



FOR LEASE



5515 Vista View Way, Oviedo, Florida 32765

Prime Commercial Space for Lease in Oviedo **- on SR 426, on Vista View Way**



**\$28 + \$7.25 CAM
+ Sales Tax**



Office Building



Built in 2013



37,897 SF



0.87 Acres

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



Property Highlights

- ±2,987 SF + shared common space
- Prime location on SR 426 (Aloma Ave)
- Large open area, 4 offices, display room, breakroom,
- 3 restrooms (1 with a shower)
- Marble floors, high-end fixtures, natural light
- Reception area at main entrance
- Ample parking + monument signage
- 24/7 access

Offering Summary

Lease Price:	\$28 + \$7.25 CAM
Available Leasable Area:	2,987 HSF + Shared Common Space
Suite Number:	1001
Building Size:	6,364 SF
Lot Size:	0.87 Acres
Use:	Professional Service



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Lease Description

Suite 1001: Now available for lease, this is a very attractive Retail/Office Suite located in a highly visible, two-unit building on SR 426 in the heart of Oviedo. The space offers approximately 2,987 SF plus access to shared common areas.

The suite features a large open showroom or collaborative work area, four private offices, a dedicated display room, a breakroom, and three restrooms - one of which includes a shower.

Other features include elegant marble flooring, upscale fixtures, and expansive floor-to-ceiling windows that fill the space with natural light, creating a bright and professional environment with a warm, inviting feel. The reception area is located at the building's main entrance for added convenience and branding potential.

Ideal uses include medical offices, outpatient care, optometry or eyeglass retailers, law or accounting firms, insurance providers, architectural or engineering services, interior design studios, retail or showroom concepts, spas, or small professional schools. Previously used as a salon/spa and retail showroom with offices, this flexible layout suits a wide range of potential tenants.

The building offers ample parking and includes both building façade and monument signage opportunities. Tenants benefit from 24/7 access. Utilities from shared services are billed directly to the tenant by the landlord. The adjacent suite is currently occupied by an established dental services provider, further enhancing the professional setting.

Available May 1st.



