



OFFERING MEMORANDUM

254 N Division St

Oviedo, FL 32765

- Two-story mixed-use investment
- In-place restaurant income + value-add upside
- Seller Financing Available

PRESENTED BY

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Executive Summary

THE OPPORTUNITY

A two-story mixed-use building on a corner parcel directly overlooking Center Lake at downtown Oviedo on the Park — one of Seminole County's most affluent, fastest-growing submarkets. The ground floor is leased to Cucinella's Brick Oven Pizzeria, an established restaurant tenant with roughly four years of term remaining and built-in 5% annual rent escalations. The vacant second-floor unit — a renovated apartment — is genuine value-add: lease it, occupy it, or reposition under flexible mixed-use zoning.

- ✓ In-place income from Cucinella's Brick Oven Pizzeria (ground floor)
- ✓ ~4 years remaining term with 5% annual rent escalations
- ✓ Renovated upstairs apartment — vacant
- ✓ Flexible MUDHDP mixed-use zoning, corner lot on the roundabout
- ✓ Affluent trade area — ~\$113K median HH income within 1 mile
- ✓ **SELLER FINANCING AVAILABLE**

\$2,400

Current monthly base rent (ground floor)

~4 yrs

Remaining lease term

5%

Annual rent escalations

Value-Add

Vacant lake-view upstairs



Property Overview

ADDRESS
254 N Division St, Oviedo, FL 32765

PARCEL ID (APN)
10-21-31-300-0630-0000

GROUND-FLOOR TENANT
Cucinella's Brick Oven Pizzeria

PROPERTY TYPE
Two-story mixed-use

BUILDING SIZE
~1,054 SF *

LOT SIZE
0.13 AC — corner

ZONING
MUDHDP (mixed-use)

FLOOD ZONE
B / X (moderate)

