



Alafaya Square

81 Alafaya Woods Blvd
Oviedo, FL 32765



Retail space available in Publix-anchored center

- Inline suites available from 1,600 s.f. to 3,200 s.f.
- Center anchored by a Publix that opened in Q2 2024
- Pylon sign available for future tenants, allowing for advantageous visibility along Alafaya Trail
- Major visitor growth projections of +34.3 percent YoY, and +12.6 percent Yo3Y (Source: Placer.ai)
- Located in Oviedo, a well-established and affluent suburb of Orlando, with strategic positioning on two high-traffic thoroughfares
- Alafaya Trail and Alafaya Woods Blvd witness an average of 46,000 and 43,000 vehicles daily, respectively, for ideal visibility on two lighted intersections
- Family-oriented community with steady population growth over the past decade
- One of Central Florida's wealthiest demographics
- Three miles north of UCF, with more than 69,000 students and 13,000 employees

Key Tenants:

Contact

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Suites Available

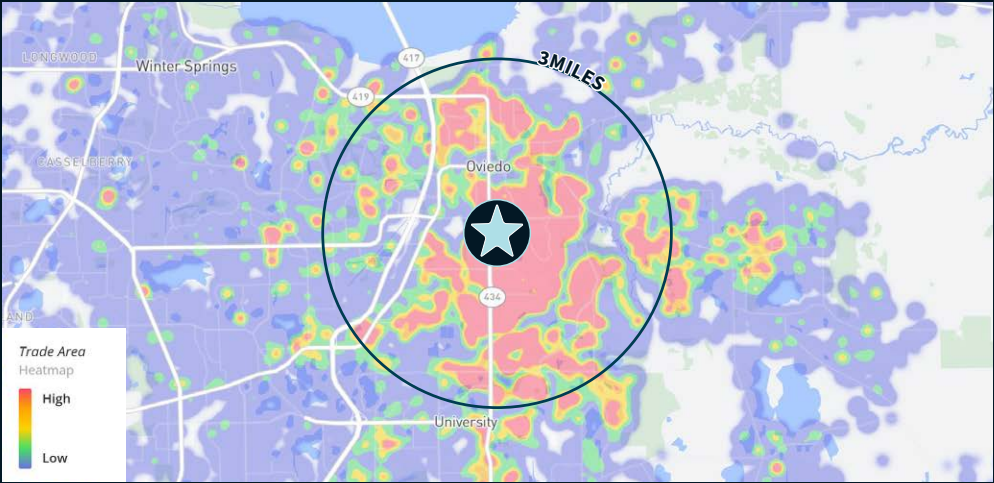
AVAILABLE
LEASED

Click to View Virtual Tour

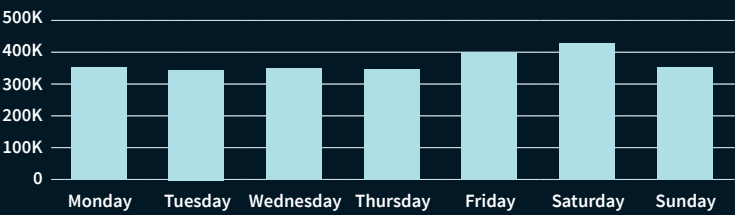
SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
A0A	My Salon Suite	5,500	B0F	StretchLab	1,600	E0D	Arcade Monsters	6,400
A0D	Aqua Tots	2,750	B0G	MamaBare Sugaring Studio	1,600	E0G	Yao's	3,200
A0E	Aqua Tots	2,750	B0H	Keller Williams Realty	1,600	E0H	Teapioca Lounge	1,600
A0F	Renoja	2,000	B0K	Keller Williams Realty	8,636	E0K	IHOP	4,800
A0G	Postal Annex	1,200	C0E	Knights Barbershop	1,338	R0A	Zaza New Cuban Diner	2,000
A0H	Breaking Barre	1,600	C0F	Jackson Hewitt Tax Service	1,062	R0B	Lactation Station	1,465
A0J	Cold Stone Creamery	1,600	C0G	Unique Nails	1,200	R0C	Club Pilates	1,825
A0K	Winning Smiles Orthodontics	1,575	C0H	Available	1,600	R0D	Jeff's Bagel Run	1,200
A0R	Publix	56,000	C0J	Available	1,600	R0E	Dr. Riano, DMD	2,300
B0A	Publix Liquors	3,000	C0K	Gino's Pizza	3,200	F0A	CycleBar	2,398
B0C	Massage Envy	2,200	D0A	Frogger's Oyster Bar	7,143	F0B	Available	2,420
B0D	GNC	1,600	D0H	Couture Med Spa	2,400	F0C	Burn Bootcamp	4,108
B0E	Available - 2nd Gen. Restaurant	1,600	D0J	Planet Fitness	18,100	F0F	Pho Hoang Minh Vietnamese	1,793

