

# SMD

Southern Management  
and Development, L.P.

## University Commons

4498 N Alafaya Trail #200 - 352  
12226 Corporate Boulevard #100 - 192  
Orlando, FL 32826

*Conveniently located at the  
signalized intersection on the  
SW corner of Corporate  
Boulevard and Alafaya Trail*

Adjacent to University of Central Florida  
with enrollment of over 46,000 students

Average daily traffic count: 39,000

Gross leasable area: 66,412 Sq. Ft.



CONTACT A LICENSED AGENT

[smdproperty.com](http://smdproperty.com)

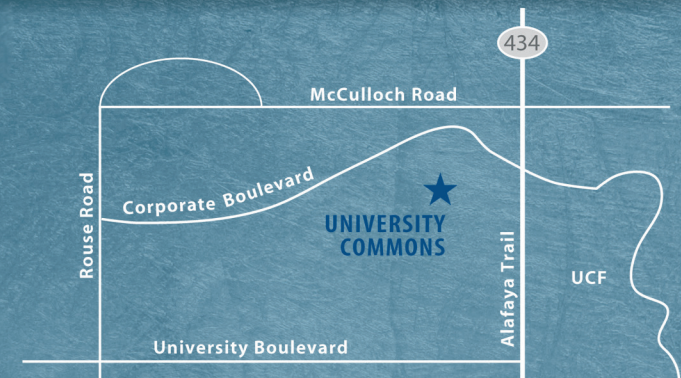
561.948.7100 F: 561.948.7120

800.570.3261

2300 NW Corporate Boulevard, Suite 135, Boca Raton, FL 33431



N



CREATING VALUE

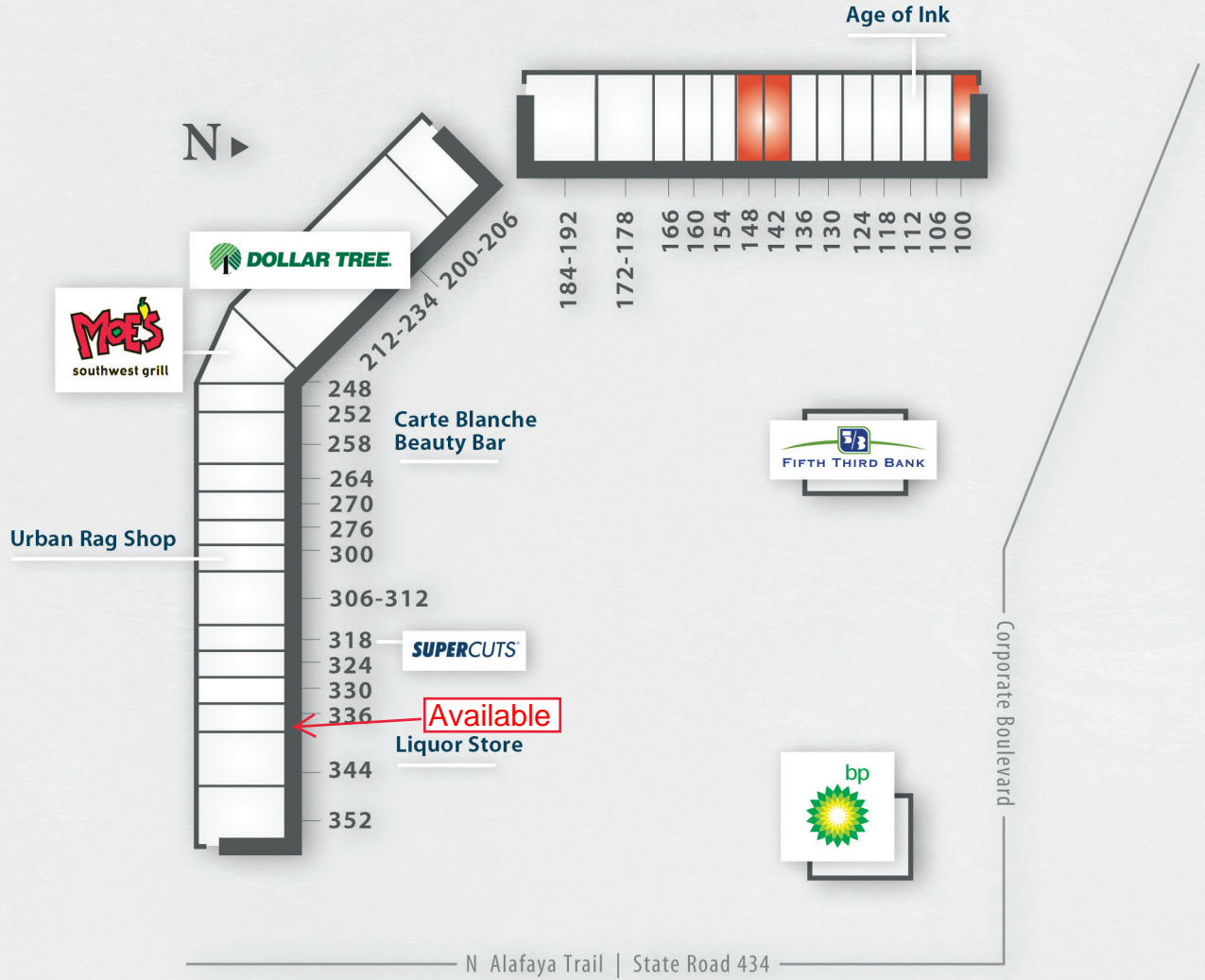
Southern Management and Development, L.P.

