



FOR SALE



\$1,990,000



**Professional
Service Building**



Built in 2013



6,364 SF



0.87 Acres

5515 Vista View Way, Oviedo, Florida 32765

**Owner-User Suite + National Tenant (NNN Lease)
for SALE- on High Traffic SR 426, on Vista View Way**

Presented by

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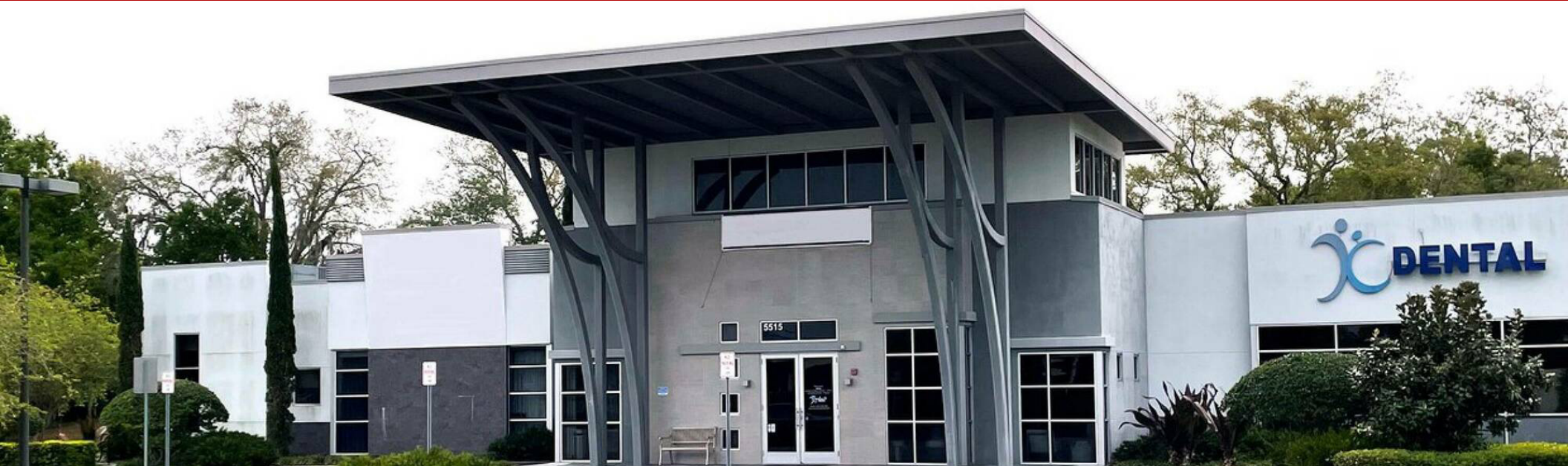
Layout, Dimensions, and Conceptual Designs

All square footage and dimensions are approximate and are not to the actual scale. All parties should not rely upon these designs or conceptual designs for decision-making purposes. Exact dimensions can be obtained by retaining the services of a professional architect or engineer. Conceptual designs are possible opportunities and must be independently verified through local planning and zoning, health departments, and state agencies.



Each Office Independently
Owned and Operated

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Property Highlights

- Great owner operator opportunity - Occupy one suite and benefit from rental income next door
- Prime visibility along SR 426 (Aloma Avenue) with 30,000 vehicles per day
- Marble floors, high-end fixtures, natural light
- Ample parking + Monument Signage
- Less than 1 mile from SR-417 (Central Florida Tollway)
- Easy access to Oviedo, Winter Park, and Orlando suburbs
- Dense surrounding residential base and growing population
- Contemporary façade with high-end architectural design

Offering Summary

Sale Price:	\$1,990,000
Price Per SF:	\$312.70 SF
Lot Size:	0.87 Acres
Building Size:	6,364 SF
Building Use:	Professional Service/Retail/Office
Number of Suites:	2
Number of Parkings:	32
Flood Zone:	X
Pro-Forma NOI:	\$149,064
Pro-Forma Cap Rate:	7.49%



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Property Description

Stylishly attractive, free-standing Professional Office/Retail building in a desirable location on SR 426 (Aloma) in Oviedo, FL. The Aloma street-front property is accessed via an entryway off of Vista View Way. The Aloma exit is a primary thoroughfare for the eastern suburbs of Orlando. This highly visible location with 30,000 vehicles per day is less than a mile northeast of the Central Florida Tollway #417.

The .87-acre parcel consists of the primary building and an ample asphalt parking surface with 32 spaces. The 6,364 SF single-story building was custom-built in 2018. The building includes two professional office suites of approximately 3,000 SF each.

This contemporary building includes all modern features and systems, including alarms, sprinklers, and high-end professional equipment, features, and finishes. The building is beautiful, with an attractive facade, a soaring entryway, sixteen-foot interior ceilings, and polished marble floors.

