



3607 ALOMA AVE, OVIEDO, FL 32765

ALOMA CENTER

FORMER STARBUCKS | ENDCAP SPACE WITH PATIO AND DRIVE THRU

STACY MILLER MENENDEZ 321.303.0884 SMENENDEZ@ATLANTICRETAIL.COM



PROPERTY DETAILS

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PROPERTY HIGHLIGHTS

- Located between Tuskawilla Rd and Deep Lake Rd with direct frontage on Aloma Rd (38,000 AADT), Oviedo, FL
- 1,850 SF with Drive-Thru plus Patio
- Immediate neighbors: Walmart, Publix, Kohl's at a signalized intersection
- Highly affluent trade area (\$110K+ avg HH income within 3 miles)
- Access via 2 signalized intersections, median cut, and full cross-access from Tuskawilla to Deep Lake Rd

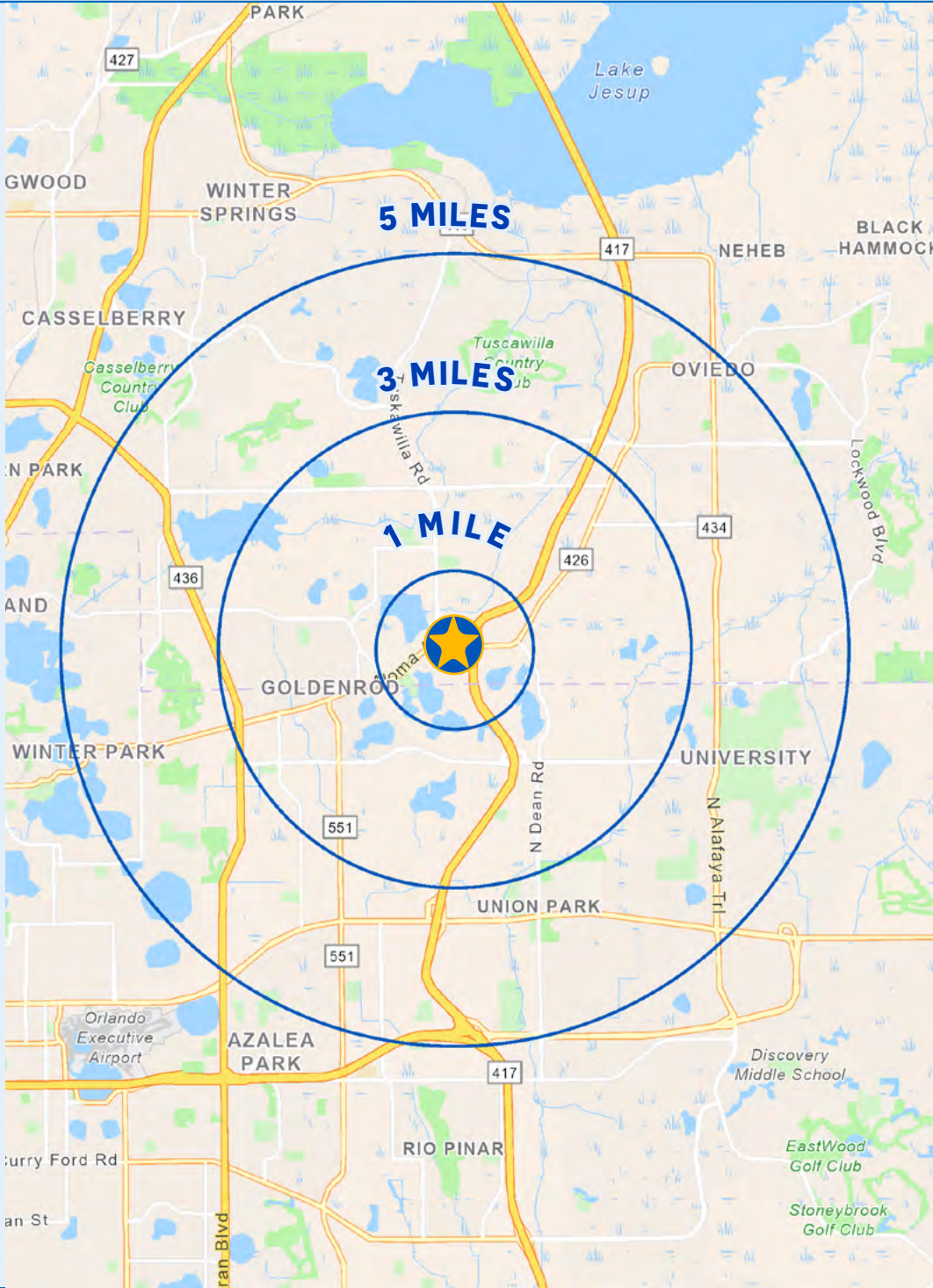
AREA RETAILERS



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 POPULATION	9,281	88,916	274,571
 DAYTIME POPULATION	6,739	72,916	265,403
 AVERAGE HH INCOME	\$122,658	\$110,775	\$108,190
 TOTAL HOUSEHOLDS	3,641	35,049	100,193

SOURCE: ESRI 2024



SITE PLAN

