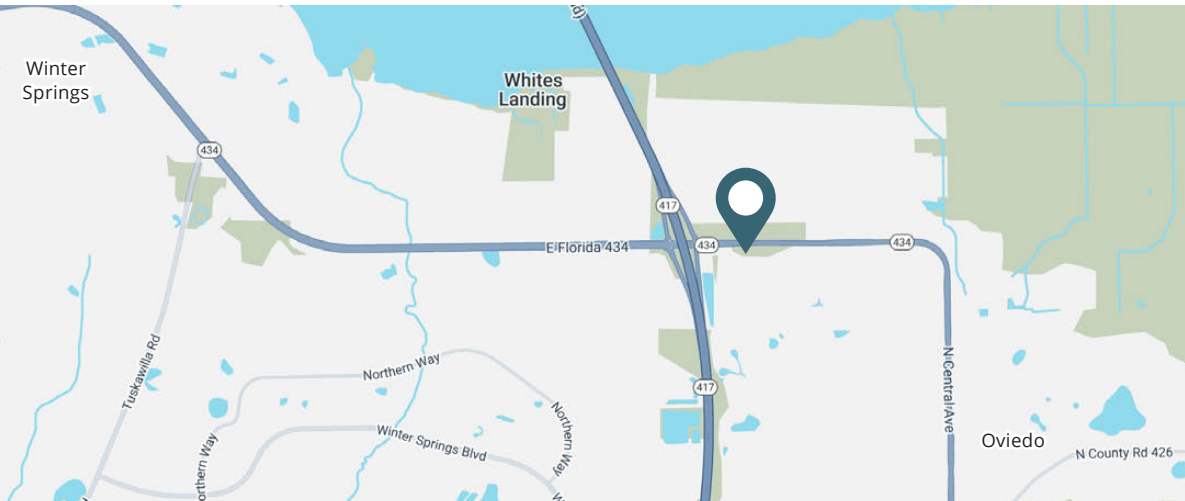


WINTER SPRINGS/OVIEDO RETAIL DEVELOPMENT

1021 State Road 434, Oviedo, FL 32765

FOR LEASE



PROPERTY OVERVIEW

- » Proposed retail/office/medical space: Up to 6,500 SF
- » Situated on State Road 434, just east of State Road 417 (59,000 AADT)
- » Site offers 300 feet of frontage along State Road 434, with a daily traffic count of 23,000 vehicles
- » Located three miles from Oviedo High School with an enrollment of 2,290 students
- » Affluent surrounding area with an average household income of \$159,293 within a 1-mile radius
- » Quick access to State Road 417

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,900	38,411	109,096
Households	1,829	14,941	41,315
Daytime Pop.	1,920	24,510	62,106
Ave. HH Income	\$159,293	\$144,132	\$135,859

WINTER SPRINGS/OVIEDO RETAIL DEVELOPMENT

SITE PLAN



WINTER SPRINGS/OVIEDO RETAIL DEVELOPMENT

AERIAL