The building includes two independent suites with a common entrance:

Suite 1001 is 2,987 SF and includes a large showroom, display room, four large offices (one with a shower), a breakroom, and three restrooms. This unit was constructed and used as a spa and a retail showroom.

Suite 1002 includes 2,860 SF and is a fully equipped dental office facility with six treatment rooms, an office, equipment, and work/lab rooms, a restroom, reception/admin office, and a large conference room.



Suite 1002 space is presently leased to a nationally recognized dental care provider, Heartland Dental, under a NNN lease through January 2028, with 2% annual rent escalations, and two five-year renewal options.

Suite 1001 is presently available for lease at a scheduled rent rate of \$25.00 per SF (for a multi-year lease NNN).

Suite 1001 Owner-users can occupy this suite while enjoying income from the national tenant next door - an excellent way to offset mortgage costs with stable rental income.

Owner operator may qualify for an SBA loan with a 15-20% downpayment



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Location Information

Street Address	5515 Vista View Way
City, State, Zip	Oviedo, FL 32765
County	Seminole

Building Information

Building Size	6,364 SF
Tenancy	Multiple
Number of Floors	1
Year Built	2013
Year Last Renovated	2018

Sale Price

\$1,990,000

Property Information

Property Type	Retail/Office
Property Use	Professional Service Building
Zoning	PD - Planned Development
Lot Size	0.87 Acres
Pro-Forma NOI	\$149,064
Pro-Forma Cap Rate	7.49%



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Suite	Tenant Name	Size(SF)	% OF Bldg	Year	USD/SF/YR	Annual Base Rent	Lease Start - Lease End	Renewal Options
1002	Heartland Dental	2860	48.9%	2025-2026	\$26.01	\$74,389	2/04/2023 - 01/30/2028	(Two) Five-Year
				2026-2027	\$26.53	\$75,876		
				2027-2028	\$27.06	\$77,394		

Suite	Tenant Name	Size(SF)	% OF Bldg	Year	USD/SF/YR	Pro-Forma Annual Base Rent	Lease Start - Lease End	Renewal Options
1001	TBD	2987	51.10%	TBD	\$25.00	\$74,675	TBD	TBD

Financial Overview

Price	Lease Type	Projected NOI	Projected Cap Rate	Price Per Square Foot
\$1,990,000	NNN	\$149,064	7.49%	\$312.70

Operating Expenses (2024) - Reimbursed By Both Tenants

Expense Description	2024 Amount (USD)
Aloma Sq HOA	\$1,000.00
Duke Energy (Electric)	\$18,817.18
DynaFire (Fire & Alarm)	\$3,785.89
Seminole Water	\$16,470.65
Rios Landscape	\$3,264.00
Republic Services (Trash)	\$5,281.68
Insurance	\$14,219.34
Seminole County Property Tax	\$23,139.23
Misc Repairs	\$0.00
Pest Control	\$700.00
Total Tenants-Reimbursable Expenses (2024)	\$86,677.97

