

New Development Opportunity

Located along E. Mitchell Hammock Rd in main trade area of Oviedo

E. Mitchell Hammock Rd & Alafaya Trl
Oviedo, FL 32765
www.cbre.com/orlando



Retail | For Ground Lease or BTS

Property Overview

- + Available for ground lease or build to suit:
 - Up to 1.52± Acres Divisible
 - Retail: 2,493± SF
- + Located 1.29 miles east of N. Florida 417
- + Excellent visibility along highly trafficked E. Mitchell Hammock with cross access to Alafaya Trl
- + Join nearby retailers - Sprouts Farmers Market, Marshalls, Aldi, Wendy's, Burger King, Bolay, Popeye's, Outback Steakhouse, Miller's Ale House, First Watch, Chick-fil-A, Pet Supermarket, BurgerFi, Tropical Cafe, Pokeworks, Walgreens, Subway



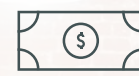
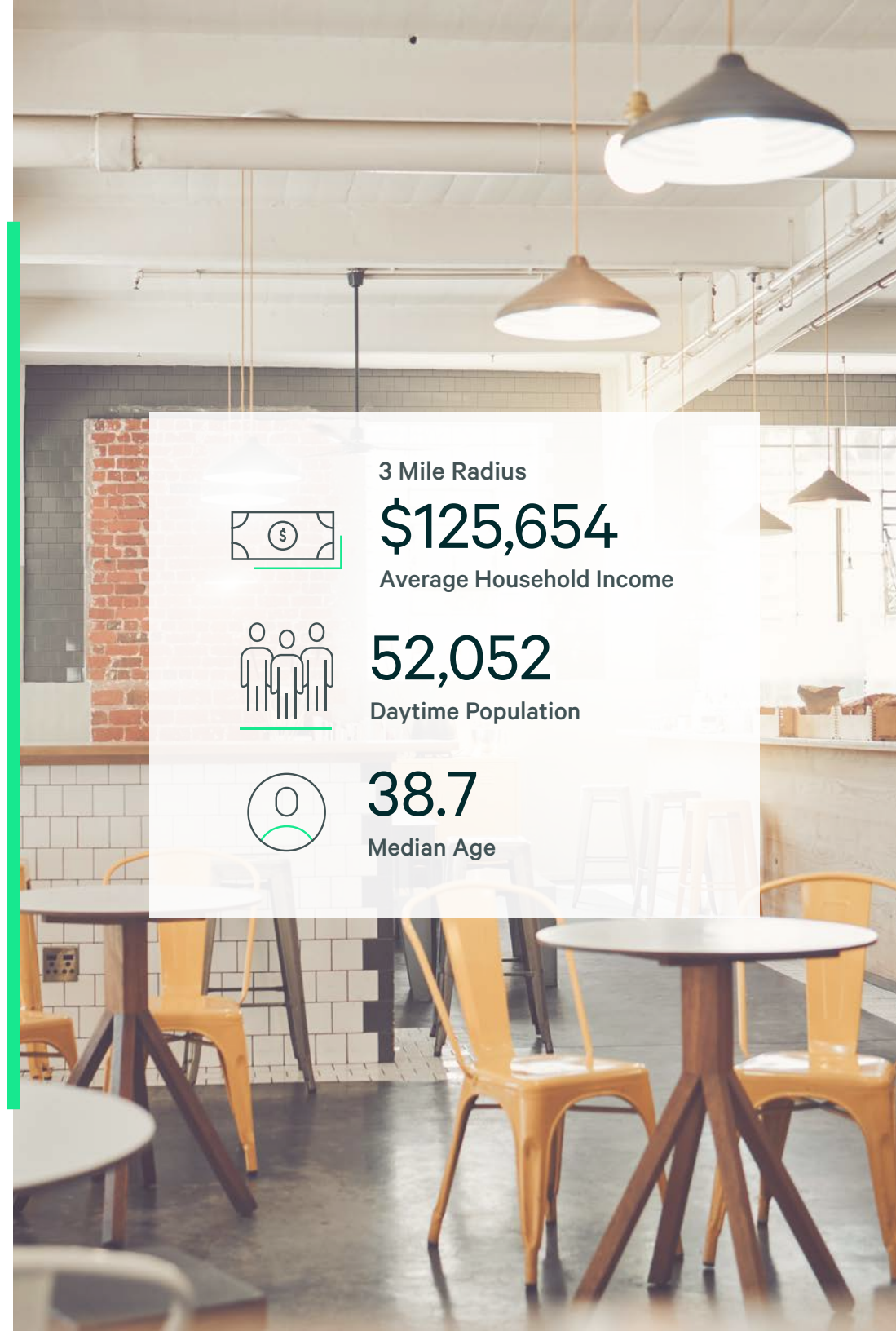
Traffic Counts

