

**For Lease - Pad Site  
Red Bug Lake & Mikler Road  
Oviedo, FL 32765**



**Bank,  
Restaurant,  
Office, or Retail  
Pad Site**

**JOIN  
ROCK & BREWS  
and  
MACARONI  
GRILL**

- Centrally located in Oviedo (NE Orlando) at the southeast corner of Red Bug Lake Road and Mikler Road, a signalized intersection.
- Pad site - .89 Acre Site. Up to 6,000 SF Building, Multi-tenant building. Drive thru Available.
- All parcels have cross parking easement.
- All site work completed including all parking, lighting, landscaping, off site retention, and an existing monument sign for the pad site panel.
- Approximately 1 mile east of Tuskawilla Road, 1 mile west of the Oviedo Mall & SR 417, and 1 mile east of 64 bed Oviedo Medical Center/HCA Healthcare.
- Minutes from downtown Orlando, I-4, the Central Florida Greenway (SR 417), the Orlando Sanford International Airport, The University of Central Florida, and Seminole Community College.
- Traffic Count: 40,061 VPD on Red Bug Lake.



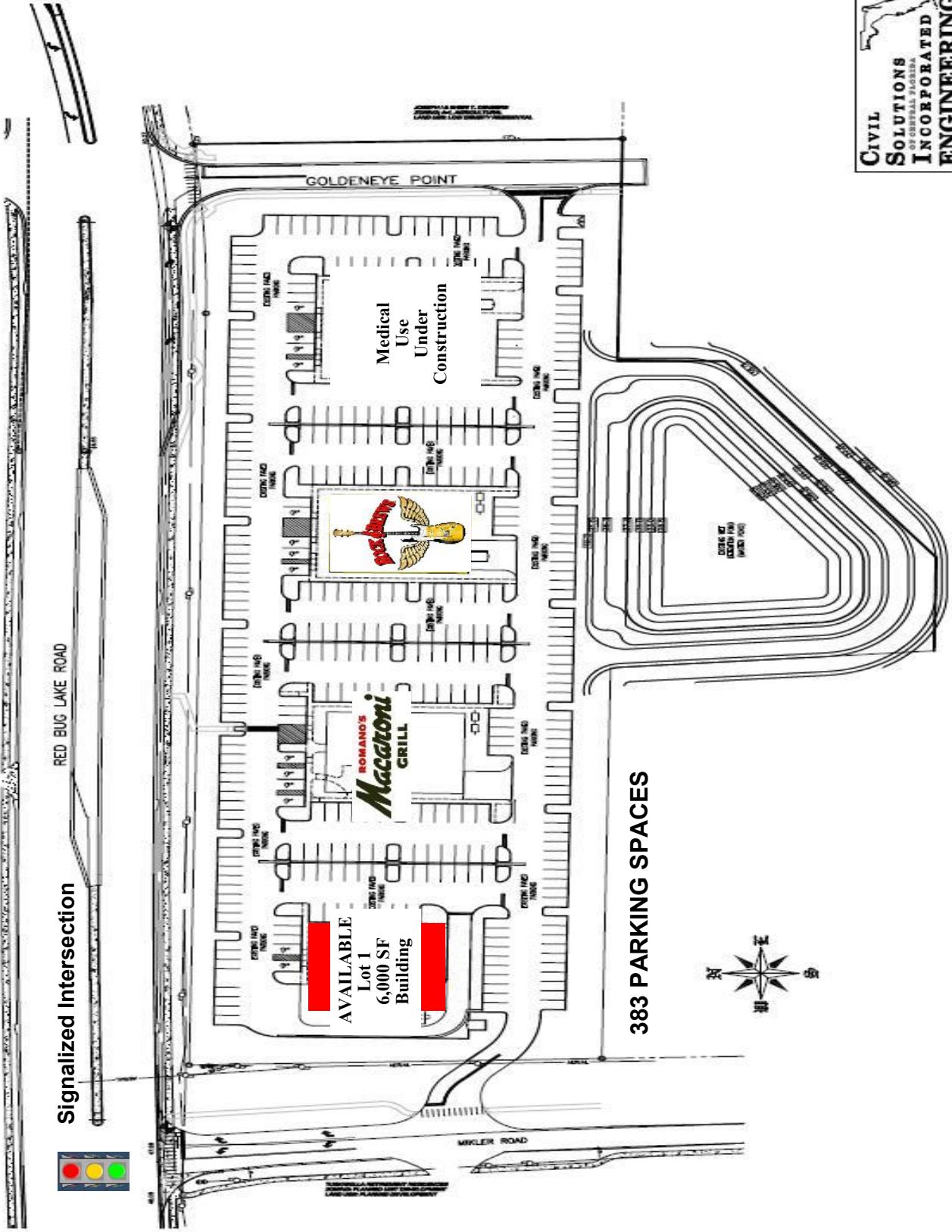
### 2023 Demographics

	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
<b>Population</b>	67,317	208,348	394,576
<b>Average HH Income</b>	\$109,477	\$92,248	\$85,512
<b>Households</b>	25,580	80,273	145,338
<b>Employees</b>	34,109		139,078