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Additional Photos



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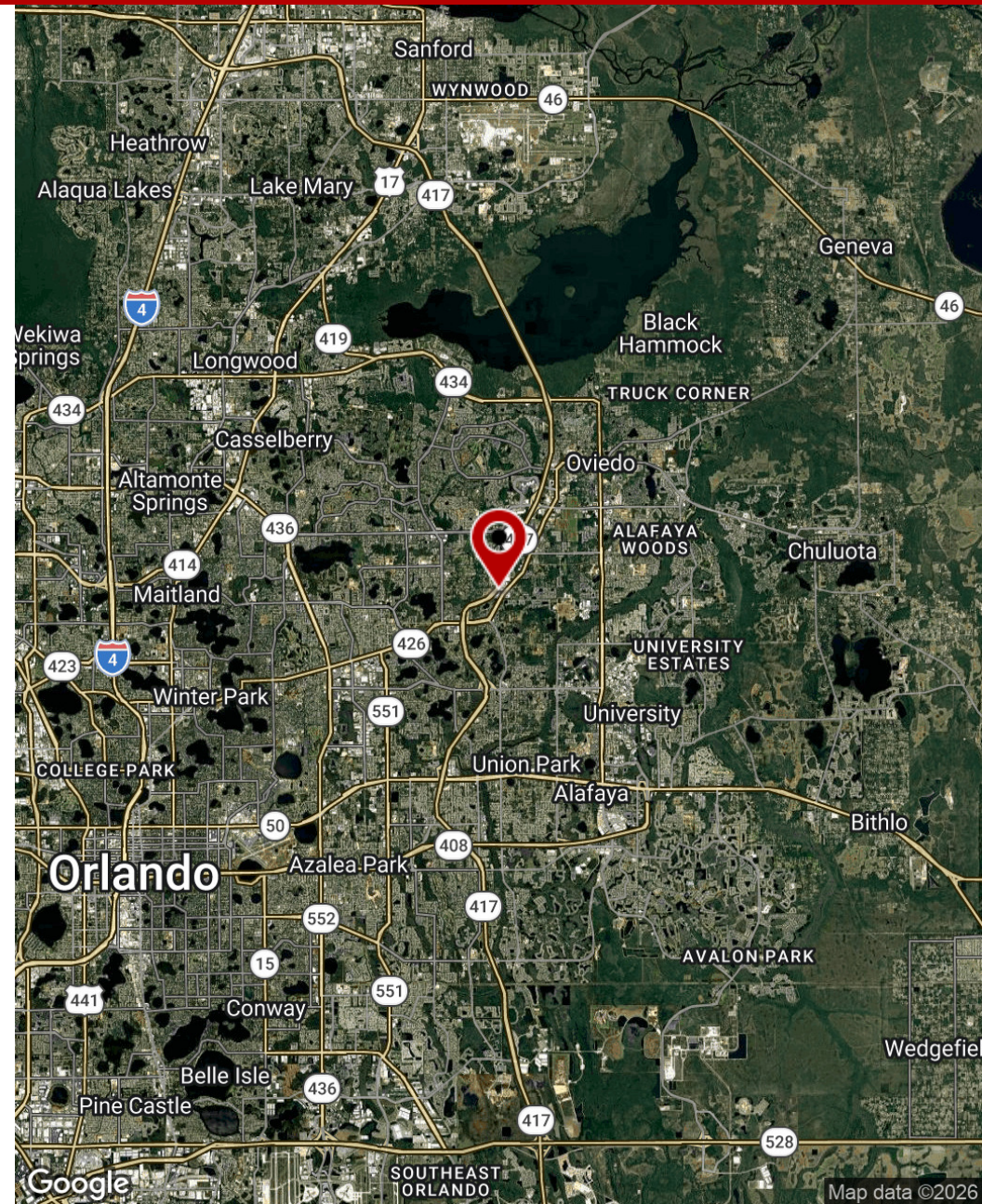
