

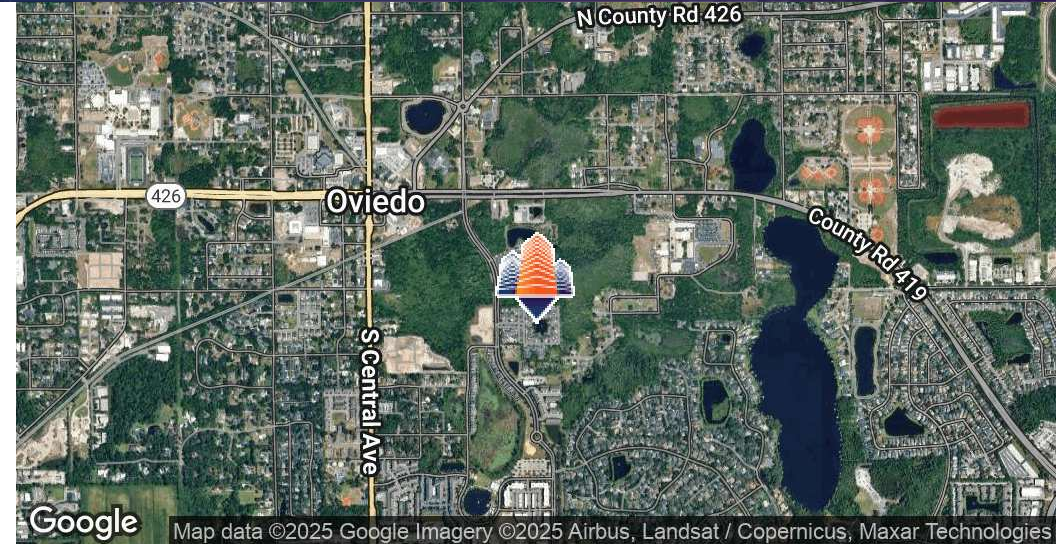
Oviedo Town Centre - Mixed Use Complex

450 Fontana Cir, Oviedo, FL 32765



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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 1,289 SF office space for lease
- Equipped with reception, 3 offices & restrooms
- Mixed use office/apartment complex with built in residential traffic
- Seeking office and/or retail uses
- Ideal for medical, financial, consulting and other related uses
- National retail presence and major highways in surrounding area: UCF, Alafaya, 426, and 417
- Approx +/-5mi from UCF campus
- Proximity to HWY 434

[CLICK HERE TO ACCESS FLOOR PLAN](#)

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,289 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,837	18,370	47,548
Total Population	7,961	52,844	143,498
Average HH Income	\$125,411	\$133,467	\$123,913