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● AVAILABLE
 ● LEASED
 ● LOI



Trinity Center

SUITE	TENANT	SF
1001	Dunkin'	2,100
1005	TL Nail Salon	980
1009	North End Pizzeria	1,400
1013	Clippers Barber Shop	1,050
1017	Ramen Takagi	1,050
1021	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	VACANT	1,850
1031	Sage Dental	2,905
1041	The Armories	1,650
1051	Oviedo Veterinary Center	2,292
1071	Alma Argentina	1,391
1081	Trinity Eye Associates	2,134
1091	AT&T	2,600

Bridgewater Commons

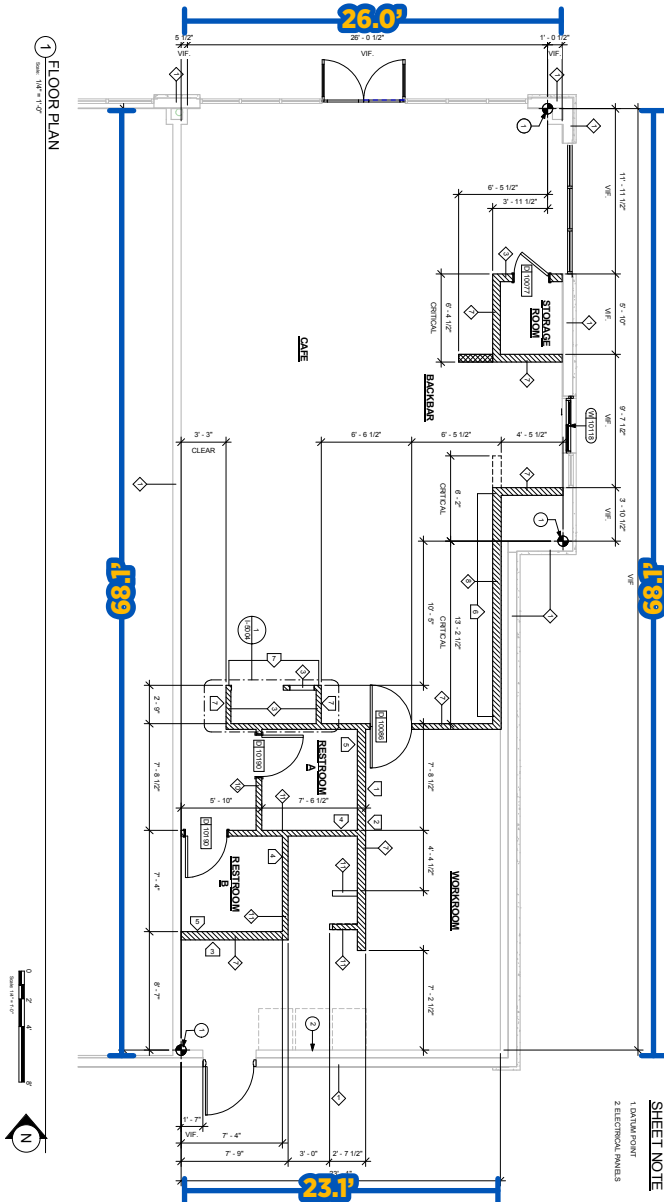
SUITE	TENANT	SF
1000	Santino's Pizza N Wings	1,255
1008	Rose Cleaners	1,551
1024	School of Rock	3,005
1032	VACANT	1,200
1040	Rosa's Perfect Eyebrows	1,200
1048	Deep Spa Nails	1,200
1056	Arbor Park Salon	1,200
1064	VACANT	1,200
1072	Eastern Garden Rest.	1,200
1088	Hookah Cafe	2,400
1001	Subway	1,769
0002	Great Clips	1,000
0003	Saigon Flowers	1,773
1140-1112	VIP Care	1,000
1120	Integrity Flooring	1,000
1128	Cookit	1,000
1136	Monte Vesuvio Intalian Rest.	3,000

