

ALOMA CENTER  
SUITE 1081  
2,134 SF AVAILABLE



3607 ALOMA AVE UNIT 1081 | OVIEDO, FL 32765

# 2ND GEN MEDICAL OFFICE AVAILABLE

FULL BUILDOUT INTACT, EXCEPTIONAL CONDITION (+/- 3 YEARS OLD)

FOR LEASE  
321.303.0884



SUITE  
PHOTOS

# ALOMA CENTER

## 2nd Gen Medical Office Available

- Located at Tuscawilla & Aloma with frontage on Aloma
- 2,134 SF (former optometrist)
- 6 exam rooms with sinks
- 2 bathrooms
- Reception area
- Lab room
- Back office
- Front office
- Monument signage available



PROJECT  
DETAILS

## PROPERTY HIGHLIGHTS

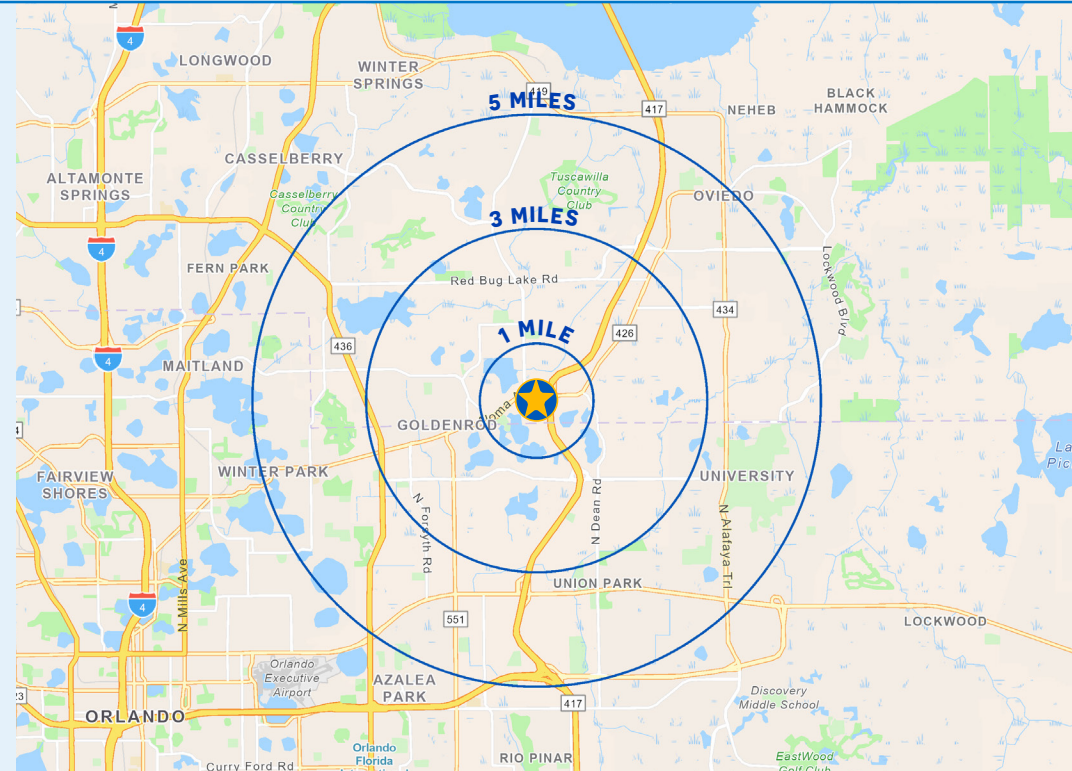
- Shops spaces available with monument signage on Aloma Ave
- Located in 32766-Oviedo, which ranks as the wealthiest by median household income in the Orlando metro area
- 3 centers share 2 traffic lights, a median cut on Aloma, and cross access
- Located at the SWC of Aloma Ave (38,000 AADT) and Deep Lake Rd
- Signalized intersection shared with Walmart, Kohl's, Publix
- High Quality collection of tenants-national restaurants coupled with neighborhood services and local favorites

## AREA RETAILERS



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	9,233	88,774	275,401
DAYTIME POPULATION	6,639	74,215	273,474
AVERAGE HH INCOME	\$86,477	\$84,814	\$79,279
TOTAL HOUSEHOLDS	3,648	35,173	100,808