Location Information

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

Building Information

Building Size	6,364 SF
Building Class	B
Year Built	2013

Lease Price

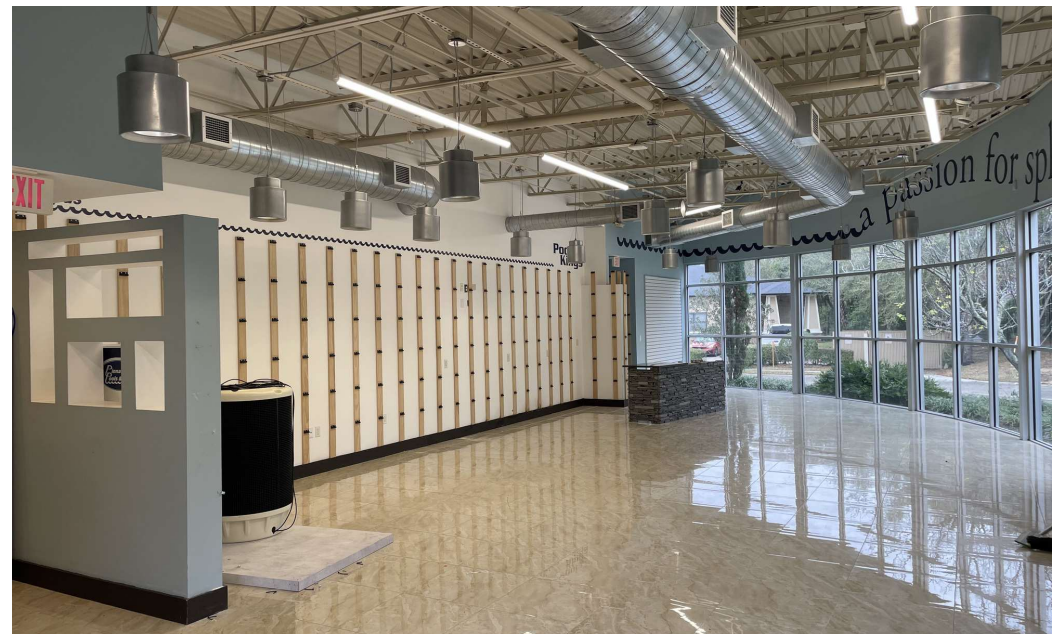
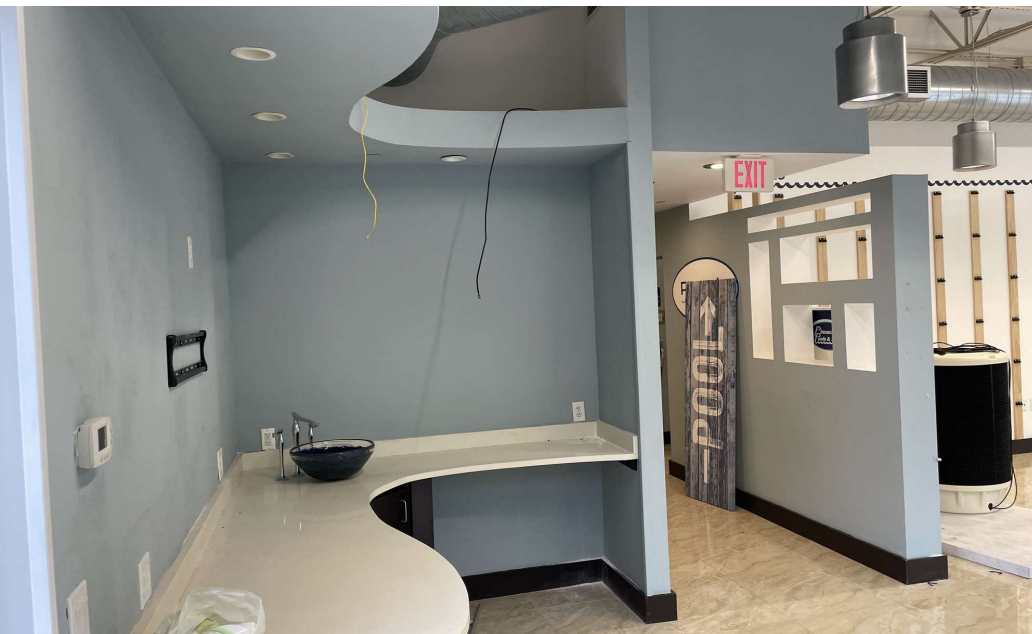
\$28 + \$7.25 CAM

Property Information

Property Type	Retail/Office
Property Subtype	Medical
Property Use	Professional Service Bld
Zoning	PD - Planned Development
Lot Size	0.87 Acres



