



- \$ \$2,425,000
- House Professional Service Building
- Clock Built in 2013
- Building 6,364 SF
- Land 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.



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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:	\$2,425,000
Price Per SF:	\$381.97/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:	\$158,025
Pro-Forma Cap Rate:	6.52%



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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 \$28.00 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

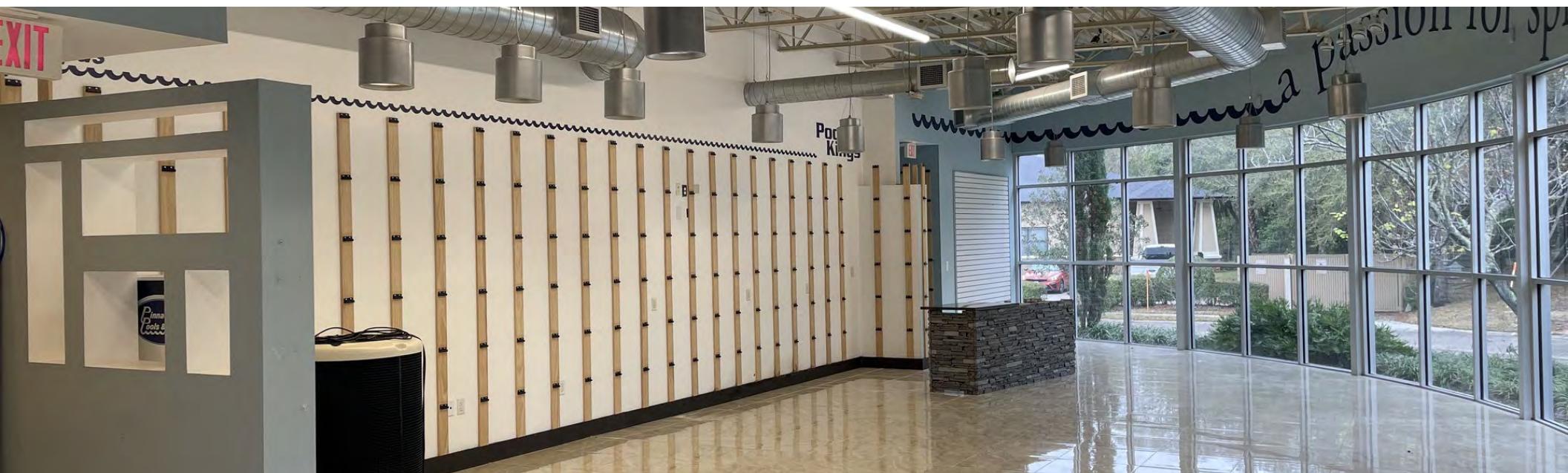
Building Size	6,364 SF
Tenancy	Multiple
Number of Floors	1
Year Built	2013
Year Last Renovated	2018

## Sale Price

\$2,425,000

## Property Information

Property Type	Retail/Office
Property Use	Professional Service Building
Zoning	PD - Planned Development
Lot Size	0.87 Acres
Pro-Forma NOI	\$158,025
Pro-Forma Cap Rate	6.52%