FLOOR PLAN

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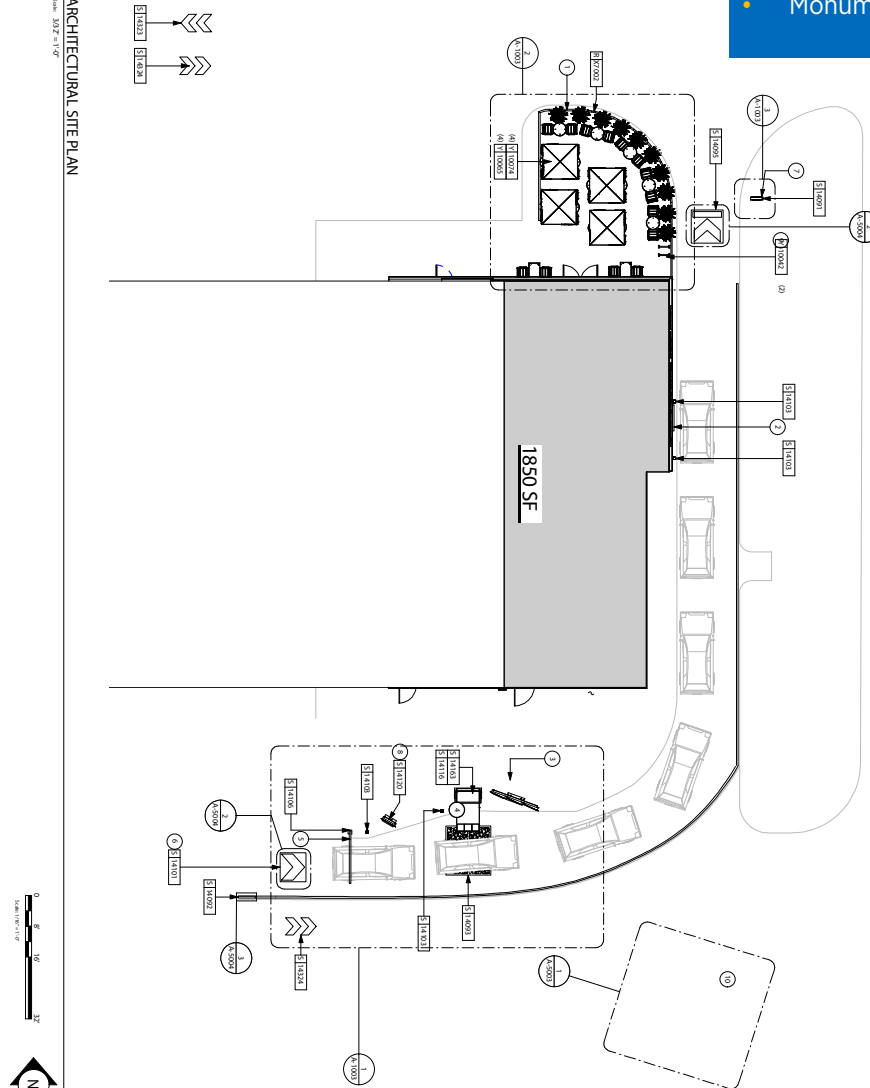
- Electrical: 400 Amp Panel, 120/208 Volt 3 Phase
- Rtus: I Calculated 15 Tons
- Grease Trap: 1,250 Gallons
- Year Built: 2005
- Monument Signage: Top Panel