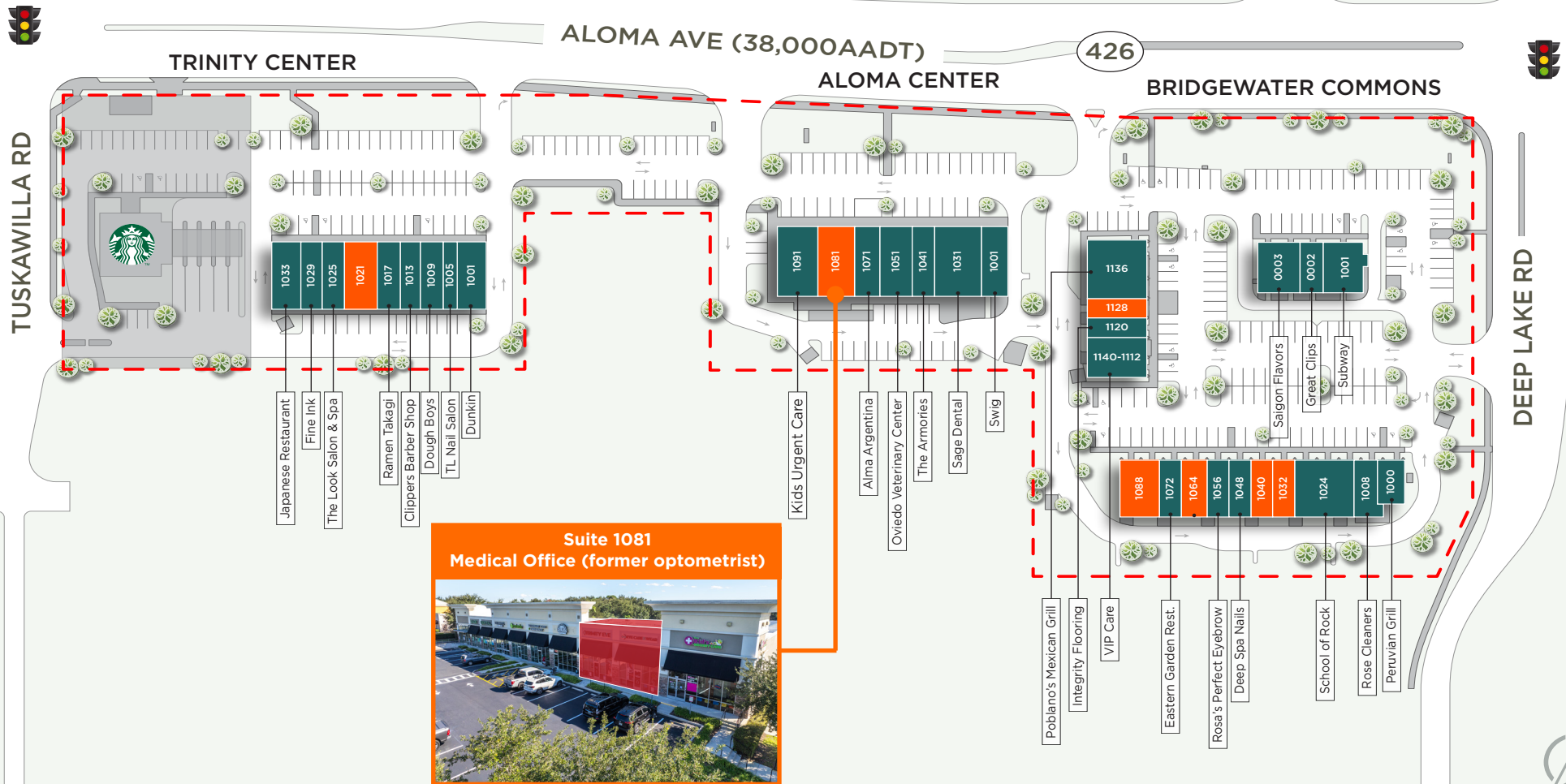
SITE PLAN

TRINITY CENTER		
SUITE	TENANT	SF
1001	Dunkin'	2,100
1005	TL Nail Salon	980
1009	Dough Boys	1,400
1013	Clippers Barber Shop	1,050
1017	Ramen Takagi	1,050
1021	VACANT (Former Tijuana Flats)	2,100
1025	The Look Salon & Spa	1,400
1029	Fine Ink	1,400
1033	Japanese Restaurant	2,100