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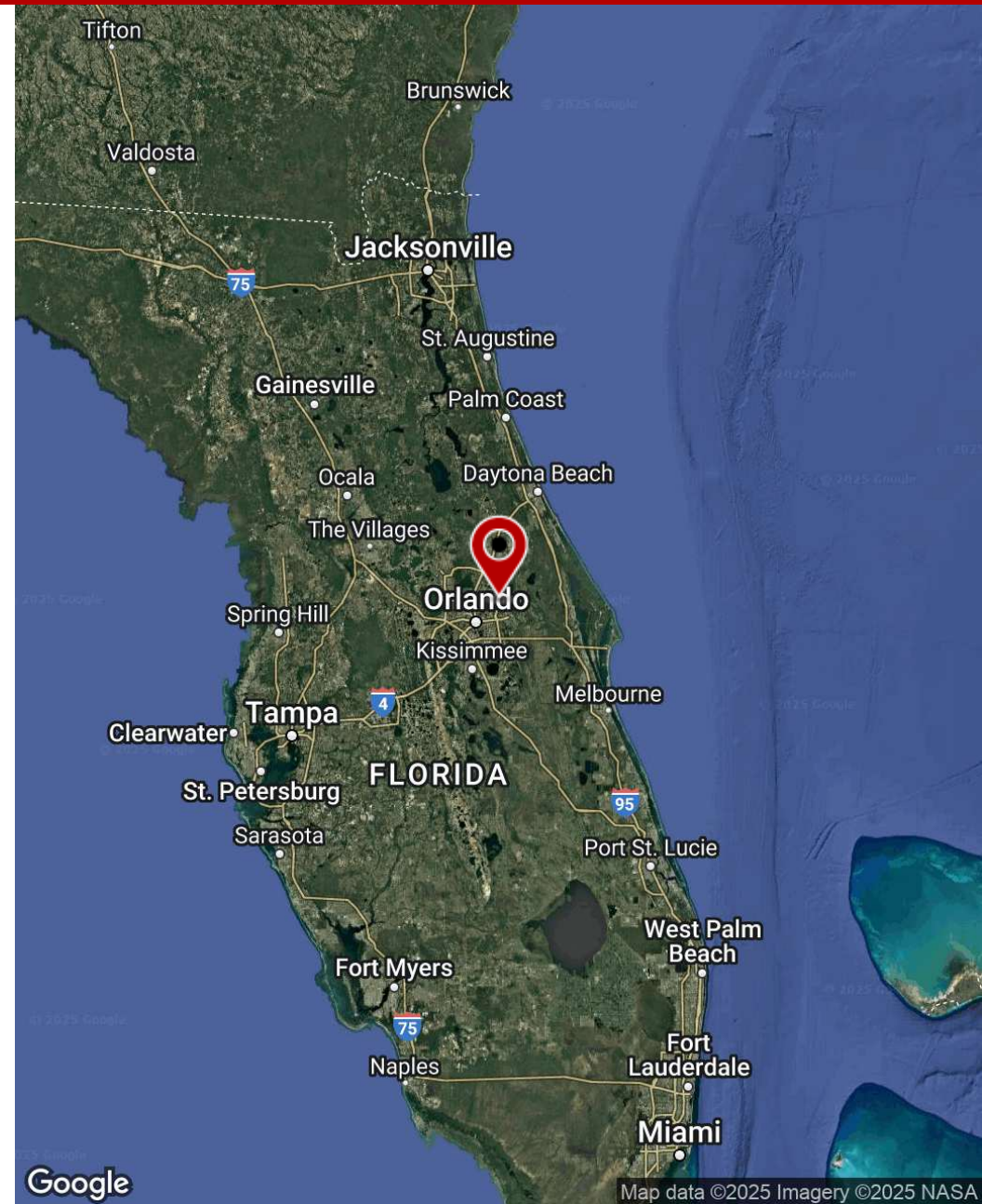
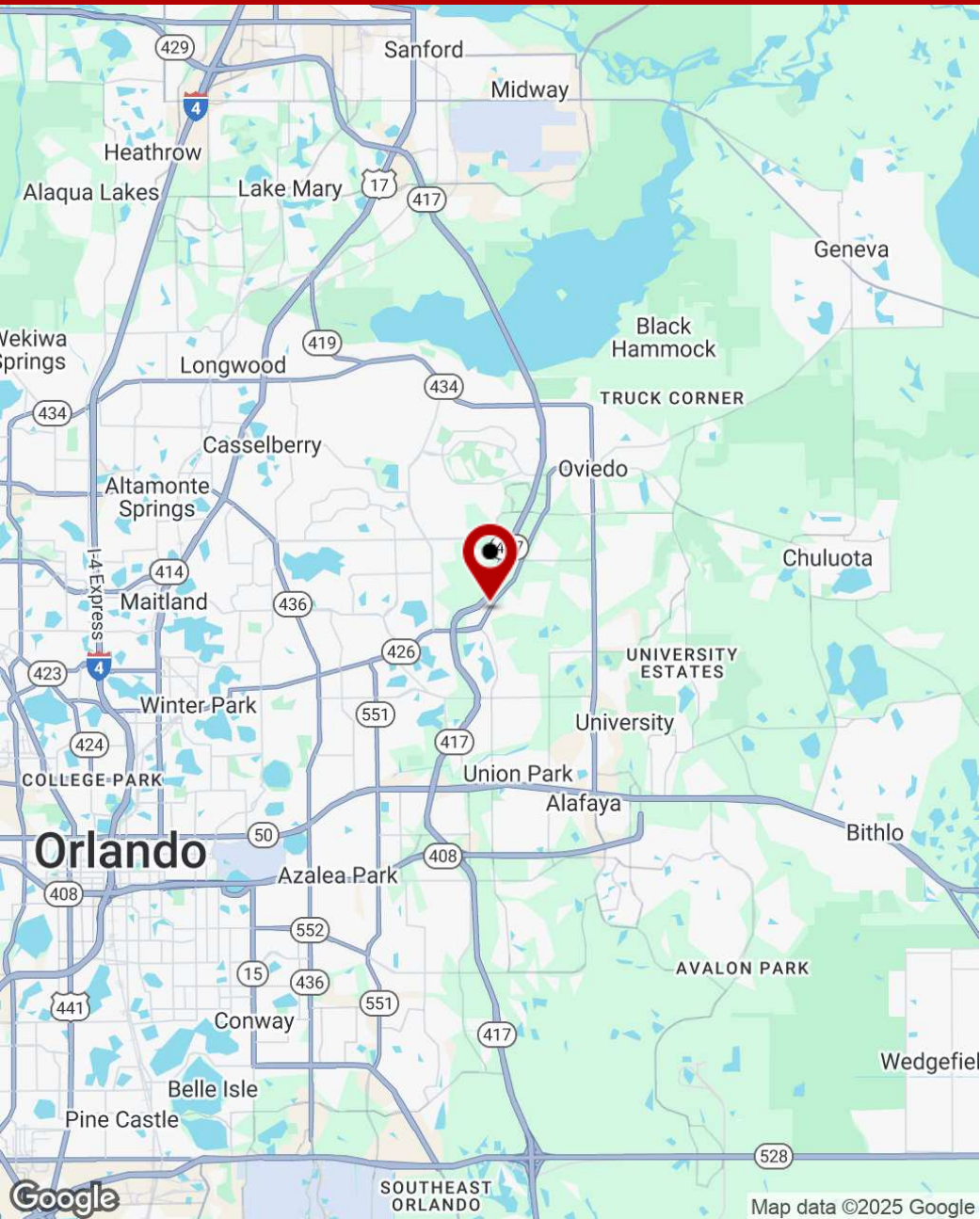