Demographics

POPULATION		
1 MI.	11,586	
3 MI.	67,769	
5 MI.	161,441	
HOUSEHOLDS		
1 MI.	4,287	
3 MI.	22,823	
5 MI.	53,634	
AVERAGE HH INCOME		
1 MI.	\$126,920	
3 MI.	\$137,595	
5 MI.	\$130,438	
BUSINESSES		
1 MI.	655	
3 MI.	2,529	
5 MI.	5,149	
EMPLOYEES		
1 MI.	6,926	
3 MI.	24,116	
5 MI.	70,499	



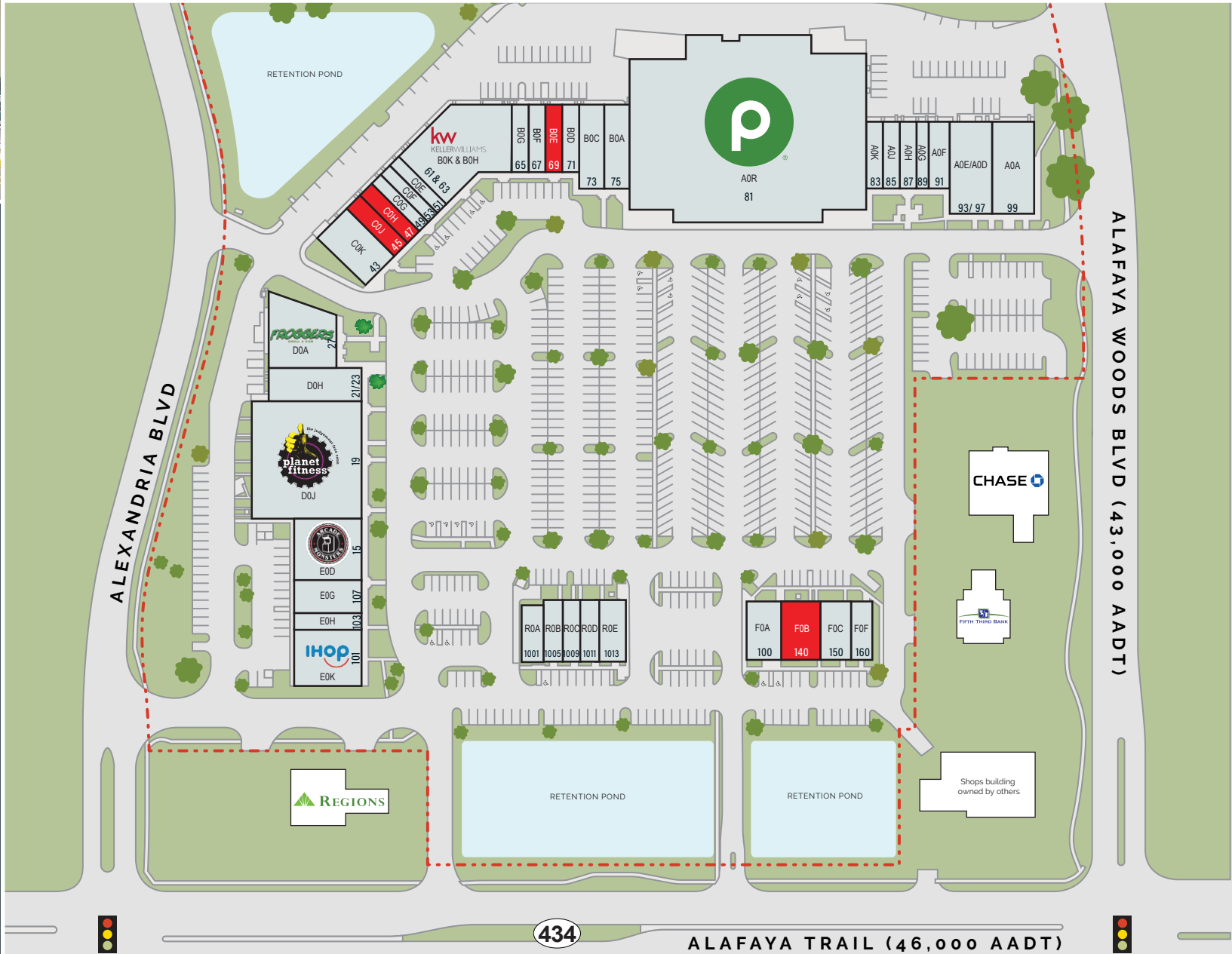
DAILY VISITS