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## Additional Photos



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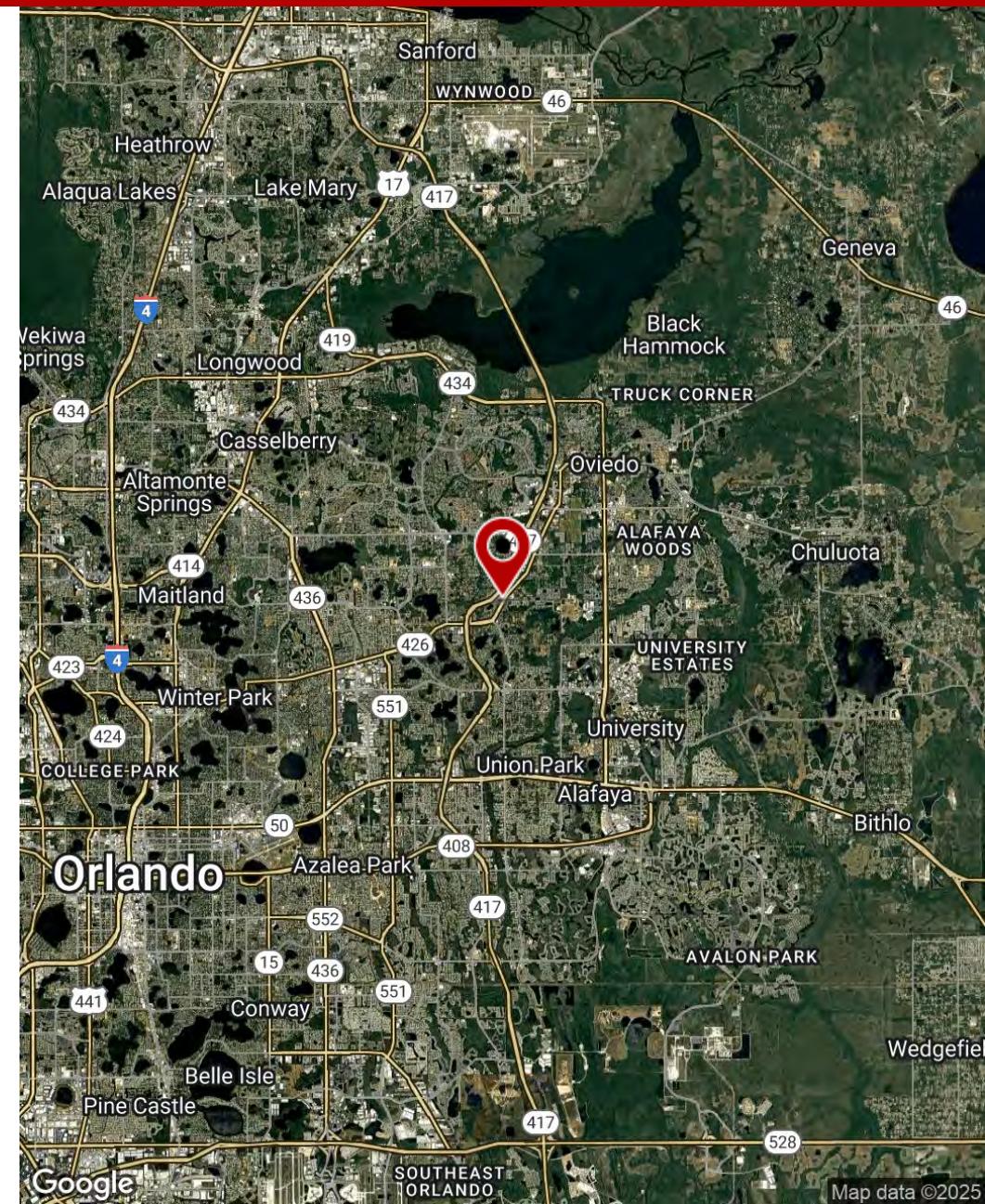