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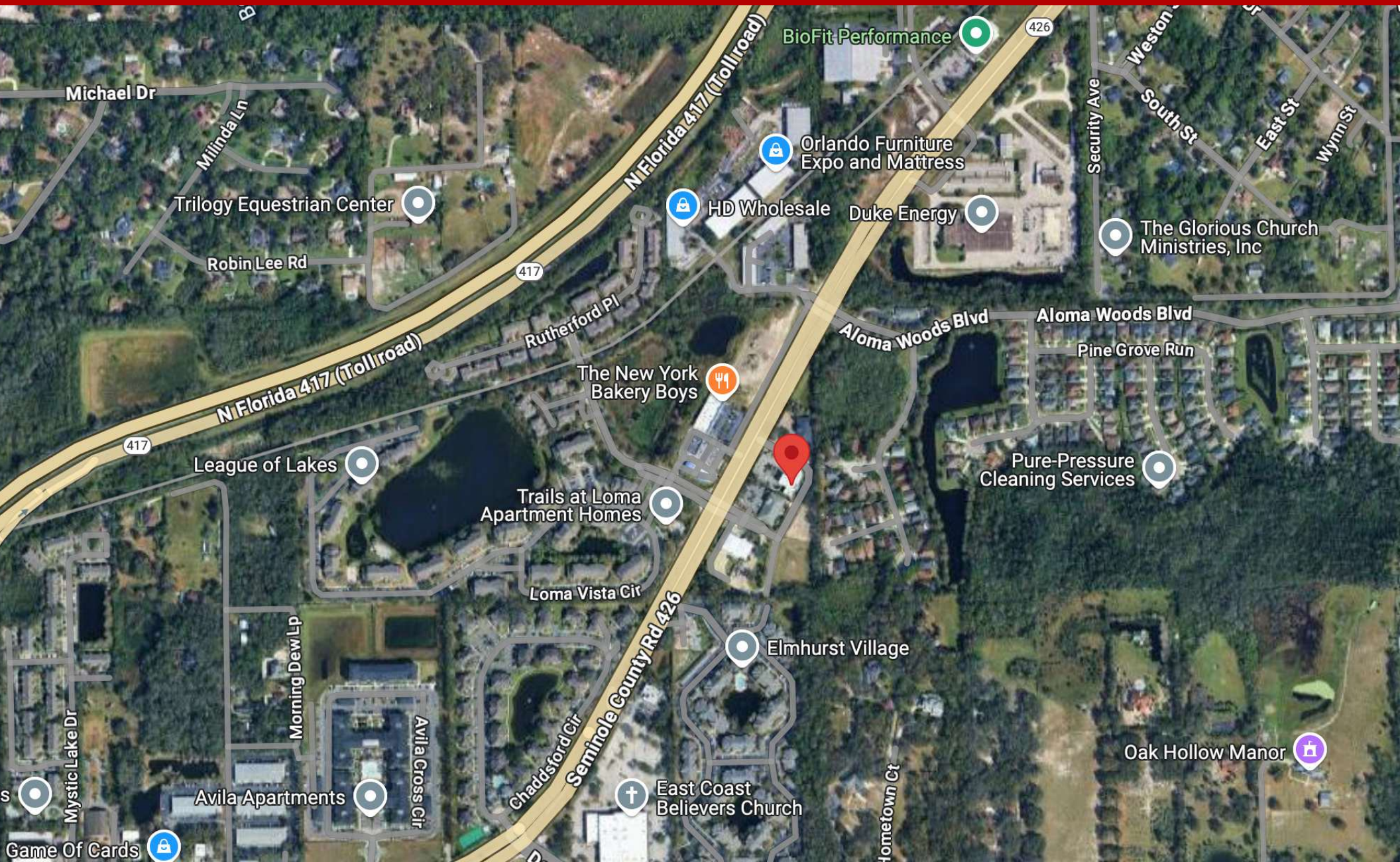