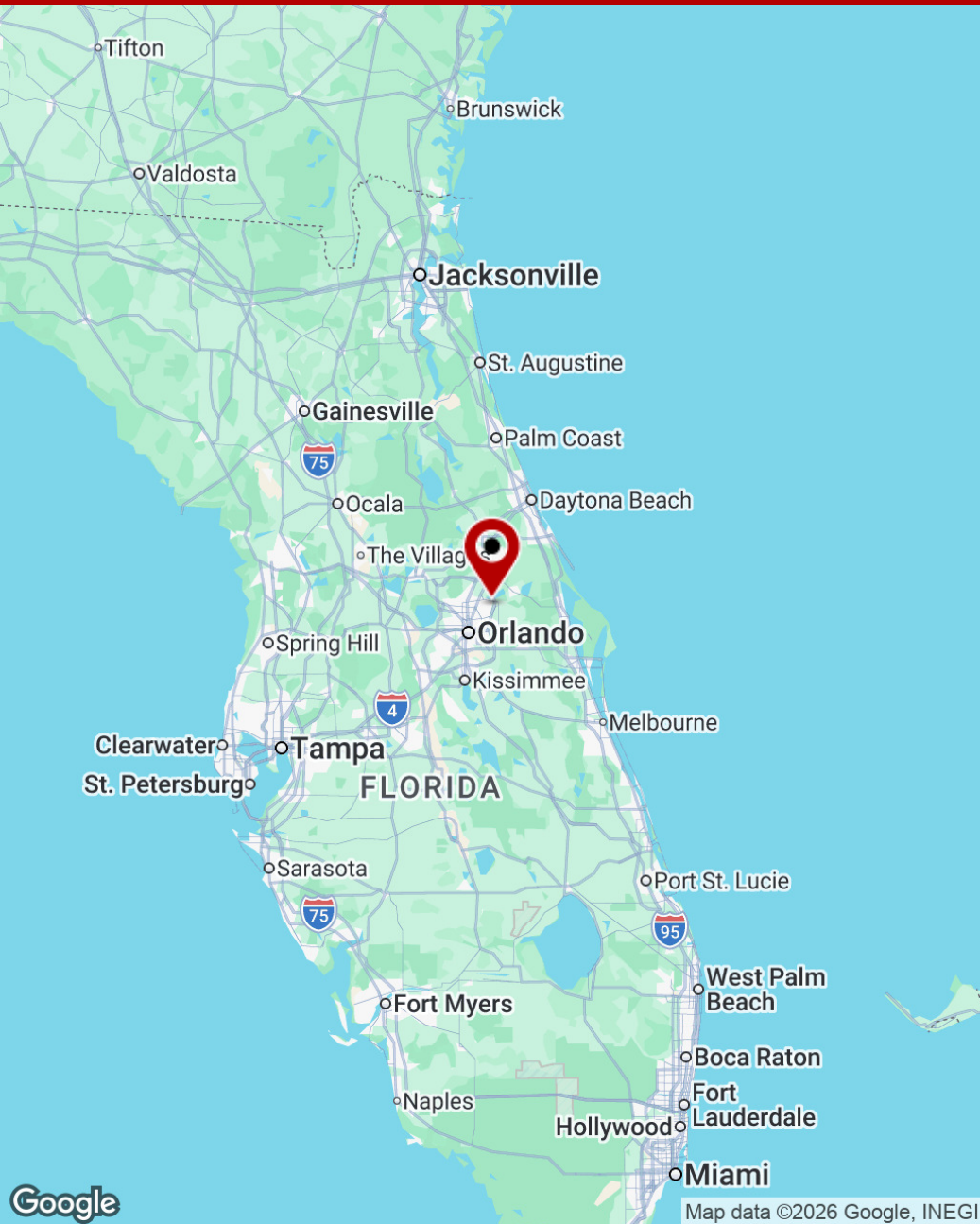
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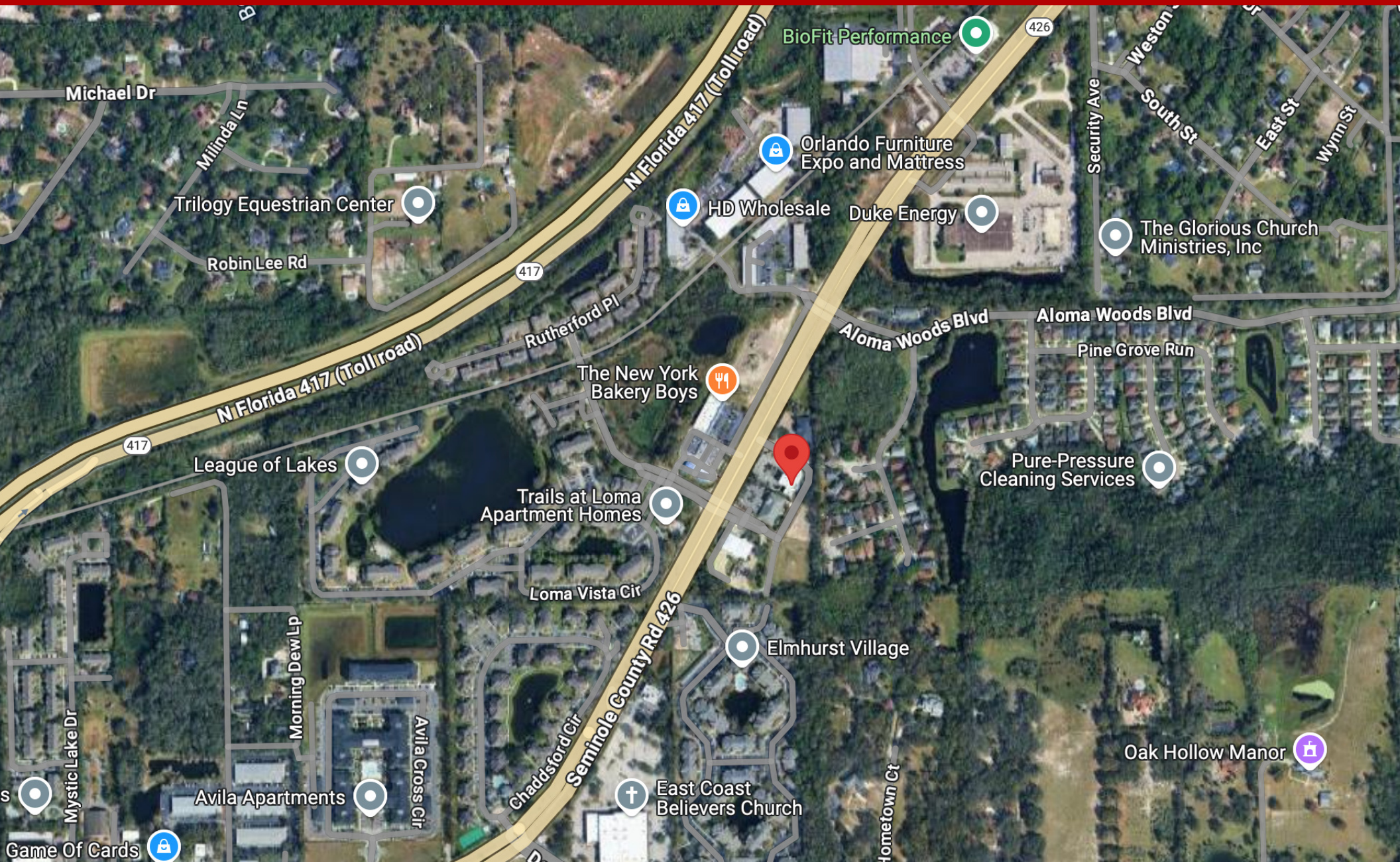
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Regional Map