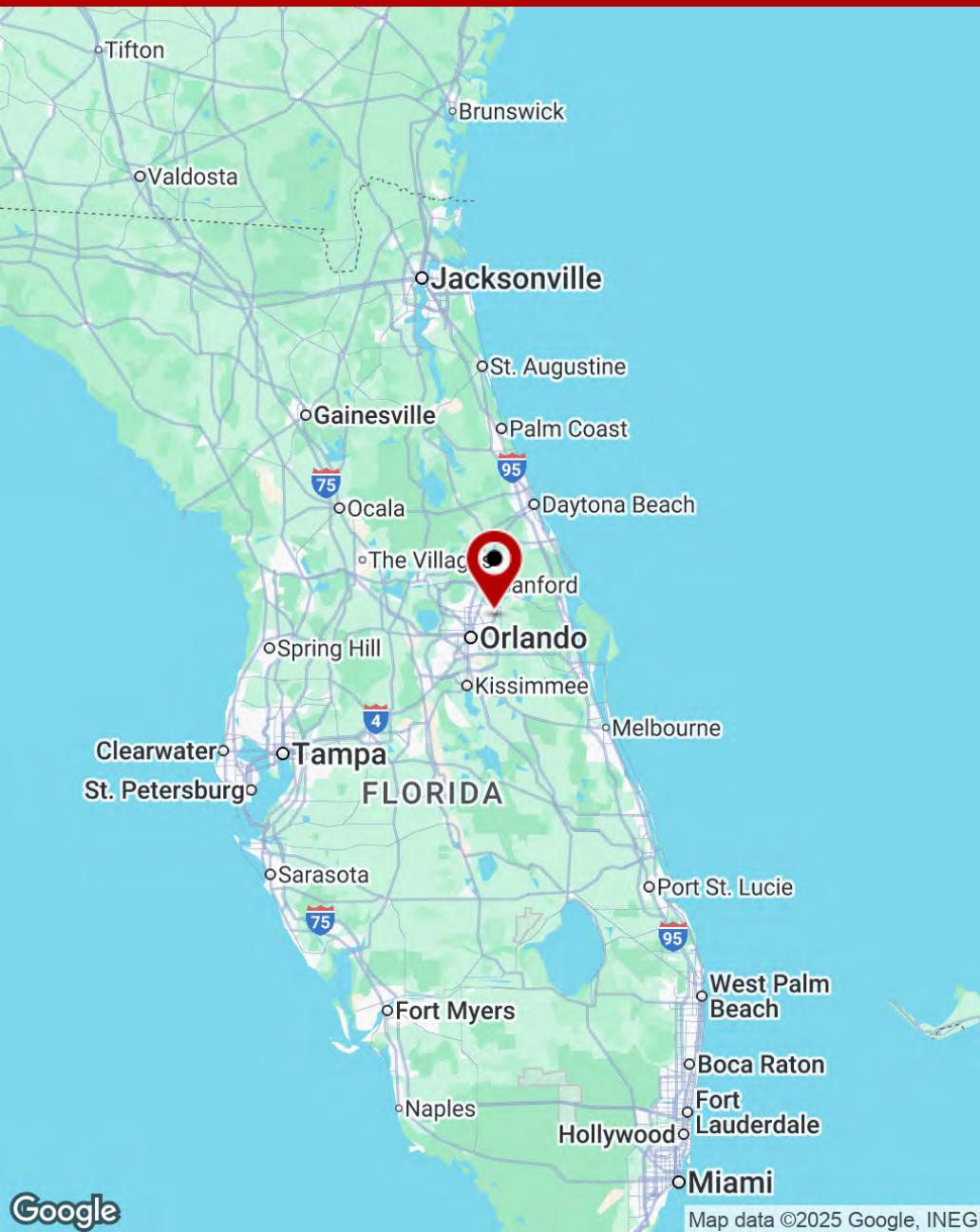
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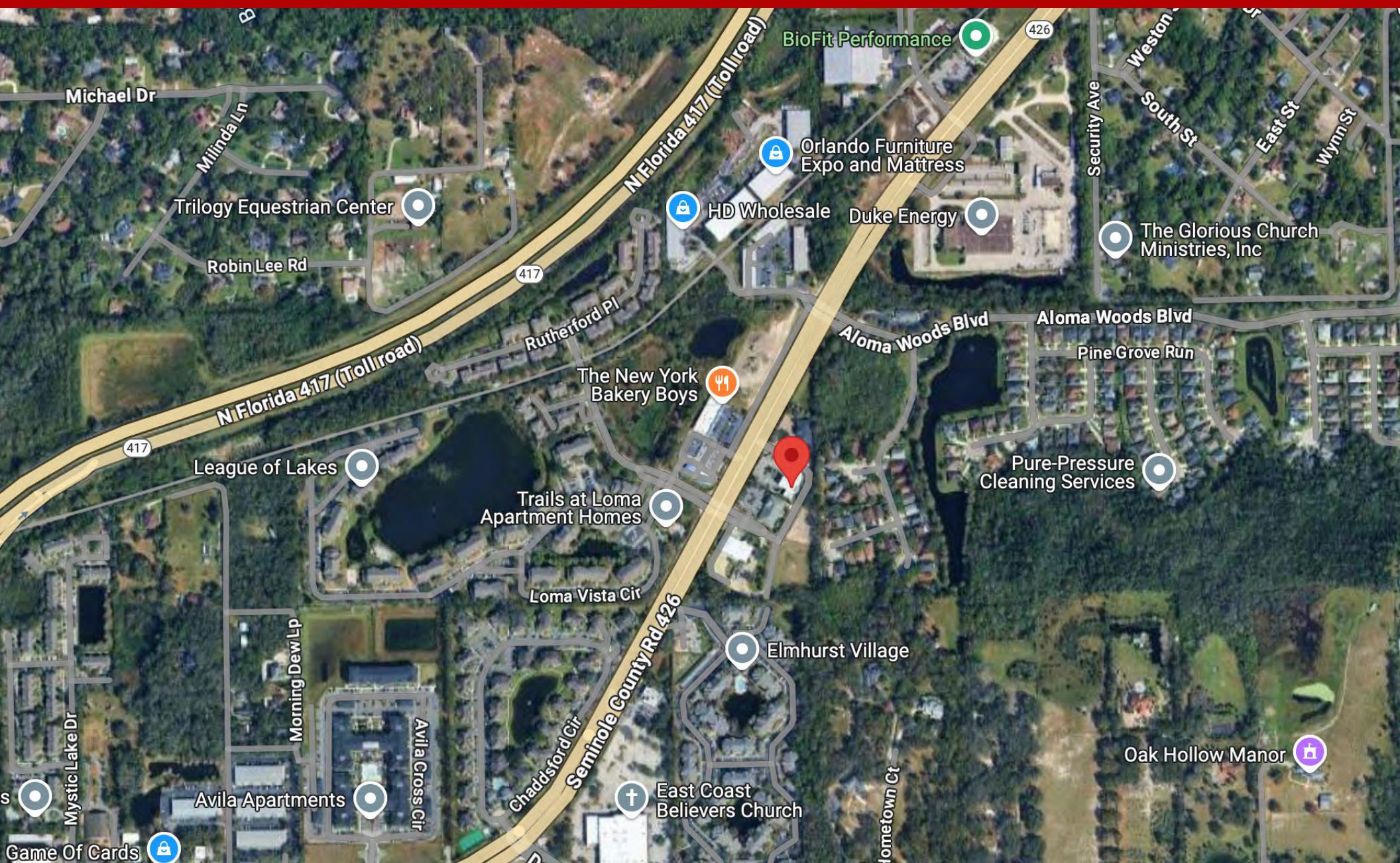
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## Regional Map