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Regional Map



Each Office Independently
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Each Office Independently
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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: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



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	5 Mile
2024 Households by HH Income	2,788	27,207	89,208
<\$25,000	324 11.62%	4,817 17.71%	15,786 17.70%
\$25,000 - \$50,000	717 25.72%	4,920 18.08%	17,610 19.74%
\$50,000 - \$75,000	435 15.60%	4,006 14.72%	15,660 17.55%
\$75,000 - \$100,000	425 15.24%	3,642 13.39%	11,922 13.36%
\$100,000 - \$125,000	199 7.14%	2,734 10.05%	8,431 9.45%
\$125,000 - \$150,000	223 8.00%	2,100 7.72%	5,790 6.49%
\$150,000 - \$200,000	111 3.98%	2,202 8.09%	6,884 7.72%
\$200,000+	354 12.70%	2,786 10.24%	7,125 7.99%
2024 Avg Household Income	\$99,855	\$97,709	\$89,881
2024 Med Household Income	\$67,848	\$74,127	\$66,587
2024 Occupied Housing	2,786	27,208	89,209
Owner Occupied	1,342 48.17%	16,360 60.13%	50,570 56.69%
Renter Occupied	1,444 51.83%	10,848 39.87%	38,639 43.31%
2020 Housing Units	2,975	30,022	96,819
1 Unit	1,796 60.37%	20,488 68.24%	64,909 67.04%
2 - 4 Units	135 4.54%	1,152 3.84%	5,591 5.77%
5 - 19 Units	642 21.58%	4,367 14.55%	16,276 16.81%
20+ Units	402 13.51%	4,015 13.37%	10,043 10.37%
2024 Housing Value	1,341	16,360	50,570
<\$100,000	29 2.16%	458 2.80%	2,555 5.05%
\$100,000 - \$200,000	49 3.65%	864 5.28%	4,901 9.69%
\$200,000 - \$300,000	267 19.91%	4,638 28.35%	15,772 31.19%
\$300,000 - \$400,000	339 25.28%	5,053 30.89%	13,834 27.36%
\$400,000 - \$500,000	248 18.49%	2,393 14.63%	6,431 12.72%
\$500,000 - \$1,000,000	353 26.32%	2,576 15.75%	6,099 12.06%
\$1,000,000+	56 4.18%	378 2.31%	978 1.93%
2024 Median Home Value	\$396,017	\$343,934	\$314,869
2024 Housing Units by Yr Built	2,975	30,604	99,451
Built 2010+	328 11.03%	4,341 14.18%	11,615 11.68%
Built 2000 - 2010	754 25.34%	4,362 14.25%	10,890 10.95%
Built 1990 - 1999	995 33.45%	7,794 25.47%	23,360 23.49%
Built 1980 - 1989	690 23.19%	9,678 31.62%	29,710 29.87%
Built 1970 - 1979	171 5.75%	3,541 11.57%	14,613 14.69%
Built 1960 - 1969	7 0.24%	624 2.04%	5,986 6.02%
Built 1950 - 1959	30 1.01%	203 0.66%	2,606 2.62%
Built <1949	0 0.00%	61 0.20%	671 0.67%
2024 Median Year Built	1995	1991	1988