

OVIEDO PROPERTIES

FOR LEASE

SR-417 & Tuskawilla Rd, Oviedo, Florida 32765

PROPERTY HIGHLIGHTS

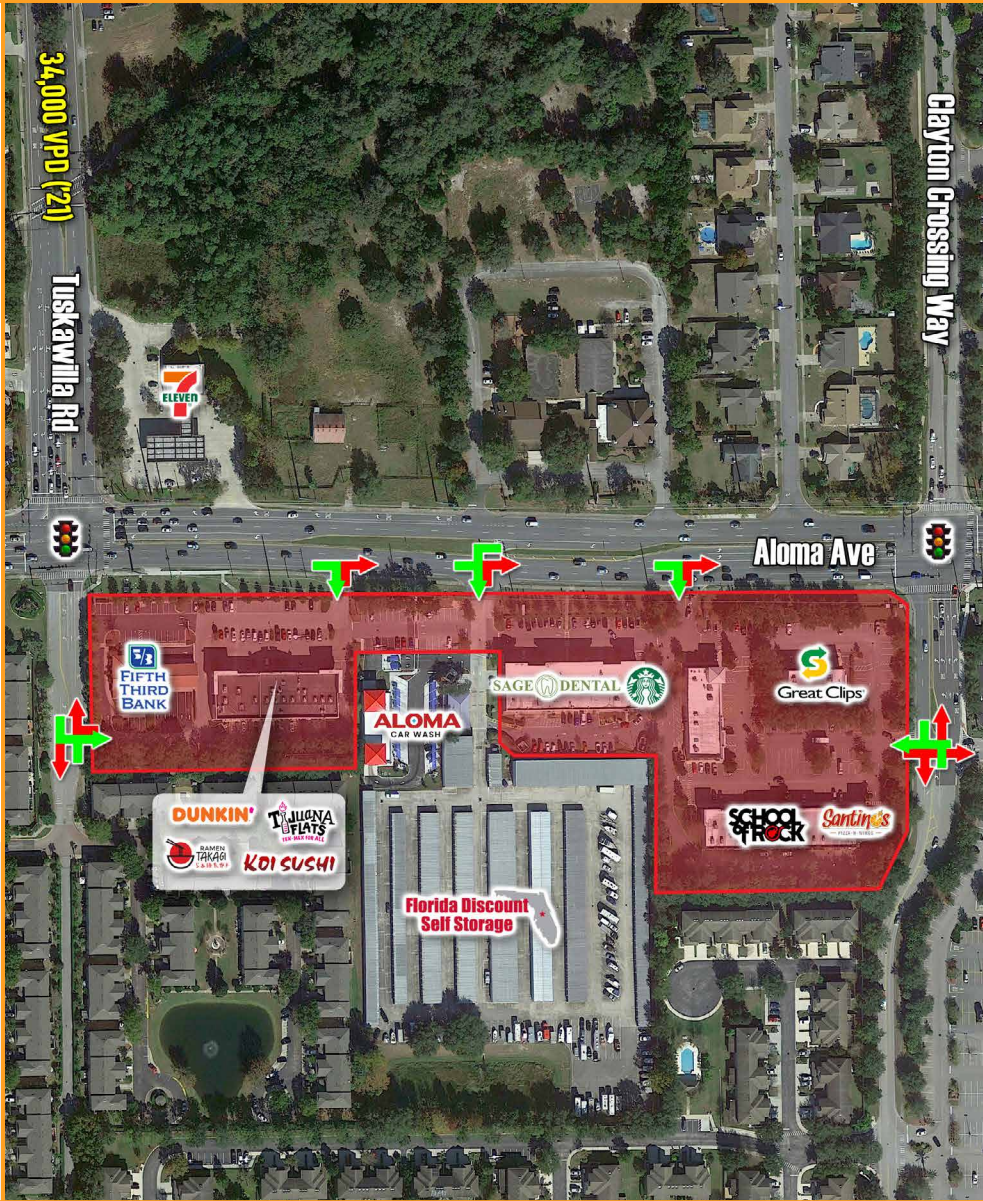
- 3 retail centers on Aloma Avenue between Tuskawilla Road & SR-417
- 2 Traffic lights and median cut for access on Aloma Avenue
- Cross access between intersections and centers
- Excellent visibility and signage
- Servicing the fast growing, affluent community of Oviedo, Florida

2022 DEMOGRAPHICS

5 MILE

Total Population	267,486
Average HH Income	\$100,859
Average HH Size	2.52
Median Age	33.5

AREA RETAILERS



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LAUNCH PAD
Advisors, LLC

SITE PLAN



Aloma Ave

49,255 VPD (21)



Deep Lake Rd

Tuskawilla Rd



Trinity Center

Suite	Tenant	Size (s.f.)
1001	Dunkin'	2,100
1005	TL Nail Salon	980
1009	North End Pizzeria	1,400
1013	Clippers Barber Shop	1,050
1017	Ramen Takagi	1,050
1021	Tijuana Flats	2,100
1025	The Look Salon & Spa	1,400
1029	Fine Ink	1,400
1033	Japanese Restaurant	2,100

Aloma Center

Suite	Tenant	Size (s.f.)
1001	Starbucks	1,850
1031	Sage Dental	2,905
1041	The Armories	1,650
1051	Oviedo Veterinary Care	2,292
1071	Gooda Fooda	1,391
1081	Trinity Eye Associates	2,134
1091	Your Kid's Urgent Care	2,600