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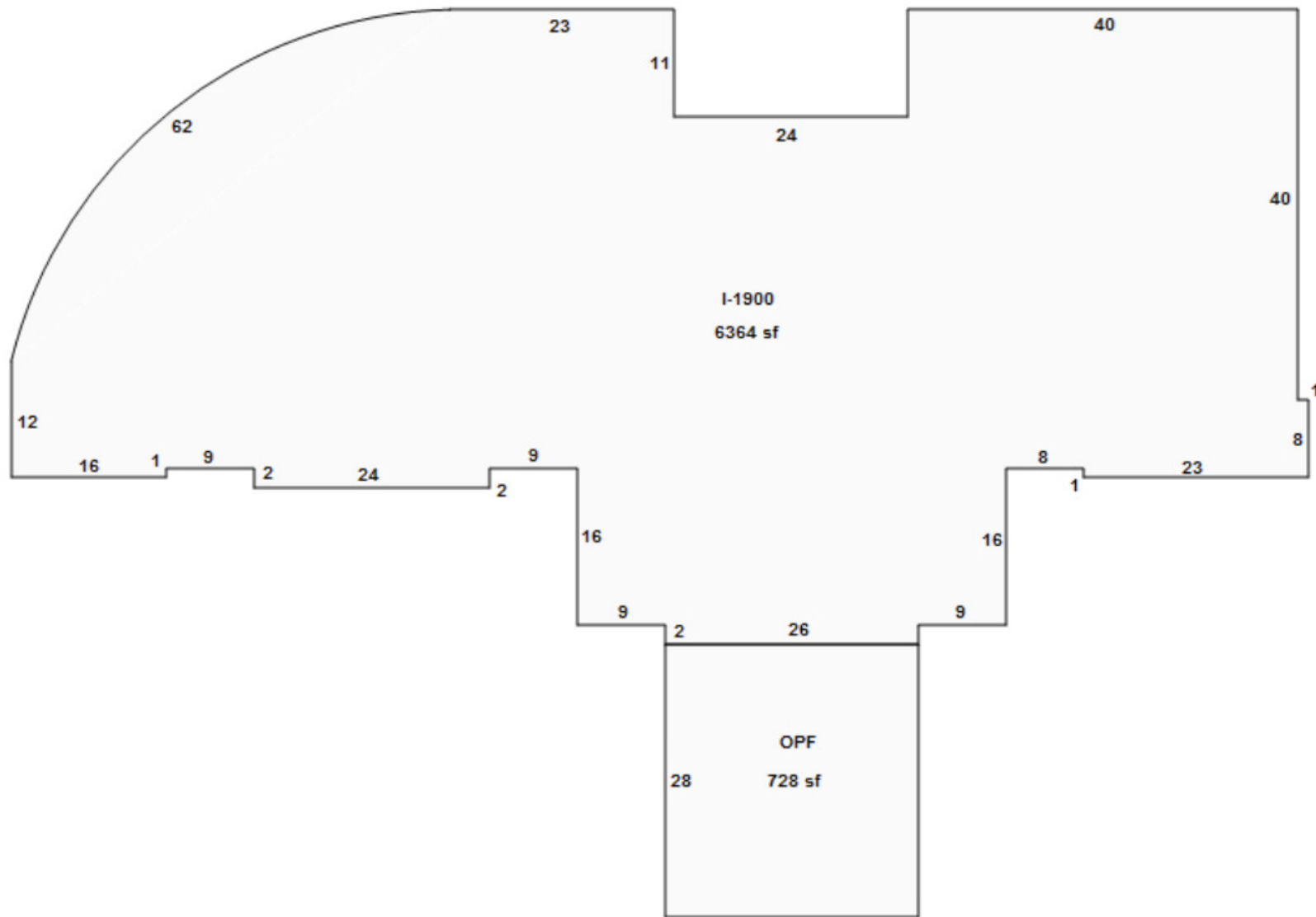
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Demographic Detail Report