Casey Dorner

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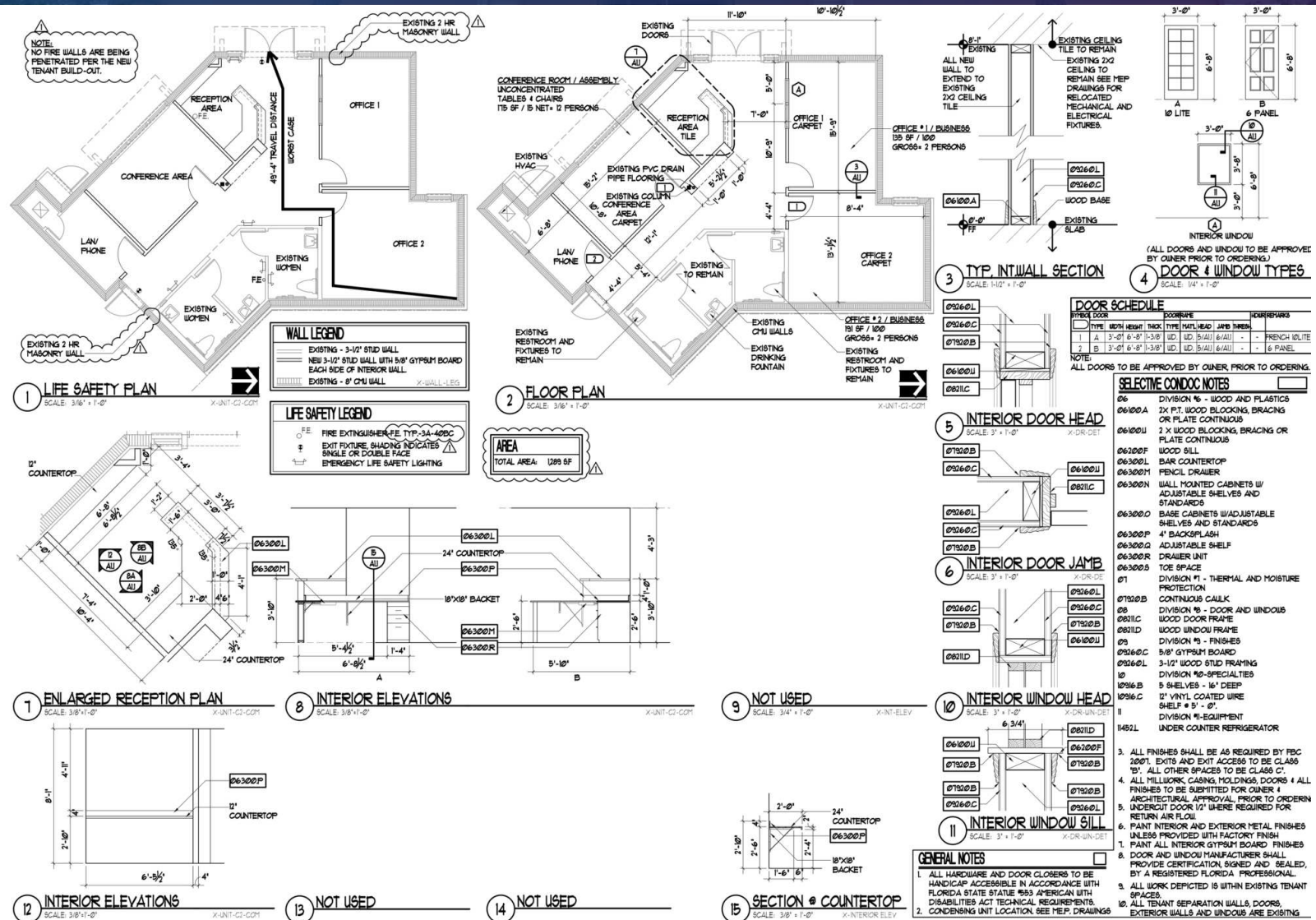
Orlando, FL 32819

