

# FOR LEASE

**Insite**  
COMMERCIAL  
REAL ESTATE



## SHOPPES AT MAITLAND

461 S ORLANDO AVE, MAITLAND, FL 32751

**TIFFANY BROWN**  
772-475-9944

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407-864-6444



## PROPERTY HIGHLIGHTS

- Shoppes at Maitland is a neighborhood shopping center that is situated in the heart of Maitland/Winter Park retail corridor along Orlando Avenue.
- Ample parking and street signage available.
- More than 2,400 multi-family units within a 5 minute walk.
- Full roof replacement coming Q2 2026.
- Newly improved irrigation.

## 2025 DEMOGRAPHICS



Population

1 Mile	11,148
3 Miles	99,046
5 Miles	287,942



Employees

1 Mile	10,131
3 Miles	99,081
5 Miles	211,280



Average Household Income

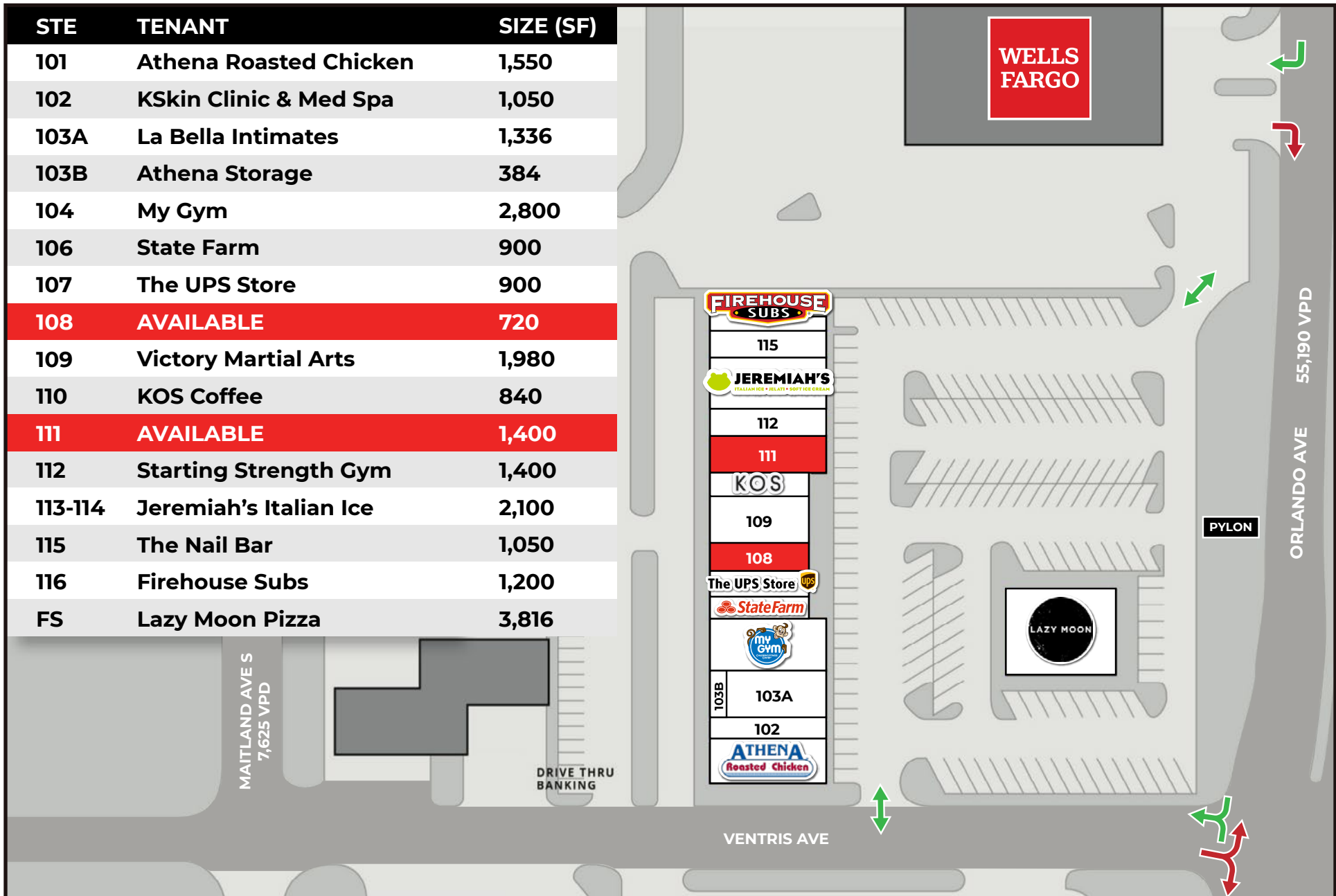
1 Mile	\$156,618
3 Miles	\$126,572
5 Miles	\$120,832