# University Commons

4498 N Alafaya Trail #200 - 352  
 12226 Corporate Boulevard #100 - 192  
 Orlando, FL 32826

### DEMOGRAPHICS

DESCRIPTION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>Population</b>			
2026 Projection	15,480	96,656	240,541
2021 Estimate	14,655	91,458	225,392
2010 Census	12,693	80,101	191,036
2000 Census	8,094	59,537	143,819
<b>Population by race</b>			
White	75.30%	74.17%	72.38%
Black   African American	11.91%	11.04%	11.14%
Hispanic   Other	112.77%	114.80%	116.48%
<b>2021 Estimate</b>			
Average HH Income	\$82,182.00	\$93,361.00	\$94,277.00
<b>2021 Estimate</b>			
Median HH Income	\$49,083.75	\$66,368.62	\$68,713.13
<b>2021 Estimate</b>			
Median Age	23.07	27.59	33.37



### LEGEND

#### 4498 N Alafaya Trail #200 - 352

UNIT	TENANT	SQ.FT.
200-206	Up In Smoke	2,760
212-234	Dollar Tree	9,906
248	Moe's Southwest Grill	4,199
252	Nail Salon	2,002
258	Carte Blanche Beauty Bar	2,152
264	Carte Blanche Salon	1,401
270	Sno Tea	1,501
276	Chinese Restaurant	1,501
300	Urban Rag Shop	1,501
306-312	Spice Indian Grill	3,002
318	SuperCuts	1,501
324	Sushi Restaurant	1,501
330	Nitro Zone	1,501
336	Legends Boutique (Shoes)	1,501
344	Liquor Store	3,003
352	Chop 5 Salad Kitchen	3,003

#### 12226 Corporate Boulevard #100 - 192

UNIT	TENANT	SQ.FT.
100	Available	1,442
106	Tattoo	1,442
112	Leasing Office	1,442
118	Taglish	1,442
124	Orlando Medical Alliance	1,407
130	Detail Garage	1,442
136	Natural Life CBD	1,442
142	Available	1,442
148	Available	1,442
154	Faith Barber	1,442
160	Valkyrie Donuts	1,442
166	Tenders Chicken	1,443
172-178	Indian Grocer	2,880
184-192	The Cloak and Blaster	4,326