5515 Vista View Way, Oviedo, FL 32765

Building Type: **Class B Office**
 Class: **B**
 RBA: **6,364 SF**
 Typical Floor: **6,364 SF**

Total Available: **2,987 SF**
 % Leased: **53.06%**
 Rent/SF/Yr: **\$28.00**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	7,448		76,968		258,629	
2024 Estimate	7,168		74,651		251,117	
2020 Census	7,048		75,874		254,096	
Growth 2024 - 2029	3.91%		3.10%		2.99%	
Growth 2020 - 2024	1.70%		-1.61%		-1.17%	
2024 Population by Age	7,168		74,651		251,117	
Age 0 - 4	430	6.00%	4,221	5.65%	14,464	5.76%
Age 5 - 9	393	5.48%	3,529	4.73%	11,731	4.67%
Age 10 - 14	450	6.28%	3,792	5.08%	12,157	4.84%
Age 15 - 19	440	6.14%	5,240	7.02%	20,438	8.14%
Age 20 - 24	584	8.15%	7,691	10.30%	27,620	11.00%
Age 25 - 29	661	9.22%	7,071	9.47%	24,412	9.72%
Age 30 - 34	603	8.41%	5,574	7.47%	19,284	7.68%
Age 35 - 39	535	7.46%	4,747	6.36%	15,999	6.37%
Age 40 - 44	530	7.39%	4,623	6.19%	15,202	6.05%
Age 45 - 49	463	6.46%	4,239	5.68%	13,729	5.47%
Age 50 - 54	430	6.00%	4,109	5.50%	13,260	5.28%
Age 55 - 59	397	5.54%	4,106	5.50%	13,233	5.27%
Age 60 - 64	358	4.99%	4,091	5.48%	12,993	5.17%
Age 65 - 69	297	4.14%	3,611	4.84%	11,414	4.55%
Age 70 - 74	248	3.46%	3,008	4.03%	9,465	3.77%
Age 75 - 79	185	2.58%	2,286	3.06%	7,140	2.84%
Age 80 - 84	93	1.30%	1,318	1.77%	4,185	1.67%
Age 85+	70	0.98%	1,396	1.87%	4,392	1.75%
Age 65+	893	12.46%	11,619	15.56%	36,596	14.57%
Median Age	35.20		35.20		33.80	
Average Age	36.80		38.10		37.20	

Demographic Detail Report

5515 Vista View Way, Oviedo, FL 32765

Radius	1 Mile	3 Mile	5 Mile
2024 Population By Race	7,168	74,651	251,117
White	3,940 54.97%	44,100 59.07%	142,831 56.88%
Black	771 10.76%	6,149 8.24%	23,069 9.19%
Am. Indian & Alaskan	10 0.14%	158 0.21%	820 0.33%
Asian	524 7.31%	5,725 7.67%	15,182 6.05%
Hawaiian & Pacific Island	1 0.01%	42 0.06%	172 0.07%
Other	1,922 26.81%	18,478 24.75%	69,042 27.49%
Population by Hispanic Origin	7,168	74,651	251,117
Non-Hispanic Origin	5,013 69.94%	55,317 74.10%	177,111 70.53%
Hispanic Origin	2,155 30.06%	19,334 25.90%	74,005 29.47%
2024 Median Age, Male	33.80	34.40	33.20
2024 Average Age, Male	35.80	37.20	36.40
2024 Median Age, Female	36.70	36.30	34.50
2024 Average Age, Female	37.80	38.90	38.10
2024 Population by Occupation Classification	5,809	62,066	208,678
Civilian Employed	3,737 64.33%	38,282 61.68%	127,330 61.02%
Civilian Unemployed	67 1.15%	886 1.43%	3,228 1.55%
Civilian Non-Labor Force	2,005 34.52%	22,871 36.85%	78,058 37.41%
Armed Forces	0 0.00%	27 0.04%	62 0.03%
Households by Marital Status			
Married	1,248	12,487	38,120
Married No Children	710	7,536	23,246
Married w/Children	538	4,951	14,874
2024 Population by Education	5,316	55,528	181,614
Some High School, No Diploma	106 1.99%	2,417 4.35%	9,927 5.47%
High School Grad (Incl Equivalency)	680 12.79%	9,081 16.35%	32,776 18.05%
Some College, No Degree	1,584 29.80%	15,324 27.60%	51,837 28.54%
Associate Degree	446 8.39%	5,351 9.64%	16,907 9.31%
Bachelor Degree	1,775 33.39%	14,846 26.74%	45,668 25.15%
Advanced Degree	725 13.64%	8,509 15.32%	24,499 13.49%