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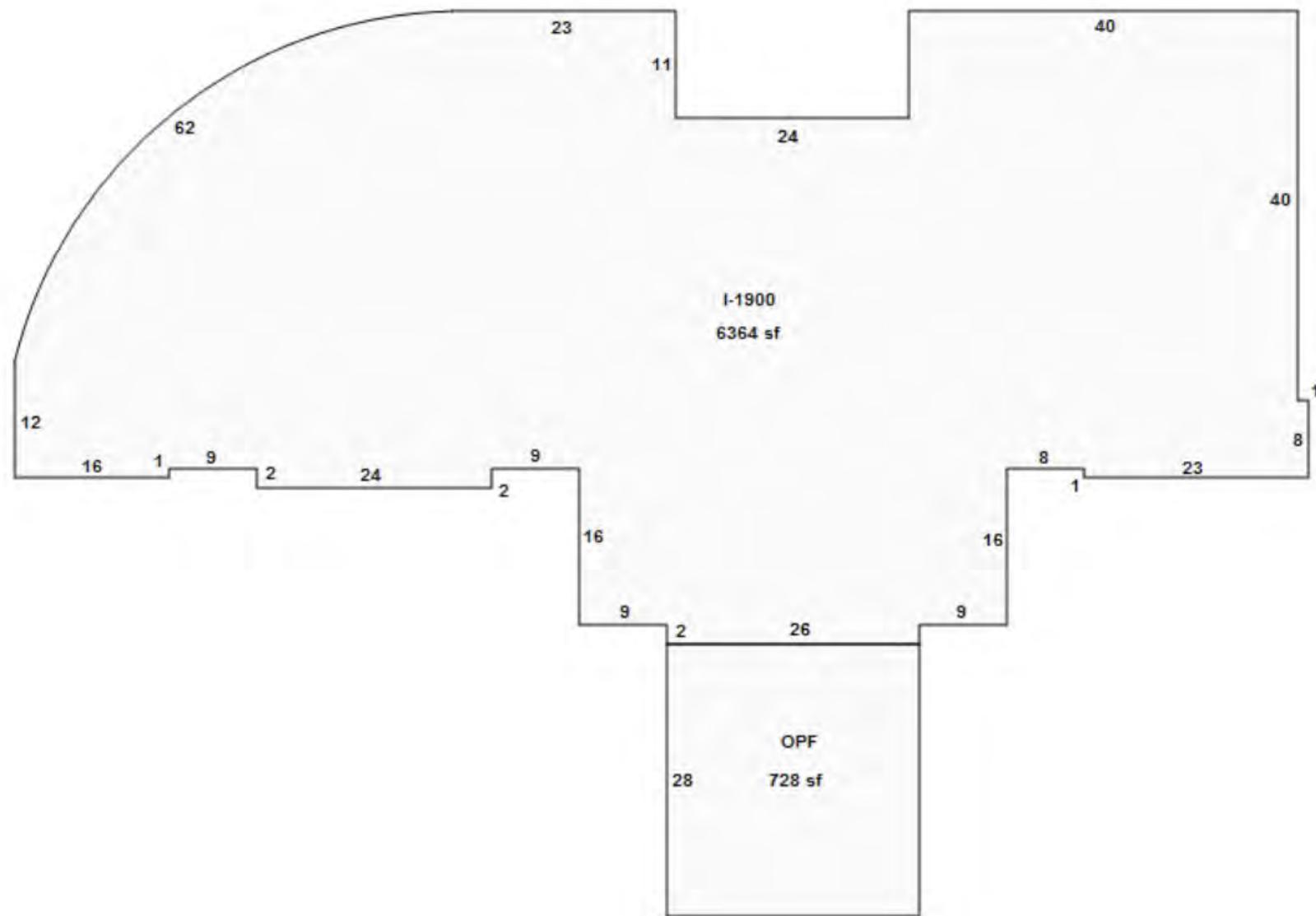
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## Building Sketch