1 FLOOR PLAN



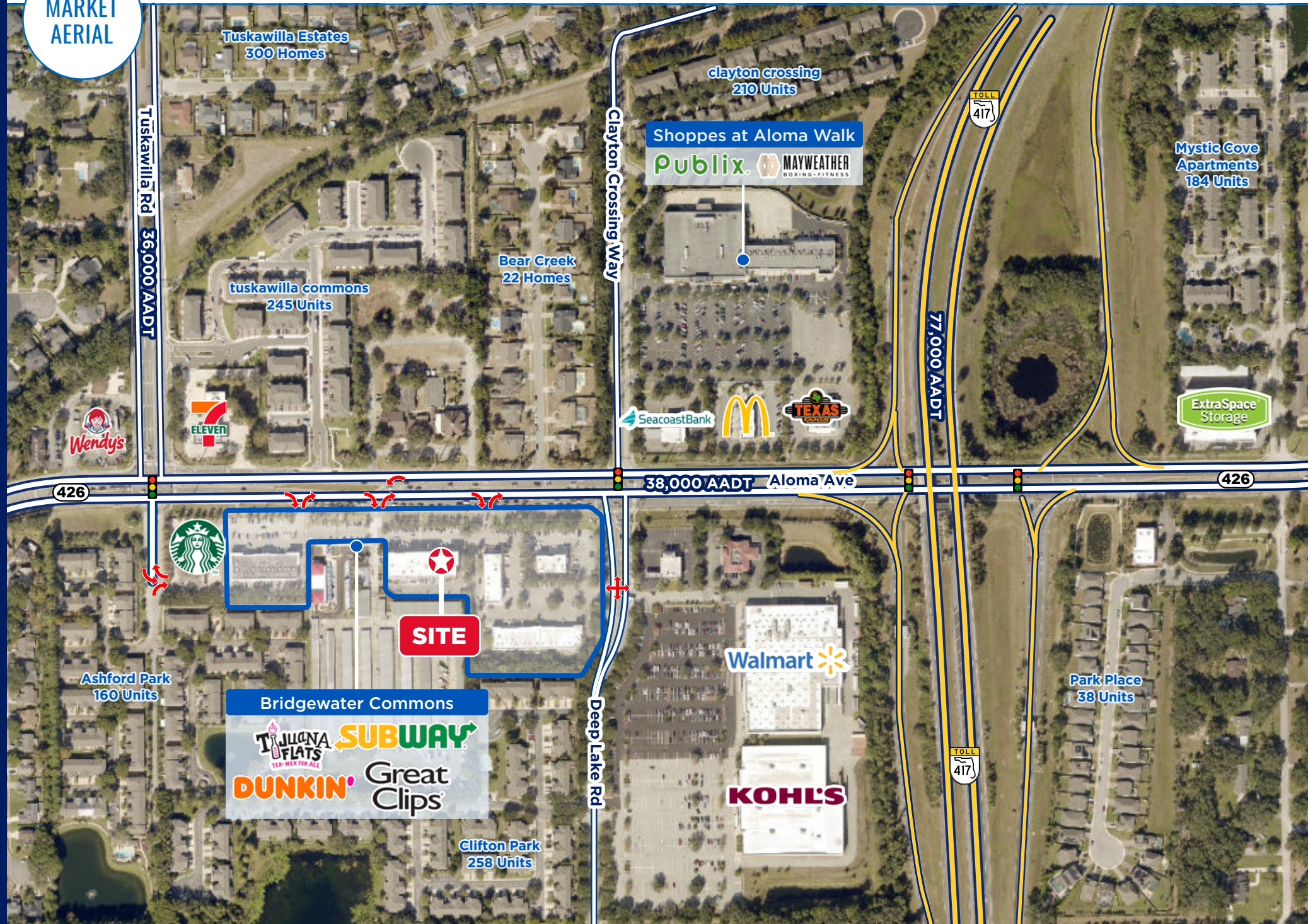
SHEET NOTE
1 LAMINATION
2 ELECTRICAL PANELS

1 ARCHITECTURAL SITE PLAN



MARKET AERIAL

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