Demographic Detail Report

5515 Vista View Way, Oviedo, FL 32765

Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation	6,861	69,616	232,081
Real Estate & Finance	448 6.53%	3,149 4.52%	9,884 4.26%
Professional & Management	2,890 42.12%	24,601 35.34%	76,918 33.14%
Public Administration	80 1.17%	1,450 2.08%	5,171 2.23%
Education & Health	676 9.85%	9,084 13.05%	29,329 12.64%
Services	493 7.19%	6,384 9.17%	21,973 9.47%
Information	30 0.44%	535 0.77%	2,622 1.13%
Sales	730 10.64%	8,981 12.90%	31,643 13.63%
Transportation	3 0.04%	342 0.49%	1,123 0.48%
Retail	380 5.54%	4,186 6.01%	15,525 6.69%
Wholesale	55 0.80%	657 0.94%	2,470 1.06%
Manufacturing	150 2.19%	1,598 2.30%	6,019 2.59%
Production	226 3.29%	3,077 4.42%	10,318 4.45%
Construction	173 2.52%	1,665 2.39%	7,128 3.07%
Utilities	248 3.61%	2,301 3.31%	6,517 2.81%
Agriculture & Mining	5 0.07%	39 0.06%	216 0.09%
Farming, Fishing, Forestry	33 0.48%	51 0.07%	175 0.08%
Other Services	241 3.51%	1,516 2.18%	5,050 2.18%
2024 Worker Travel Time to Job	3,346	34,089	112,802
<30 Minutes	1,755 52.45%	18,608 54.59%	62,564 55.46%
30-60 Minutes	1,453 43.42%	13,413 39.35%	42,926 38.05%
60+ Minutes	138 4.12%	2,068 6.07%	7,312 6.48%
2020 Households by HH Size	2,739	28,063	91,366
1-Person Households	658 24.02%	6,918 24.65%	22,787 24.94%
2-Person Households	938 34.25%	9,201 32.79%	30,286 33.15%
3-Person Households	521 19.02%	5,228 18.63%	16,712 18.29%
4-Person Households	396 14.46%	4,331 15.43%	13,684 14.98%
5-Person Households	153 5.59%	1,616 5.76%	5,141 5.63%
6-Person Households	49 1.79%	518 1.85%	1,826 2.00%
7 or more Person Households	24 0.88%	251 0.89%	930 1.02%
2024 Average Household Size	2.50	2.50	2.50
Households			
2029 Projection	2,898	28,004	91,907
2024 Estimate	2,786	27,208	89,209
2020 Census	2,740	28,064	91,366
Growth 2024 - 2029	4.02%	2.93%	3.02%
Growth 2020 - 2024	1.68%	-3.05%	-2.36%



Demographic Detail Report

5515 Vista View Way, Oviedo, FL 32765				
Radius	1 Mile		3 Mile	
2024 Households by HH Income	2,788		27,207	
<\$25,000	324	11.62%	4,817	17.71%
\$25,000 - \$50,000	717	25.72%	4,920	18.08%
\$50,000 - \$75,000	435	15.60%	4,006	14.72%
\$75,000 - \$100,000	425	15.24%	3,642	13.39%
\$100,000 - \$125,000	199	7.14%	2,734	10.05%
\$125,000 - \$150,000	223	8.00%	2,100	7.72%
\$150,000 - \$200,000	111	3.98%	2,202	8.09%
\$200,000+	354	12.70%	2,786	10.24%
2024 Avg Household Income	\$99,855		\$97,709	
2024 Med Household Income	\$67,848		\$74,127	
2024 Occupied Housing	2,786		27,208	
Owner Occupied	1,342	48.17%	16,360	60.13%
Renter Occupied	1,444	51.83%	10,848	39.87%
2020 Housing Units	2,975		30,022	
1 Unit	1,796	60.37%	20,488	68.24%
2 - 4 Units	135	4.54%	1,152	3.84%
5 - 19 Units	642	21.58%	4,367	14.55%
20+ Units	402	13.51%	4,015	13.37%
2024 Housing Value	1,341		16,360	
<\$100,000	29	2.16%	458	2.80%
\$100,000 - \$200,000	49	3.65%	864	5.28%
\$200,000 - \$300,000	267	19.91%	4,638	28.35%
\$300,000 - \$400,000	339	25.28%	5,053	30.89%
\$400,000 - \$500,000	248	18.49%	2,393	14.63%
\$500,000 - \$1,000,000	353	26.32%	2,576	15.75%
\$1,000,000+	56	4.18%	378	2.31%
2024 Median Home Value	\$396,017		\$343,934	
2024 Housing Units by Yr Built	2,975		30,604	
Built 2010+	328	11.03%	4,341	14.18%
Built 2000 - 2010	754	25.34%	4,362	14.25%
Built 1990 - 1999	995	33.45%	7,794	25.47%
Built 1980 - 1989	690	23.19%	9,678	31.62%
Built 1970 - 1979	171	5.75%	3,541	11.57%
Built 1960 - 1969	7	0.24%	624	2.04%
Built 1950 - 1959	30	1.01%	203	0.66%
Built <1949	0	0.00%	61	0.20%
2024 Median Year Built	1995		1991	



Daytime Employment Report

5 Mile Radius

5515 Vista View Way, Oviedo, FL 32765

Building Type: **Class B Office**
 Class: **B**
 RBA: **6,364 SF**
 Typical Floor: **6,364 SF**