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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	\$28.00	\$83,636	TBD	TBD

### Financial Overview

Price	Lease Type	Projected NOI	Projected Cap Rate
\$2,425,000	NNN	\$158,025	6.52%

### 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
<b>Total Tenants-Reimbursable Expenses (2024)</b>	<b>\$86,677.97</b>

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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
<b>Population</b>			
2029 Projection			
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%
<b>2024 Population by Age</b>			
	<b>7,168</b>	<b>74,651</b>	<b>251,117</b>
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%
<b>Median Age</b>	<b>35.20</b>	<b>35.20</b>	<b>33.80</b>
<b>Average Age</b>	<b>36.80</b>	<b>38.10</b>	<b>37.20</b>



## Demographic Detail Report

5515 Vista View Way, Oviedo, FL 32765						
Radius	1 Mile		3 Mile		5 Mile	
<b>2024 Population By Race</b>	<b>7,168</b>		<b>74,651</b>		<b>251,117</b>	
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%
<b>Population by Hispanic Origin</b>	<b>7,168</b>		<b>74,651</b>		<b>251,117</b>	
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%
<b>2024 Median Age, Male</b>	<b>33.80</b>		<b>34.40</b>		<b>33.20</b>	
<b>2024 Average Age, Male</b>	<b>35.80</b>		<b>37.20</b>		<b>36.40</b>	
<b>2024 Median Age, Female</b>	<b>36.70</b>		<b>36.30</b>		<b>34.50</b>	
<b>2024 Average Age, Female</b>	<b>37.80</b>		<b>38.90</b>		<b>38.10</b>	
<b>2024 Population by Occupation Classification</b>	<b>5,809</b>		<b>62,066</b>		<b>208,678</b>	
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%
<b>Households by Marital Status</b>						
Married	1,248		12,487		38,120	
Married No Children	710		7,536		23,246	
Married w/Children	538		4,951		14,874	
<b>2024 Population by Education</b>	<b>5,316</b>		<b>55,528</b>		<b>181,614</b>	
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	
<b>2024 Population by Occupation</b>	<b>6,861</b>		<b>69,616</b>		<b>232,081</b>	
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%
<b>2024 Worker Travel Time to Job</b>	<b>3,346</b>		<b>34,089</b>		<b>112,802</b>	
<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%
<b>2020 Households by HH Size</b>	<b>2,739</b>		<b>28,063</b>		<b>91,366</b>	
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%
<b>2024 Average Household Size</b>	<b>2.50</b>		<b>2.50</b>		<b>2.50</b>	
<b>Households</b>						
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