Bridgewater Commons

Suite	Tenant	Size (s.f.)
1000	Santino's Pizza N Wings	1,255
1008	Rose Cleaners	1,551
1024	School of Rock	3,005
1032	At Lease	1,200
1040	Arbor Park Salon	1,200
1048	Deep Spa Nails	1,200
1056	Rosa Perfect Eyebrow	1,200
1064	Gabriella Growers	1,200
1072	Eastern Garden Rest.	1,200

Suite	Tenant	Size (s.f.)
1088	Hookah Cafe	2,400
1001	Subway	1,769
0002	Great Clips	1,000
0003	Saigon Flowers	1,773
1104-1112	VIP Care	2,000
1120	Integrity Flooring	1,000
1128	At Lease	1,000
1136	Monte Vesuvio Italian Rest	3,000

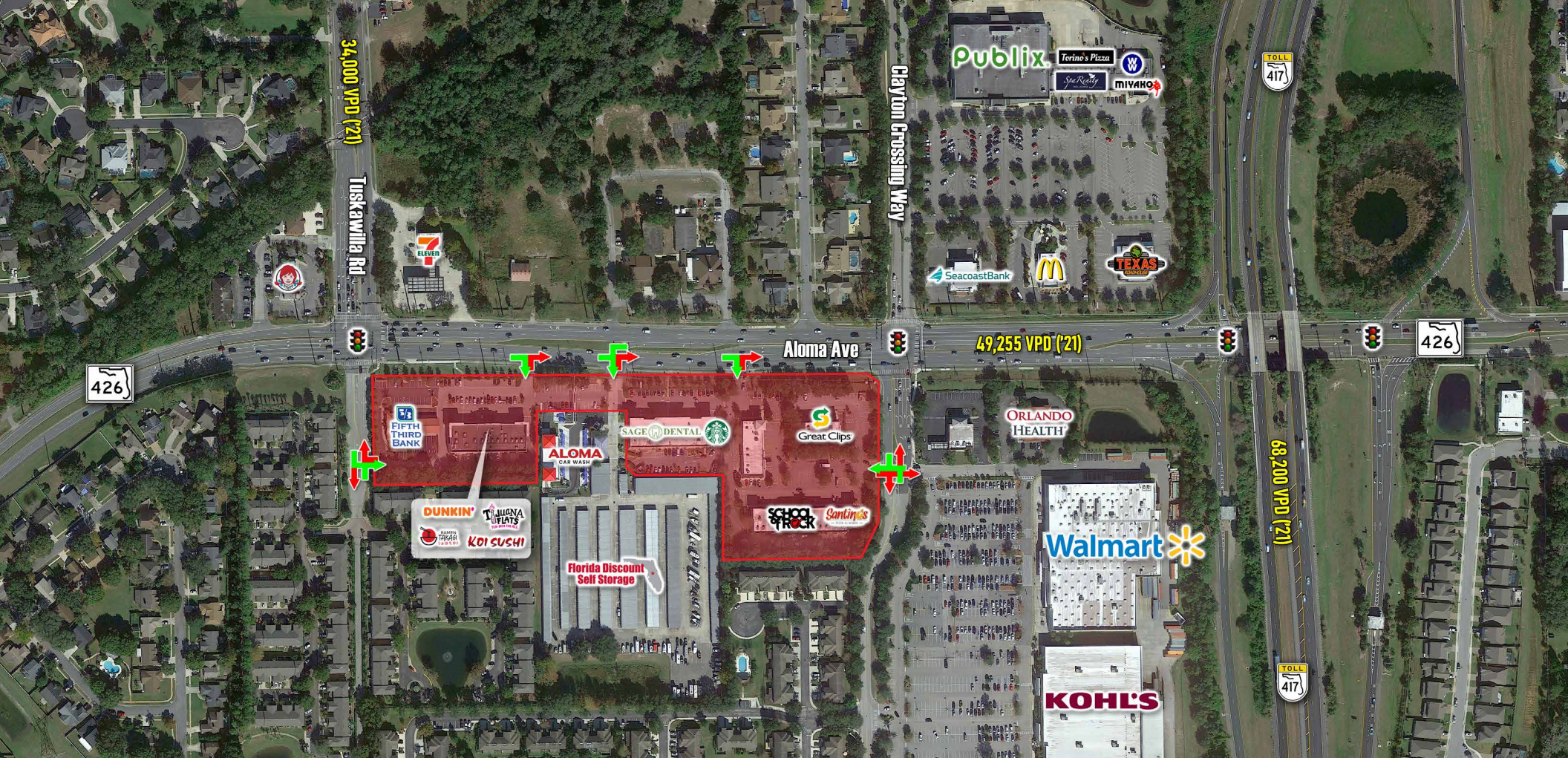


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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	8,311	89,510	267,486
2027 Population	8,406	90,992	271,289
2022 Average HH Income	\$109,336	\$98,941	\$100,859
2022 Median Age	36.1	35.5	33.5

Trinity Center
3635 Aloma Avenue
Oviedo, FL 32765

Aloma Center
3607 Aloma Avenue
Oviedo, FL 32765

Bridgewater Commons
5414 & 5420 Deep Lake Rd
Oviedo, FL 32765