Total Available: **2,987 SF**
 % Leased: **53.06%**
 Rent/SF/Yr: **\$28.00**

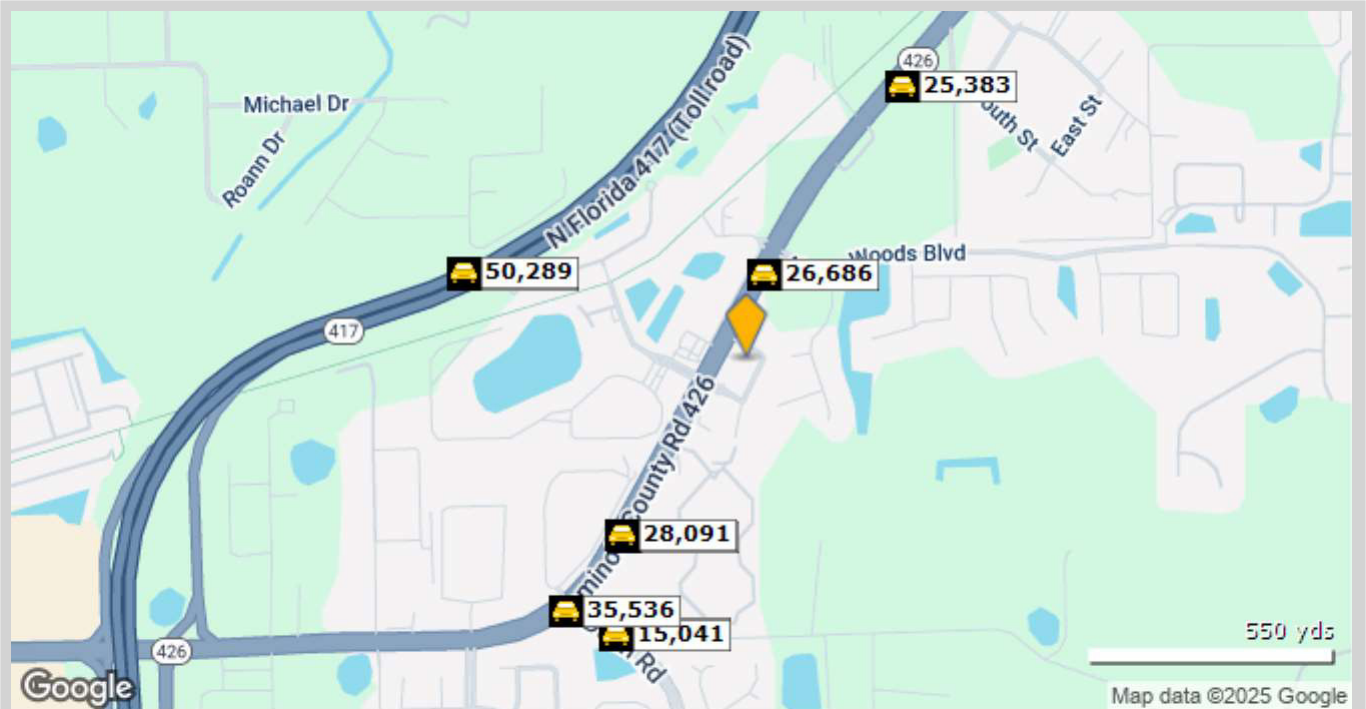


Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	11,087	115,173	10
Retail & Wholesale Trade	1,282	12,115	9
Hospitality & Food Service	652	11,592	18
Real Estate, Renting, Leasing	560	3,104	6
Finance & Insurance	755	3,299	4
Information	213	1,952	9
Scientific & Technology Services	1,394	14,198	10
Management of Companies	52	154	3
Health Care & Social Assistance	2,721	13,163	5
Educational Services	249	28,718	115
Public Administration & Sales	79	1,824	23
Arts, Entertainment, Recreation	202	1,393	7
Utilities & Waste Management	537	3,689	7
Construction	819	10,224	12
Manufacturing	274	4,030	15
Agriculture, Mining, Fishing	27	84	3
Other Services	1,271	5,634	4

Traffic Count Report

5515 Vista View Way, Oviedo, FL 32765

Building Type: **Class B Office**
 Class: **B**
 RBA: **6,364 SF**
 Typical Floor: **6,364 SF**
 Total Available: **2,987 SF**
 % Leased: **53.06%**
 Rent/SF/Yr: **\$28.00**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	State Rte 426	Kananwood Ct	0.03 N	2024	26,896	MPSI	.12
2	State Rte 426	Kananwood Ct	0.03 N	2025	26,686	MPSI	.12
3	State Rte 426	Elmhurst Cir	0.11 NE	2025	27,849	MPSI	.28
4	State Rte 426	Elmhurst Cir	0.11 NE	2024	28,091	MPSI	.28
5	State Hwy 417	Croom Rd	0.25 NE	2025	49,387	MPSI	.38
6	State Hwy 417	Croom Rd	0.25 NE	2024	50,289	MPSI	.38
7	Dean Rd	Oak Hollow Ln	0.05 SE	2024	15,146	MPSI	.39
8	Dean Rd	Oak Hollow Ln	0.05 SE	2025	15,041	MPSI	.39
9	State Rte 426	Dean Rd	0.01 NE	2025	35,536	MPSI	.40
10	State Rte 426	Camp Rd	0.07 SW	2024	25,383	MPSI	.41