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Radius	1 Mile		3 Mile		5 Mile	
<b>2024 Households by HH Income</b>	<b>2,788</b>		<b>27,207</b>		<b>89,208</b>	
<\$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%
<b>2024 Avg Household Income</b>	<b>\$99,855</b>		<b>\$97,709</b>		<b>\$89,881</b>	
<b>2024 Med Household Income</b>	<b>\$67,848</b>		<b>\$74,127</b>		<b>\$66,587</b>	
<b>2024 Occupied Housing</b>	<b>2,786</b>		<b>27,208</b>		<b>89,209</b>	
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%
<b>2020 Housing Units</b>	<b>2,975</b>		<b>30,022</b>		<b>96,819</b>	
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%
<b>2024 Housing Value</b>	<b>1,341</b>		<b>16,360</b>		<b>50,570</b>	
<\$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%
<b>2024 Median Home Value</b>	<b>\$396,017</b>		<b>\$343,934</b>		<b>\$314,869</b>	
<b>2024 Housing Units by Yr Built</b>	<b>2,975</b>		<b>30,604</b>		<b>99,451</b>	
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%
<b>2024 Median Year Built</b>	<b>1995</b>		<b>1991</b>		<b>1988</b>	



# 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
<b>Total Businesses</b>	<b>11,087</b>	<b>115,173</b>	<b>10</b>
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**

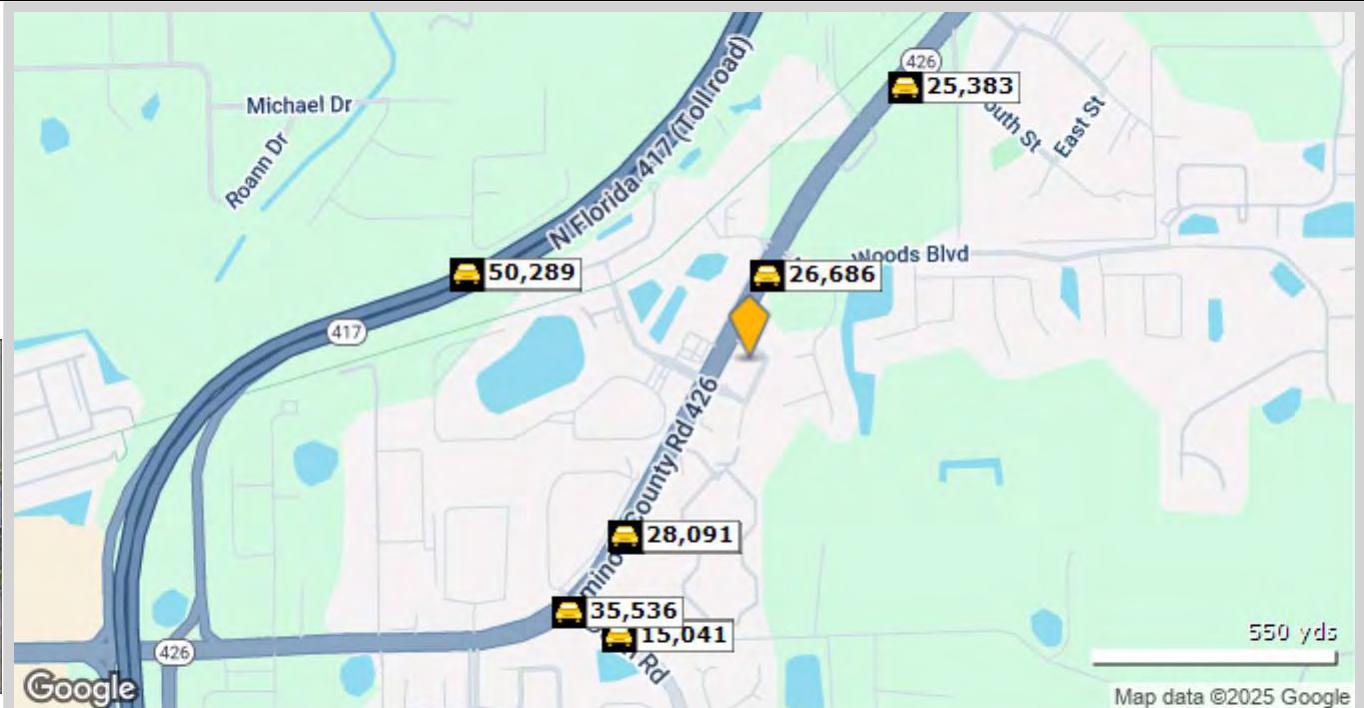
RBA: **6,364 SF**

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



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10/30/2025