ALOMA CENTER		
SUITE	TENANT	SF
1001	Swig	1,850
1031	Sage Dental	2,905
1041	The Armories	1,650
1051	Oviedo Veterinary Center	2,292
1071	Alma Argentina	1,391
1081	VACANT	2,134
1091	KIDS URGENT CARE	2,600

BRIDGEWATER COMMONS		
SUITE	TENANT	SF
1000	Peruvian Grill	1,255
1008	Rose Cleaners	1,551
1024	School of Rock	3,005
1032	VACANT	1,200
1040	VACANT (Former Hair Salon)	1,200
1048	Deep Spa Nails	1,200
1056	Rosa's Perfect Eyebrow	1,200
1064	Gabriella Plants Shop	1,200
1072	Eastern Garden Rest.	1,200

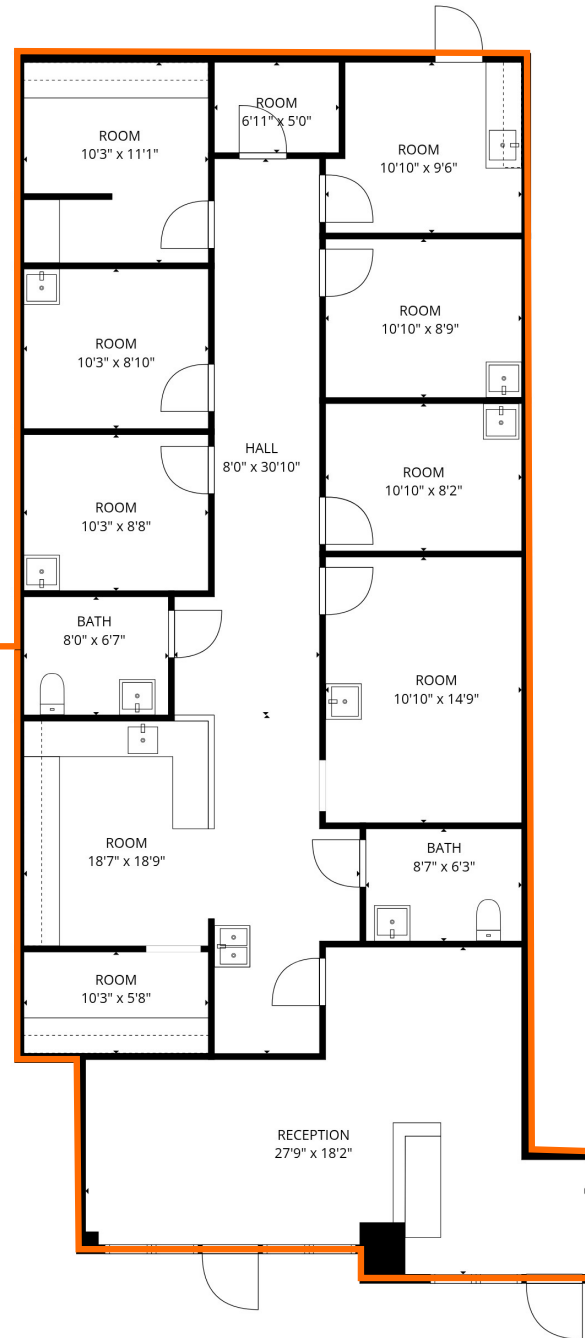
BRIDGEWATER COMMONS		
SUITE	TENANT	SF
1088	VACANT	2,400
1001	Subway	1,769
0002	Great Clips	1,000
0003	Saigon Flavors	1,773
1140-1112	VIP Care	1,000
1120	Integrity Flooring	1,000
1128	VACANT	1,000
1136	Poblano's Mexican Grill	3,000



