

For Lease | Maitland City Centre

190 Independence Ln | Maitland, FL 32751





Maitland City Centre

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Highly visible and prominent mixed-use destination in the heart of Maitland, one of Central Florida's most affluent communities. Featuring 220 luxury apartment homes, 24 live-work units, and 32,516 SF of retail and restaurant space, Maitland City Centre is an exclusive community-driven mixed-use development strategically located across from City Hall and Independence Park. The project's thoughtfully curated tenant mix and on-site residential component foster a vibrant sense of community, creating a true destination where residents, employees, and visitors can live, work, gather, shop, and dine.

- 2,560 Sf Available For Lease
- 220 High-End Apartments on Site
- 24 Live-Work Units on Site
- More than 2,400 Multi-Family Units within a 5-Min. Walk
- Just a 5-Min Walk to Sunrail Station

JOIN THESE RETAILERS



NEARBY RETAILERS



ABOUT THE PROPERTY



32,516 SF
Retail Space



220
Apartment Units



24
Live - Work Units

Site Plan

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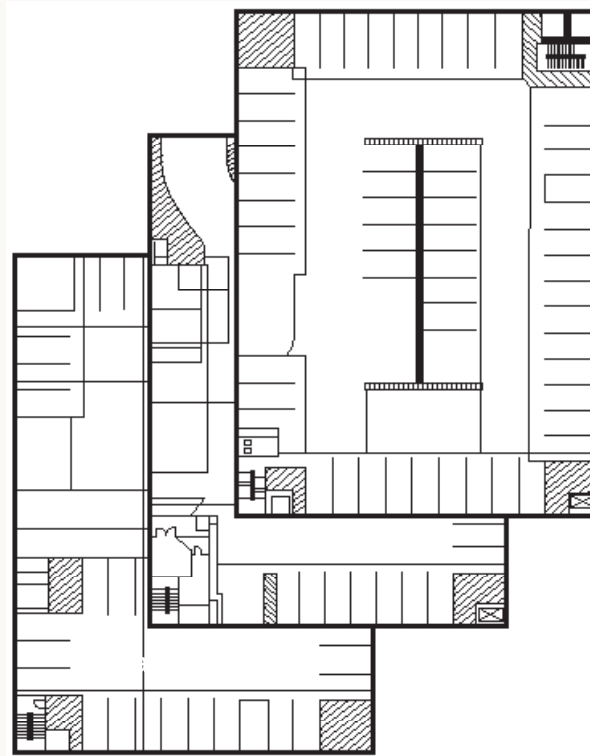
PARKING

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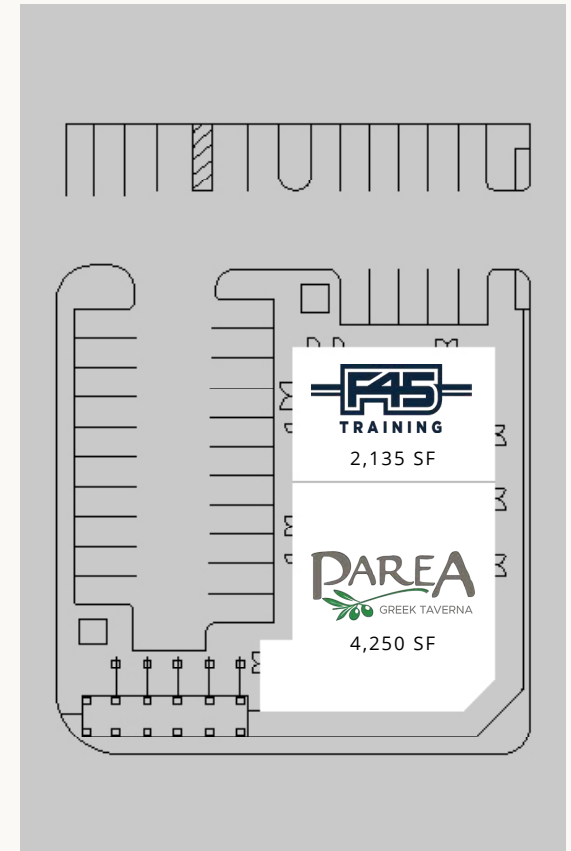
WALKABLE PUBLIC PARKING
 239 Public Daytime + 565 After Hours Spaces
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804 Offsite Public Parking Spaces