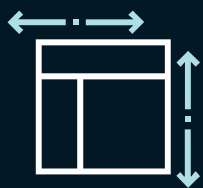
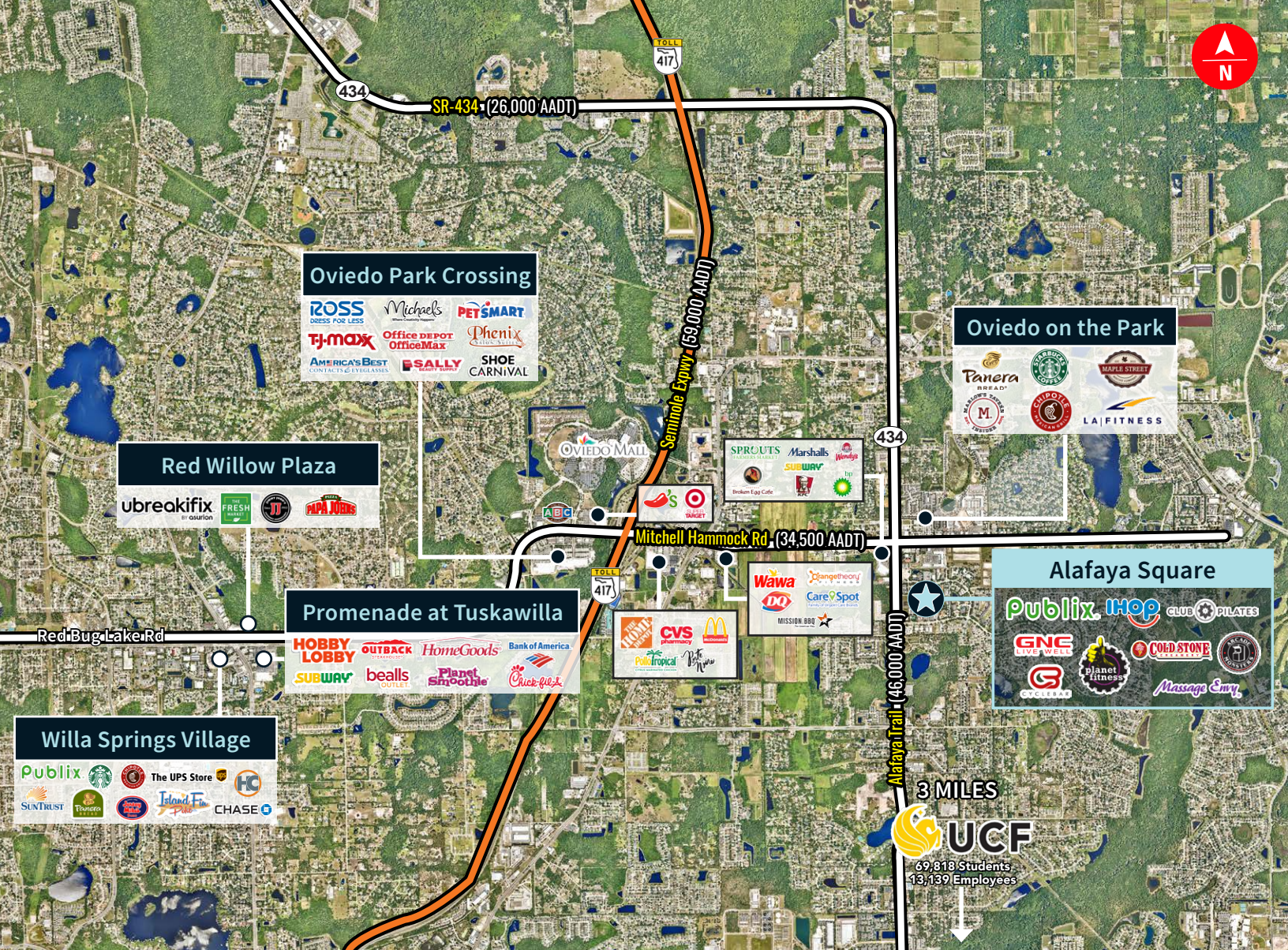


AVG. LENGTH-OF-STAY/VISIT
51 MINS

EST. # OF CUSTOMERS ANNUALLY
386.9K

EST. # OF VISIT ANNUALLY
2.7M





1,600-3,200 SF
AVAILABLE



161,441
POPULATION (5 MILES)



46,000± AADT
ALAFAYA TRL (434)



\$130,438
AVG. HH INCOME (5 MILES)

Contact

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