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FLOOR PLAN



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AERIAL



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RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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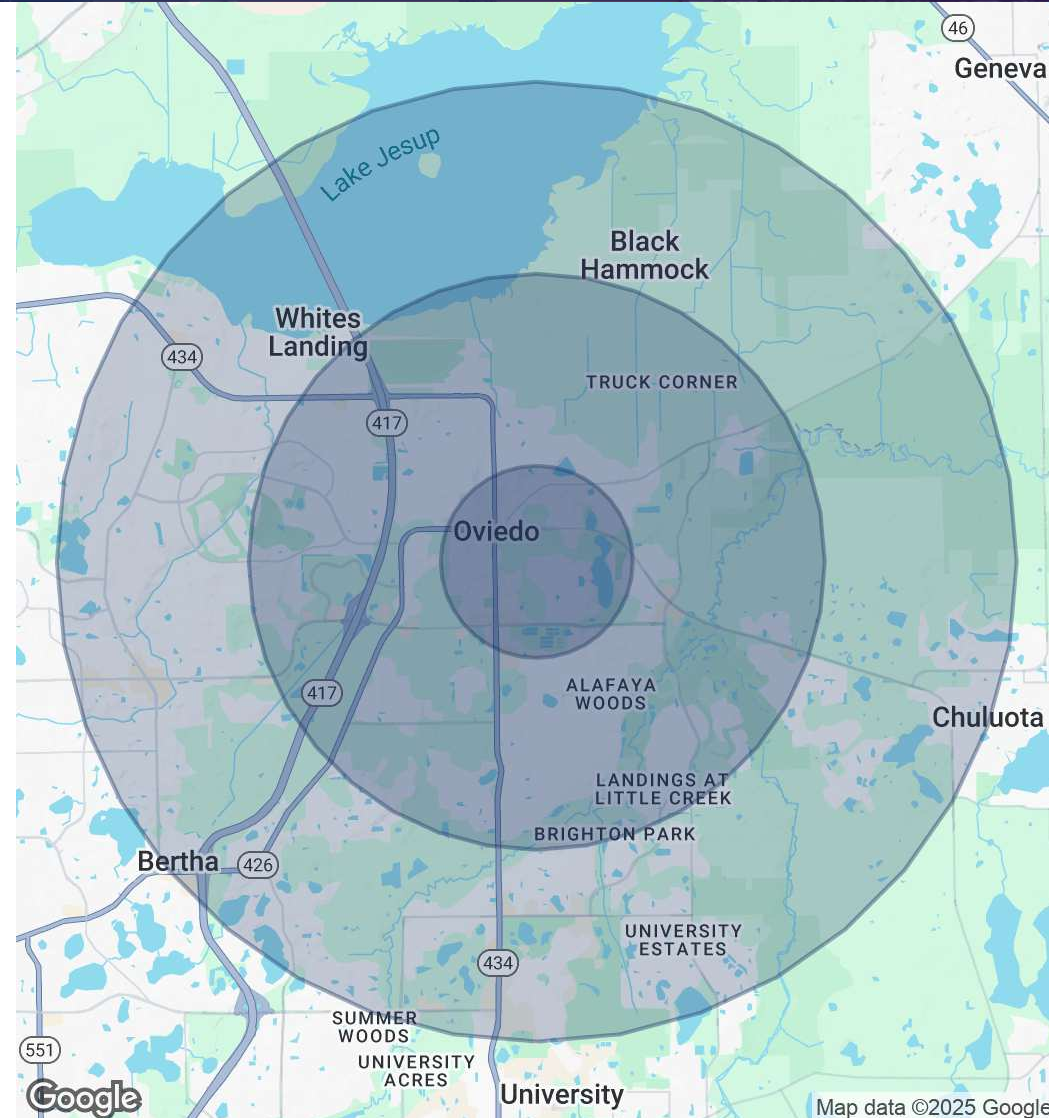
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,961	52,844	143,498
Average Age	38	40	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,837	18,370	47,548
# of Persons per HH	2.8	2.9	3
Average HH Income	\$125,411	\$133,467	\$123,913
Average House Value	\$531,431	\$495,147	\$454,625

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	4,855	34,263	93,176
Total Population - Black	776	4,109	11,041
Total Population - Asian	449	3,302	9,397
Total Population - Hawaiian	7	37	115
Total Population - American Indian	19	145	393
Total Population - Other	560	2,745	8,014

AVERAGE AGE	1 MILE	3 MILES	5 MILES
0-4	415	2,522	5,833
5-9	442	2,827	6,357
10-14	543	3,665	8,057
15-17	418	2,465	6,471
18-20	418	2,563	18,532
21-24	541	3,403	13,110