Commercial Parking Deck Levels



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

Surface Parking



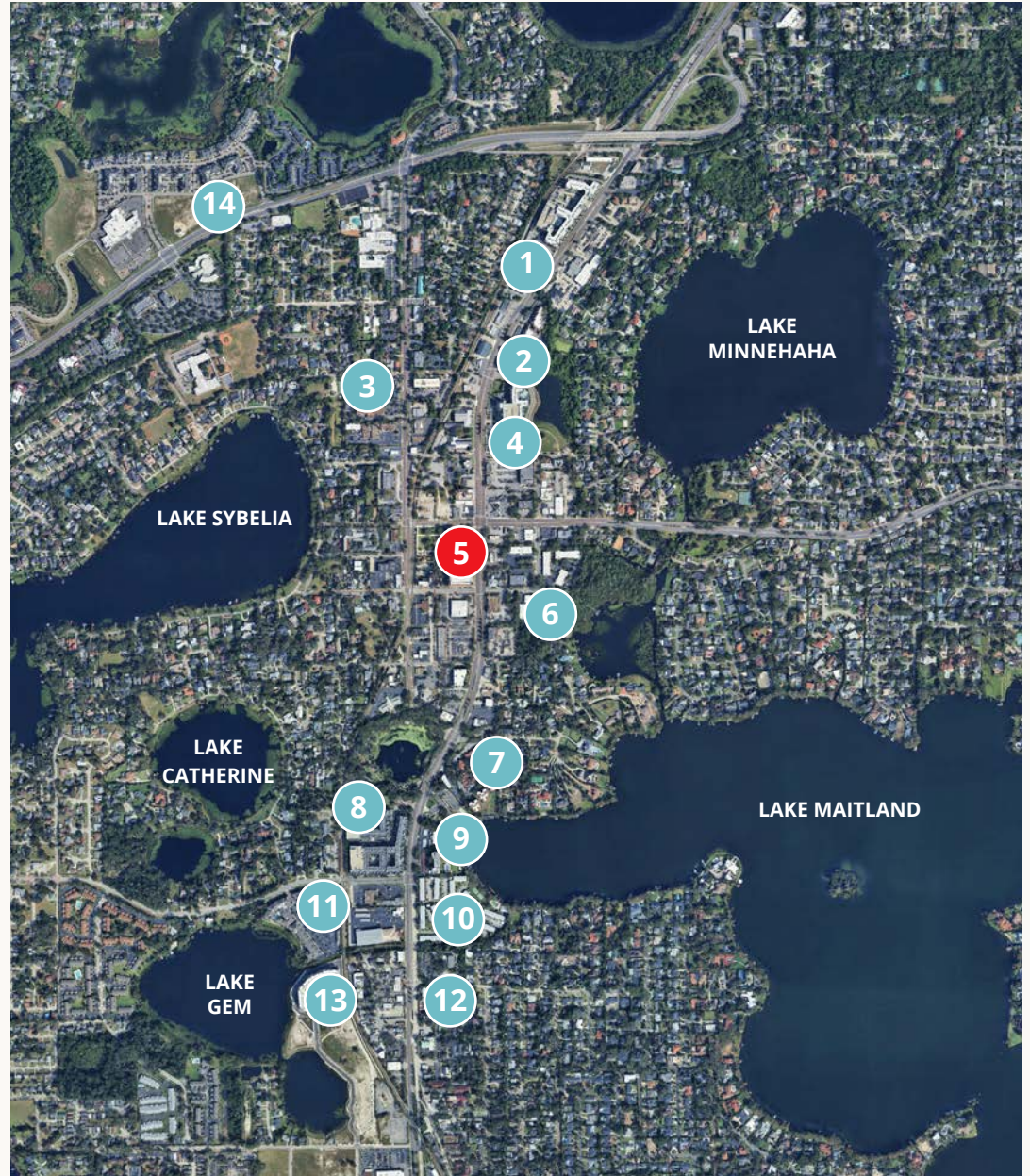
ON-SITE PARKING
 38 Surface Spaces
 144 Parking Deck Spaces
182 Onsite Parking Spaces
 (32,516 GLA)
5.6/1000 parking ratio

SURROUNDING RESIDENTIAL

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No.	Project	Units
1	MAITLAND STATION	293
2	UPTOWN MAITLAND	98
3	MAITLAND SQUARE	22
4	400 NORTH	300
5	MAITLAND CITY CENTER	244
6	THE Q APARTMENTS	130
7	MOORINGS ON LAKE MAITLAND	86
8	LAKE LILY APARTMENTS	450
9	MAITLAND HARBOR	58
10	LAKE MAITLAND TERRACE APTS	240
11	MAITLAND SHORES	200+
12	MAITLAND HOUSE	28
13	GEM LAKE APARTMENTS	247
14	TOWN TRELAGO APARTMENTS	350

