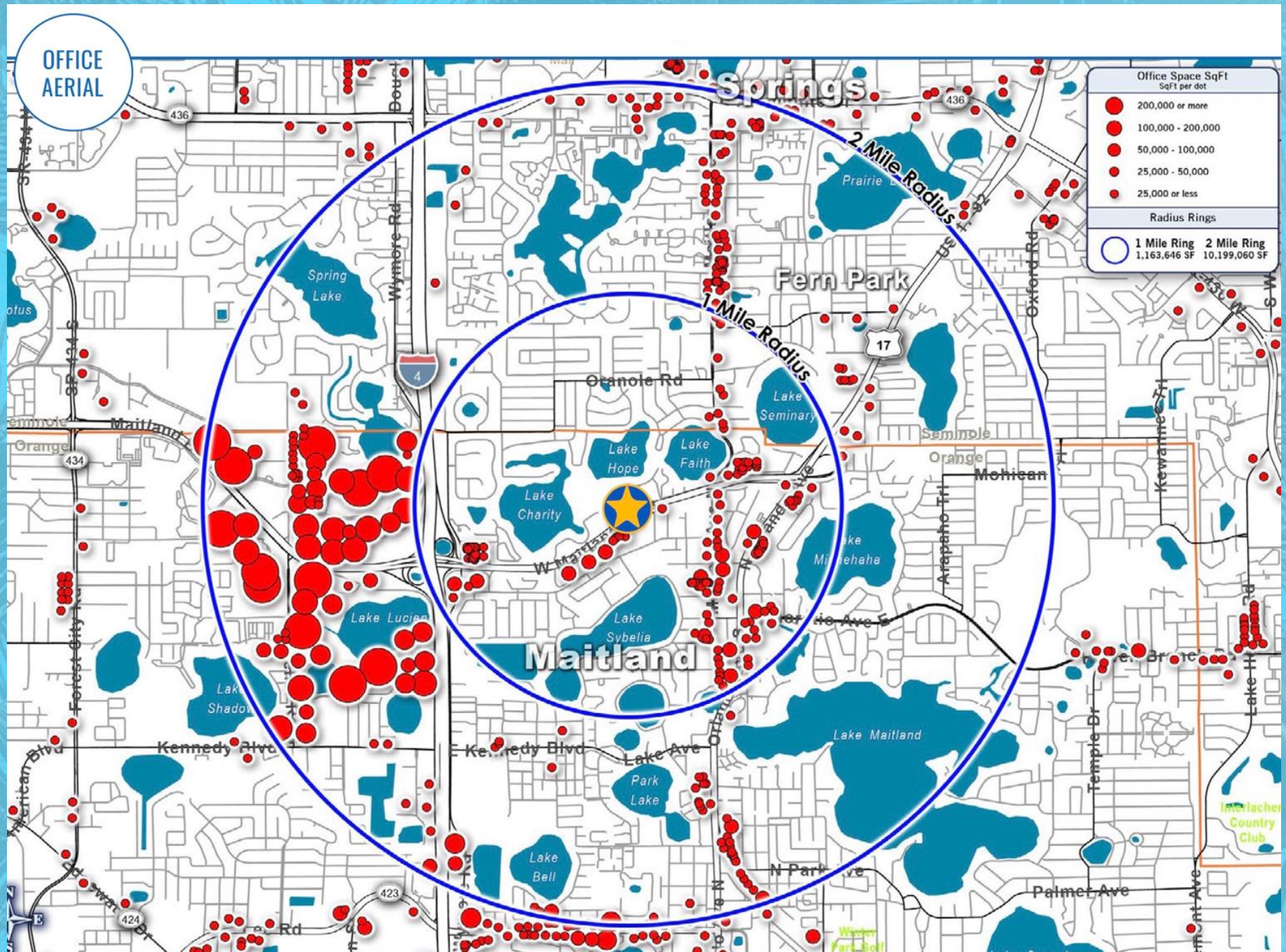
Surrounding Residential

#	PROJECT	UNITS	STATUS
1	TRELAGO APARTMENTS	350	EXISTING
2	THE PARKER AT MAITLAND STATION	293	EXISTING
3	UPTOWN MAITLAND	98	EXISTING
4	MAITLAND SQUARE	22	EXISTING
5	400 NORTH	300	EXISTING
6	MAITLAND CITY CENTRE	244	EXISTING
7	THE Q APARTMENTS	130	EXISTING
8	MOORINGS ON LAKE MAITLAND	86	EXISTING
9	LAKE LILY APARTMENTS	450	EXISTING
10	MAITLAND HARBOR	58	EXISTING
11	LAKE MAITLAND TERRACE APTS	240	EXISTING
12	THE ADELINE	237	EXISTING
13	MAITLAND HOUSE	28	EXISTING





Office Density



Demographics



POPULATION

1 MI- 9,479
3 MI- 101,995
5 MI- 265,120



AVG HH INCOME

1 MI- \$118,799
3 MI- \$109,218
5 MI- \$112,736



MEDIAN AGE

1 MI- 44.3
3 MI- 40.1
5 MI- 39.9



DAYTIME POPULATION

1 MI- 10,267
3 MI- 122,153
5 MI- 246,800