43,173 AADT

E. Mitchell Hammock Rd

39,925 AADT

Alafaya Trl



3 Mile Radius

\$125,654

Average Household Income



52,052

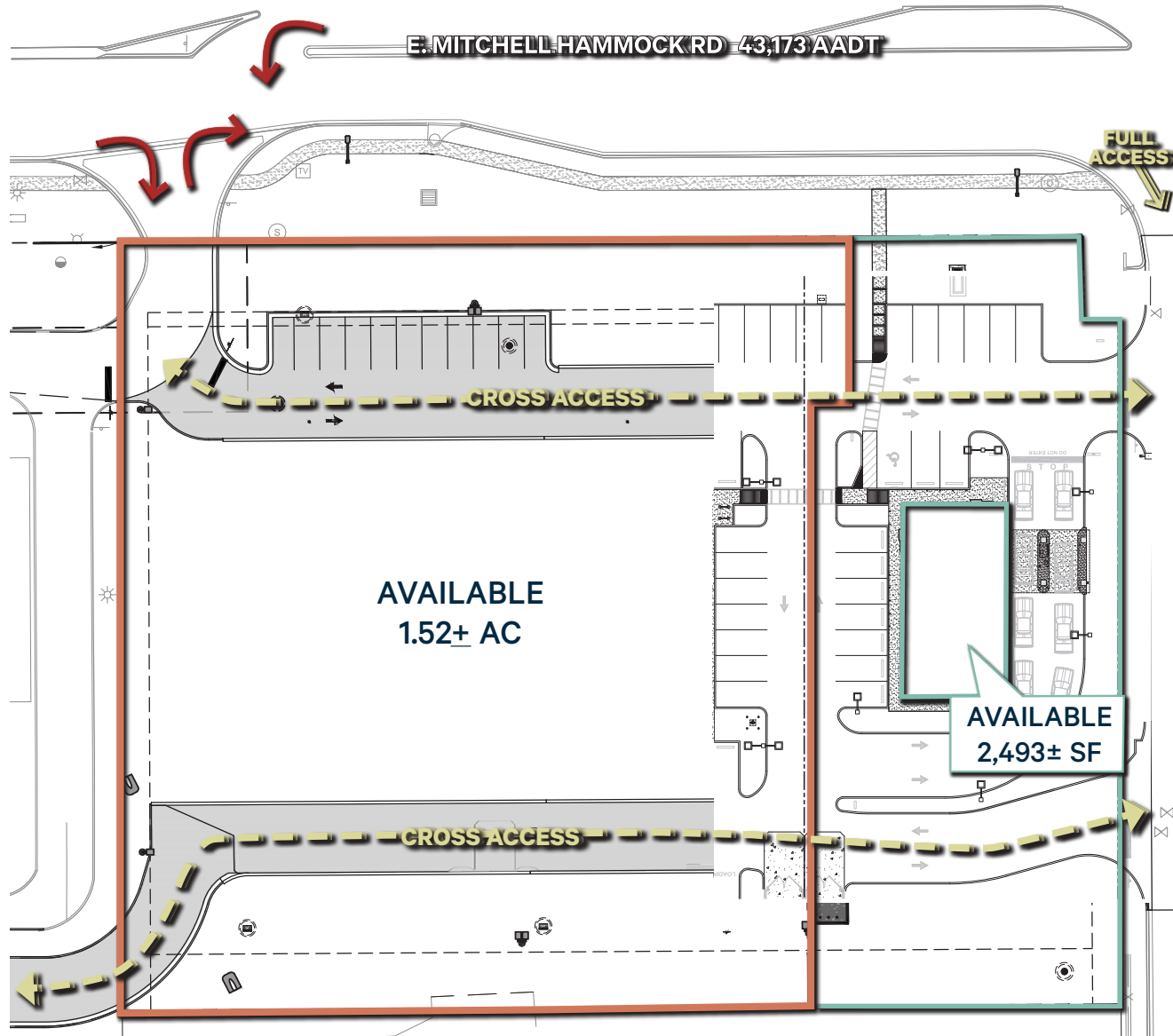
Daytime Population



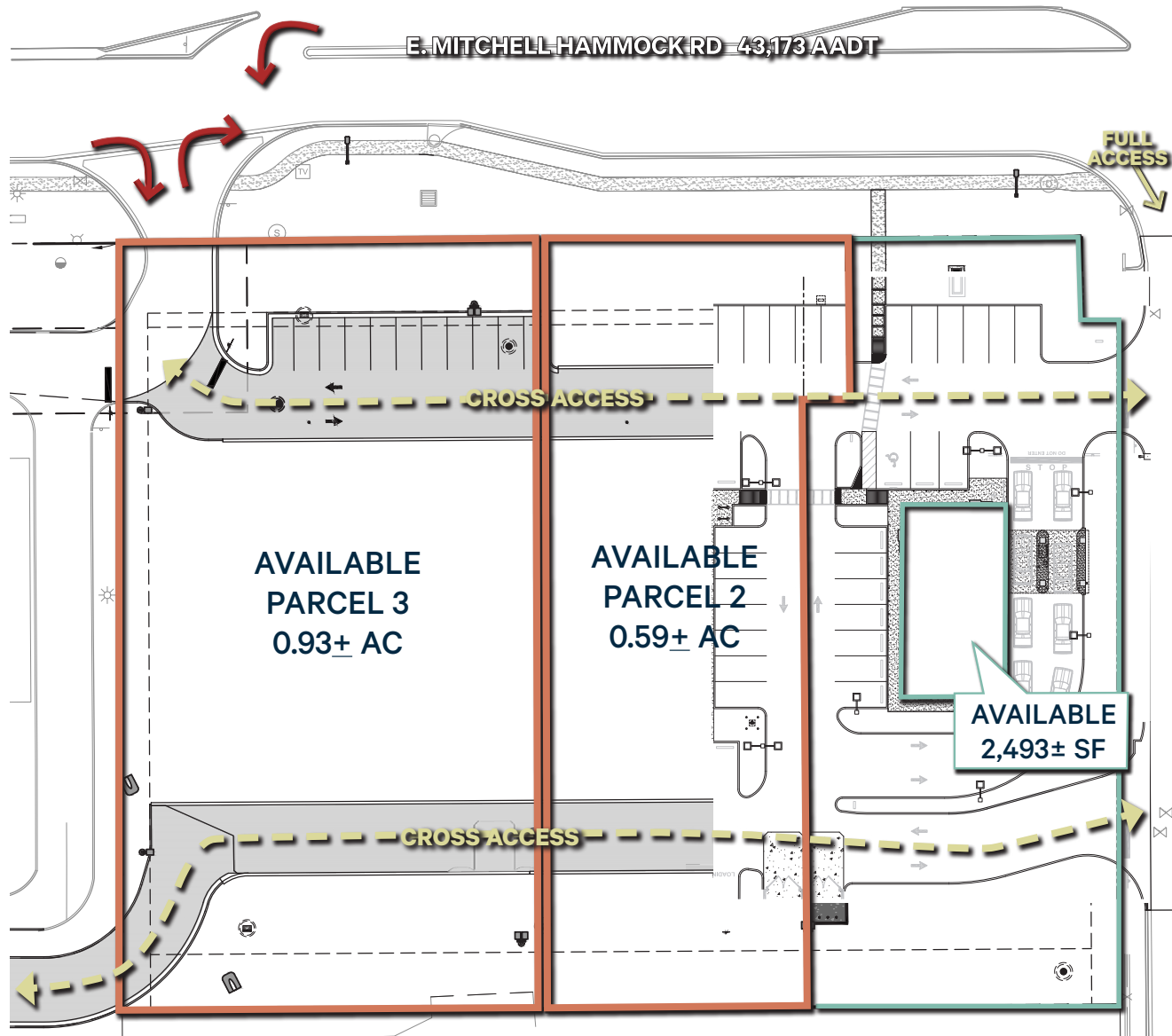
38.7

Median Age

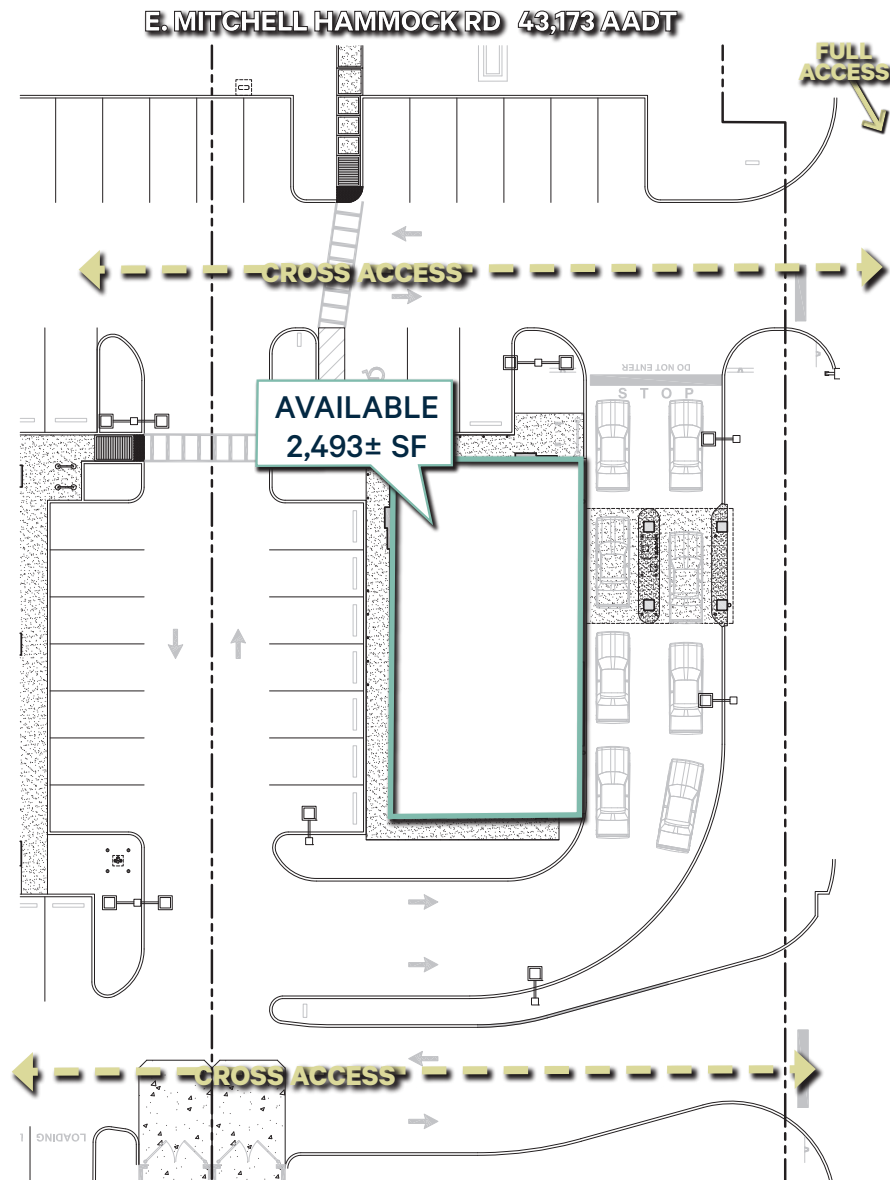
Conceptual Site Plan | Combined 1.52_± AC



Conceptual Site Plan | Divisible 1.52+ AC



Conceptual Site Plan | Retail 2,493± SF



New Retail Development | Up to 1.52+ Acres Divisible
E. Mitchell Hammock Rd & Alafaya Trl | Oviedo, FL 32765

For Ground Lease or BTS

Aerial | Trade Area



2023 Estimated Demographics

1 Mile Radius

Population	7,664
Median Age	37.1
Daytime Population	10,991
Average Household Income	\$107,786

3 Mile Radius

Population	59,527
Median Age	38.7
Daytime Population	52,058
Average Household Income	\$125,654

5 Mile Radius

Population	153,894
Median Age	32.9
Daytime Population	149,994
Average Household Income	\$117,359

7 Mile Radius

Population	293,998
Median Age	33.7
Daytime Population	262,298
Average Household Income	\$100,411

For leasing
information
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