2,376+ UNITS IN IMMEDIATE AREA



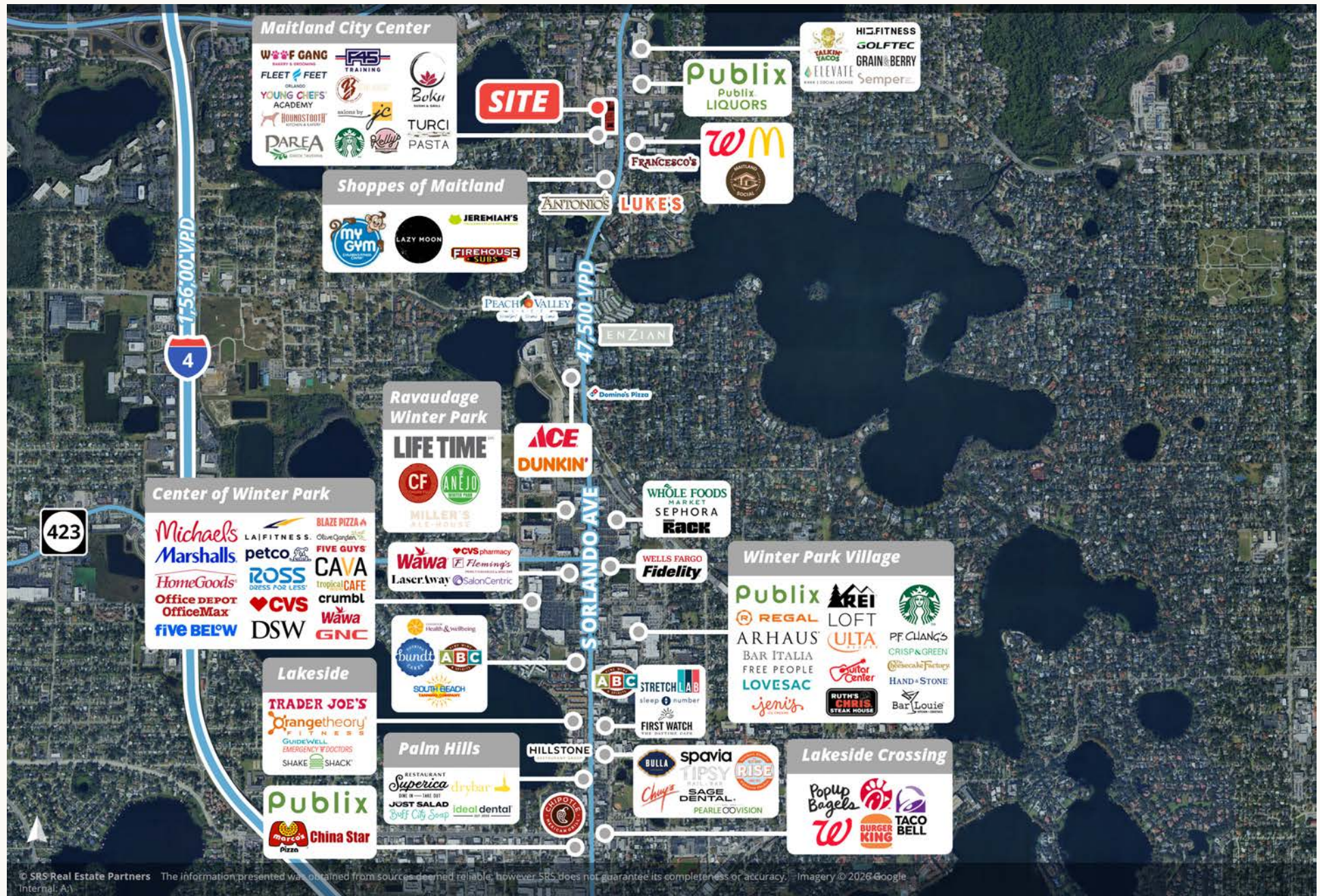
Site Aerial

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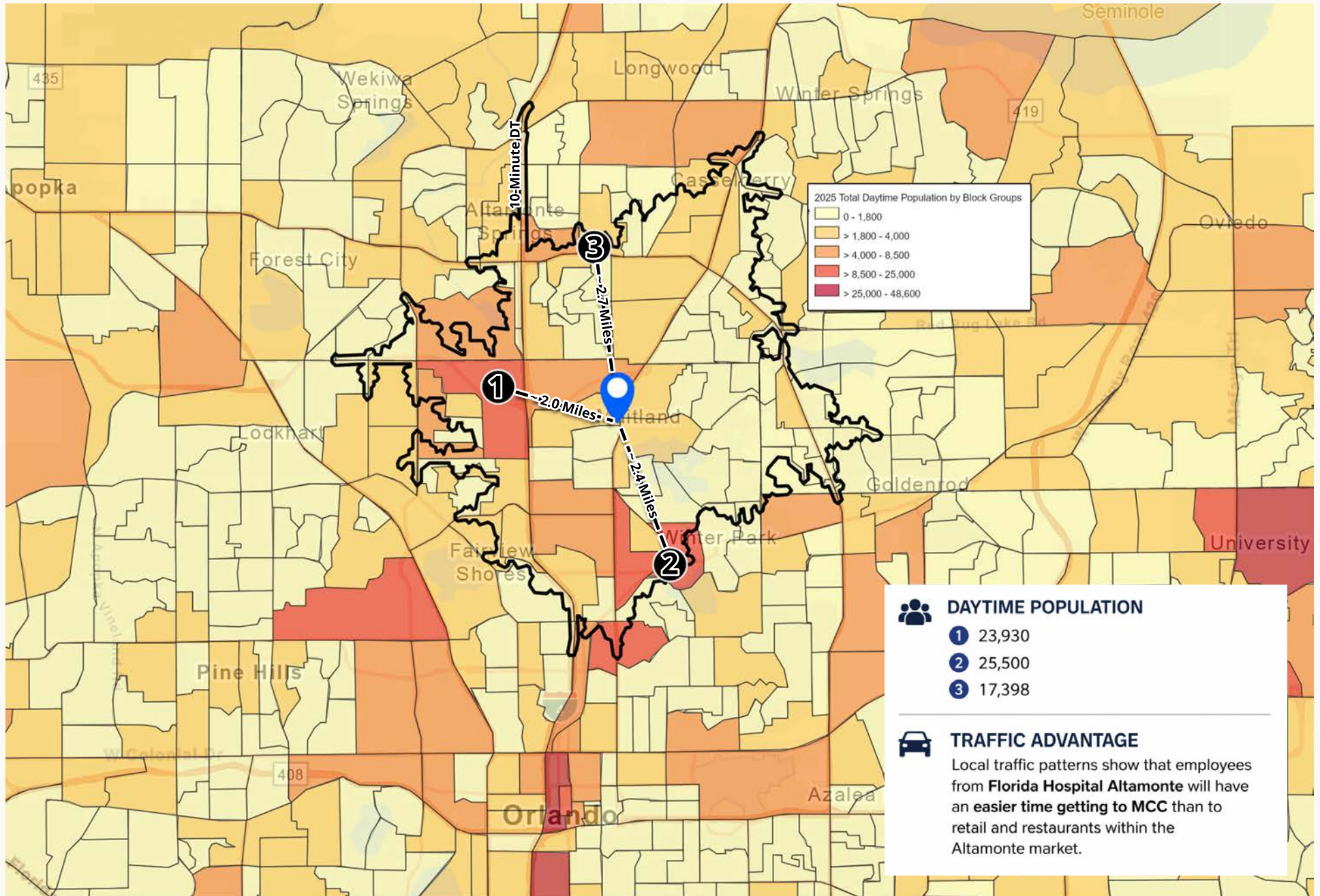
Trade Area Aerial

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Daytime Population Study

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Demographics

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Population	1 mile	3 miles	5 miles	10 min
2025 Estimated Population	8,475	98,360	276,705	94,374
2030 Projected Population	8,687	101,549	283,767	97,312
Proj. Annual Growth 2025 to 2030	0.50%	0.64%	0.35%	0.62%
Daytime Population				
2025 Daytime Population	13,664	150,227	361,965	146,052
Workers	4,394	34,099	110,184	105,621
Residents	5,341	51,429	104,873	40,431
Income				
2025 Est. Average Household Income	\$165,296	\$121,067	\$116,874	\$115,806
2025 Est. Median Household Income	\$107,953	\$78,857	\$79,995	\$77,018
Households & Growth				
2025 Estimated Households	3,961	44,837	121,918	43,439
2030 Estimated Households	4,068	46,829	126,184	45,341
Proj. Annual Growth 2025 to 2030	0.53%	0.87%	0.69%	0.86%
Race & Ethnicity				
2025 Est. White	71%	60%	58%	59%
2025 Est. Black or African American	10%	15%	15%	16%
2025 Est. Asian or Pacific Islander	4%	4%	4%	4%
2025 Est. American Indian or Native Alaskan	0%	0%	0%	0%
2025 Est. Other Races	15%	21%	23%	22%
2025 Est. Hispanic (Any Race)	14%	22%	24%	23%

DAYTIME POPULATION STUDY

- With 8,351,029 SF of office space and over 24,000 daytime employees and corporate expense accounts, Maitland Center is Orlando's largest office market outside of Downtown Orlando and tourist areas.

- Maitland City Centre is the closest retail/restaurant destination for Maitland Center. Less than three miles from three major daytime population hubs, MCC is centrally located to cater to Winter Park, Maitland and Altamonte's daytime population.

- Local traffic patterns in Altamonte show that employees from Florida Hospital Altamonte will have an easier time getting to MCC than to retail and restaurants within the Altamonte market.

Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE 



OF GOING THE EXTRA MILE

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