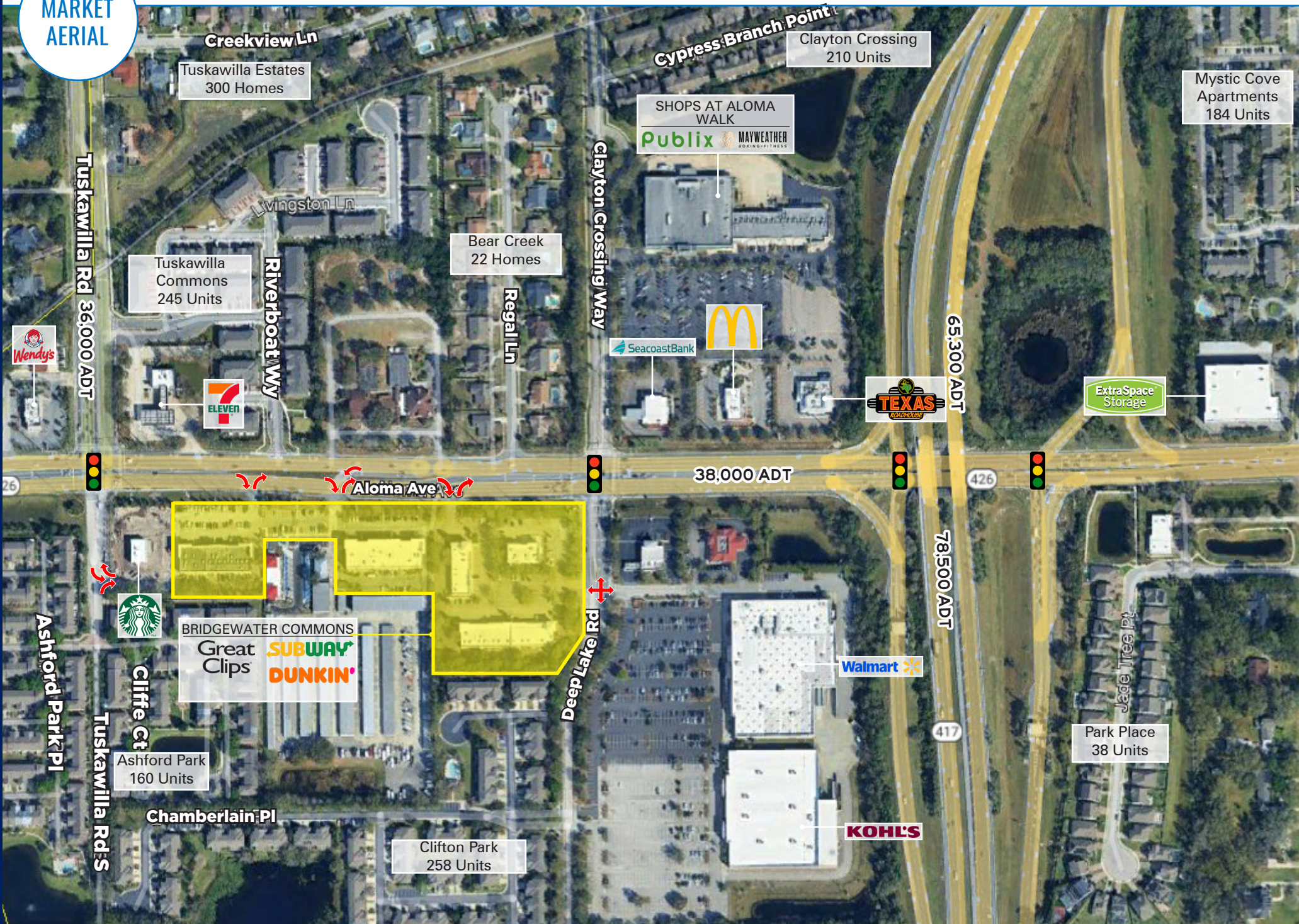
SITE PLAN



2,134 SF



MARKET AERIAL



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**FULL BUILDOUT INTACT, EXCEPTIONAL CONDITION**

**STACY MILLER MENENDEZ**

321.303.0884  
SMENENDEZ@ATLANTICRETAIL.COM

**COLLIN MACCONNELL**

609.709.9209  
CMACCONNELL@ATLANTICRETAIL.COM



**ORLANDO**  
1180 SOLANA AVENUE  
WINTER PARK FL, 32789  
407.919.6575

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