332 South Plant Ave.  
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[www.propertypro.com](http://www.propertypro.com)

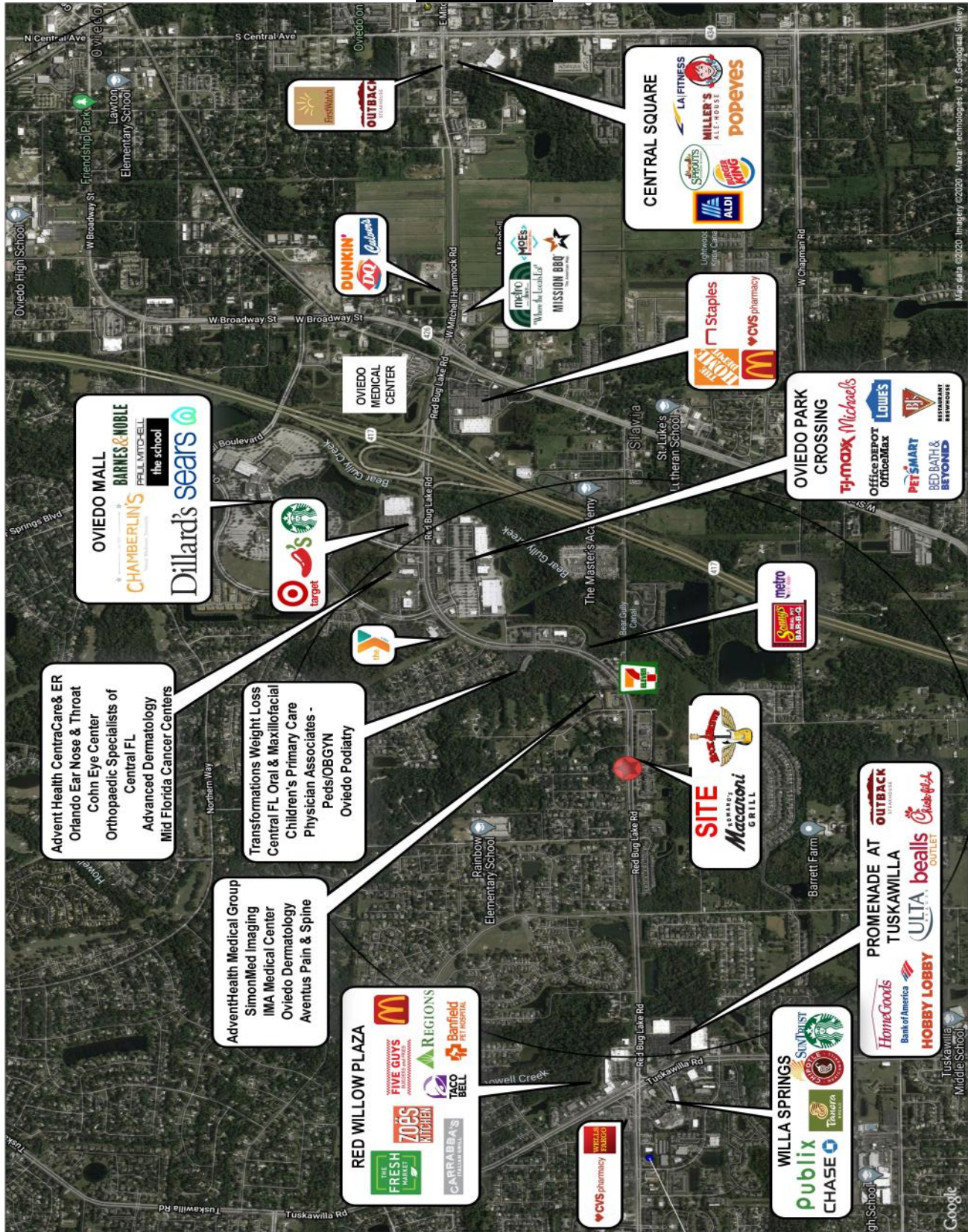
# Site Plan



Red Bug Lake & Mikler Road  
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# Map



**Red Bug Lake & Mikler Road  
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