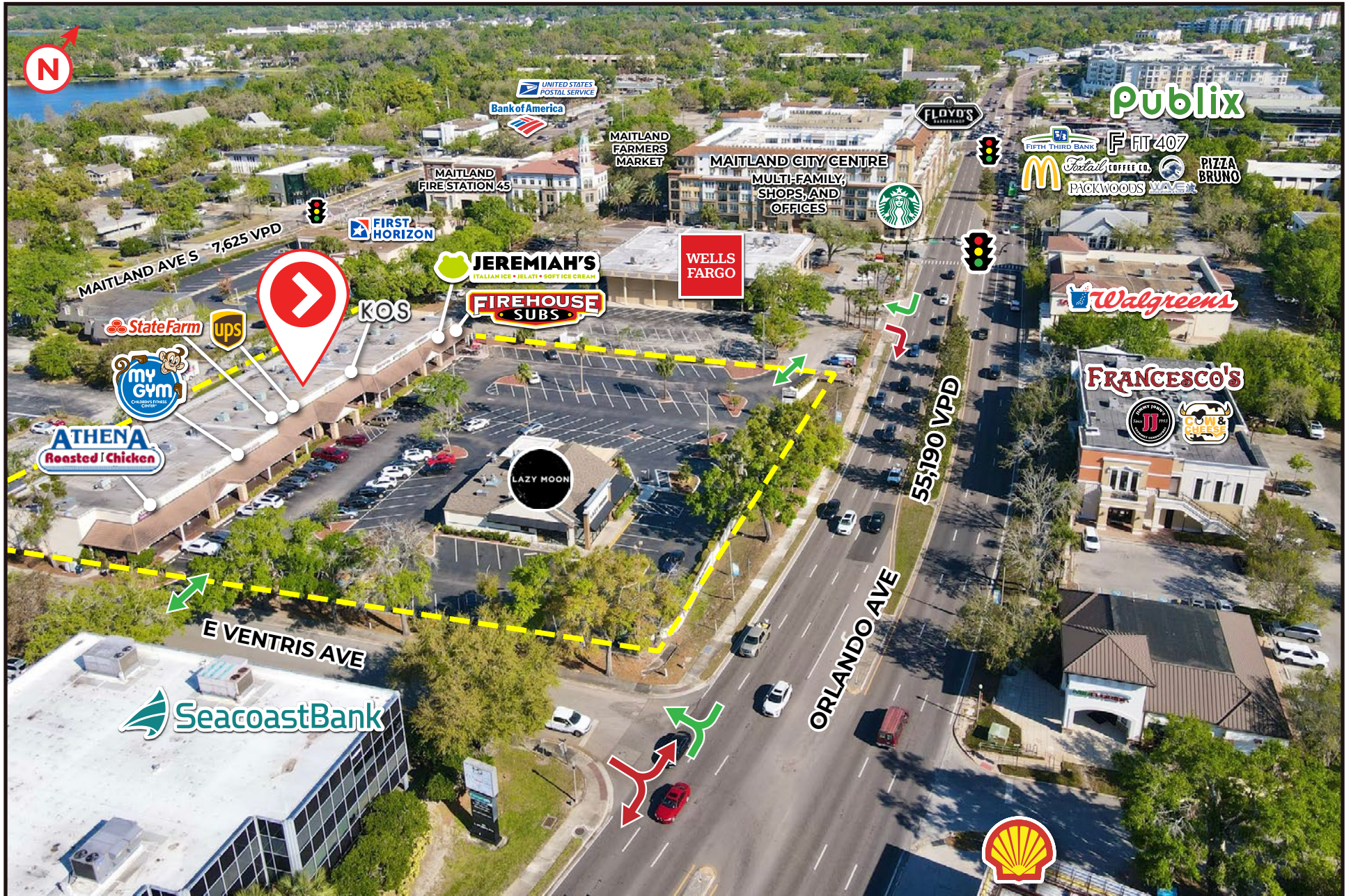


Households

1 Mile	5,254
3 Miles	45,161
5 Miles	130,091

STE	TENANT	SIZE (SF)
101	Athena Roasted Chicken	1,550
102	KSkin Clinic & Med Spa	1,050
103A	La Bella Intimates	1,336
103B	Athena Storage	384
104	My Gym	2,800
106	State Farm	900
107	The UPS Store	900
108	AVAILABLE	720
109	Victory Martial Arts	1,980
110	KOS Coffee	840
111	AVAILABLE	1,400
112	Starting Strength Gym	1,400
113-114	Jeremiah's Italian Ice	2,100
115	The Nail Bar	1,050
116	Firehouse Subs	1,200
FS	Lazy Moon Pizza	3,816





SHOPPES AT MAITLAND





## UNIT 108

- New ceiling tiles, lighting and paint
- Move-in ready
- TI available for qualified tenants
- Pylon signage available

FOR MORE  
INFORMATION  
PLEASE CONTACT

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