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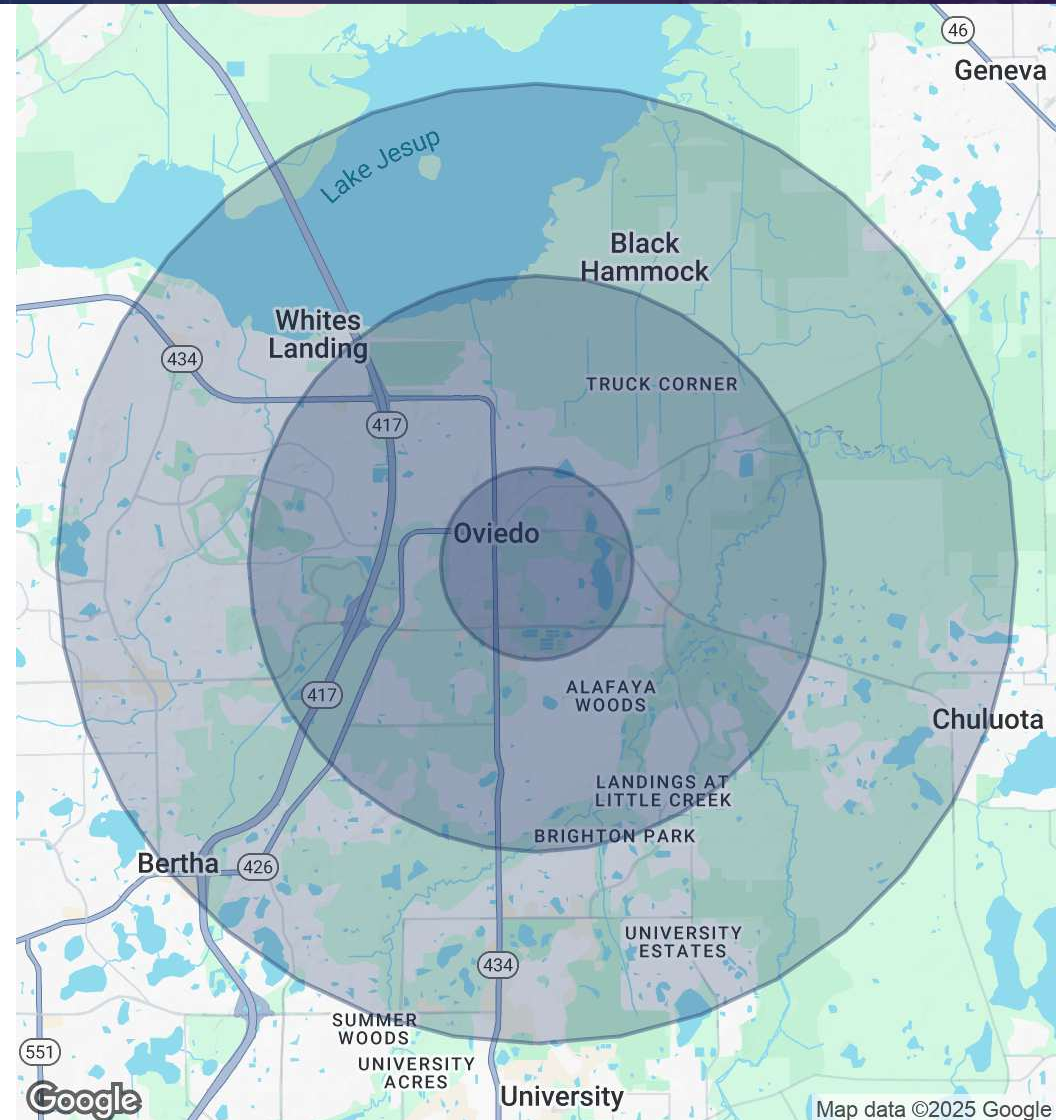
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DEMOGRAPHICS MAP & REPORT

AVERAGE AGE	1 MILE	3 MILES	5 MILES
25-34	1,008	6,022	16,090
35-44	1,067	6,654	15,449
45-54	1,055	7,079	16,463
55-64	1,003	7,013	16,406
65-74	657	5,269	12,490
75-84	295	2,444	6,163
85+	98	917	2,078



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