MARKET
Seminole Co. / Orlando MSA



Building — rear / parking



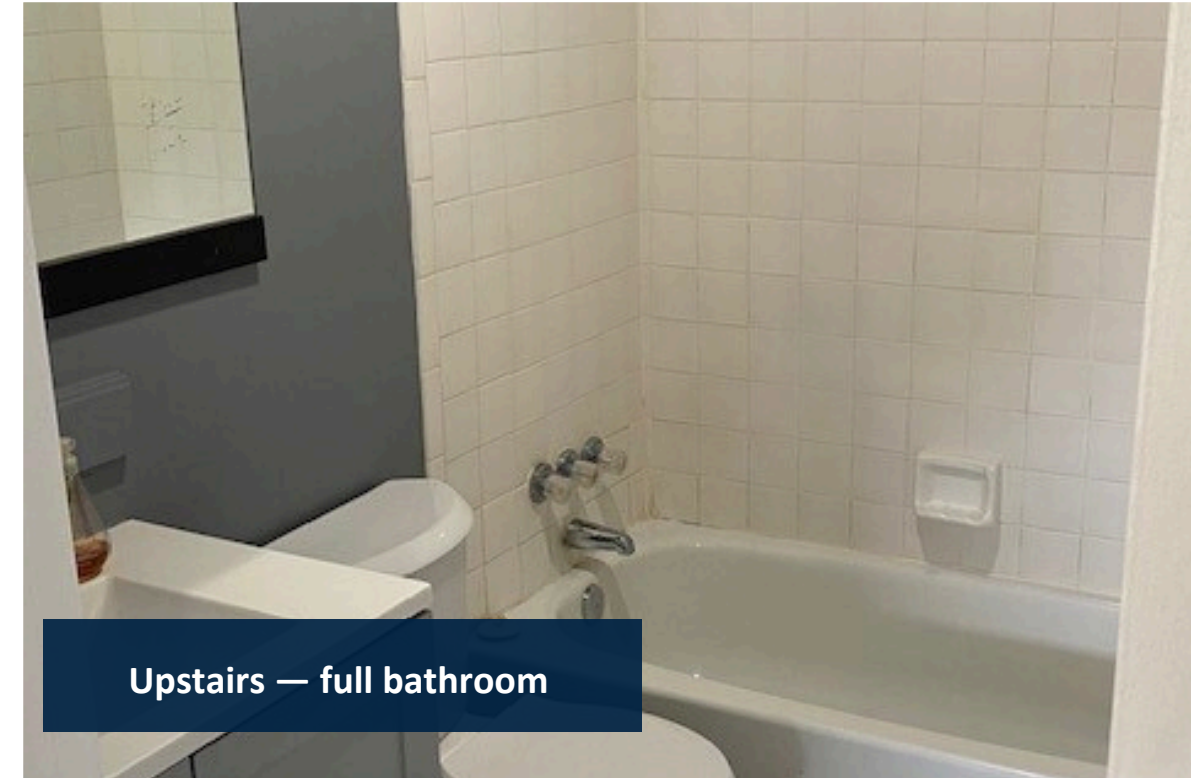
Parcel map

Property Gallery

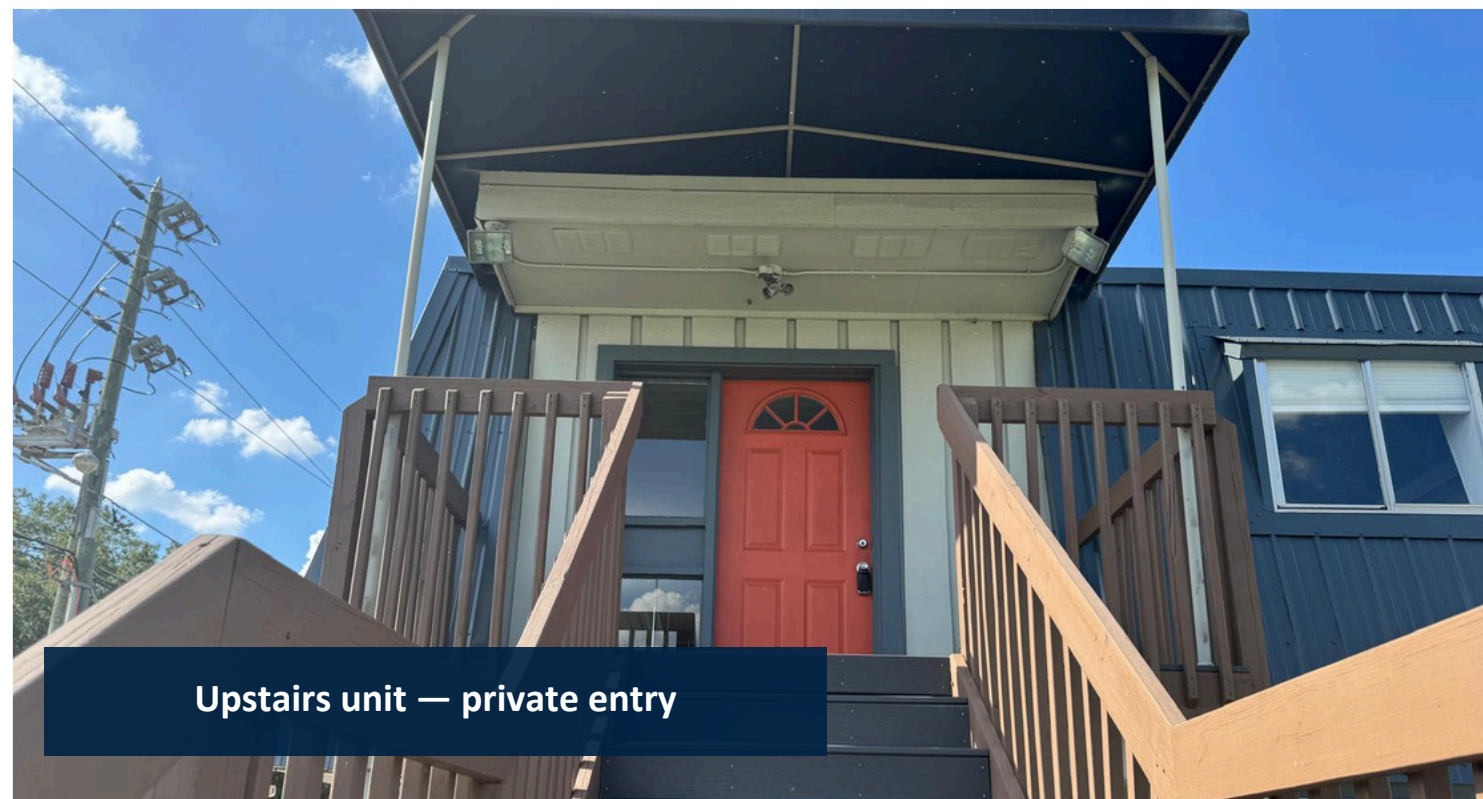
GROUND-FLOOR RESTAURANT • RENOVATED UPSTAIRS UNIT



Upstairs — living / kitchen



Upstairs — full bathroom



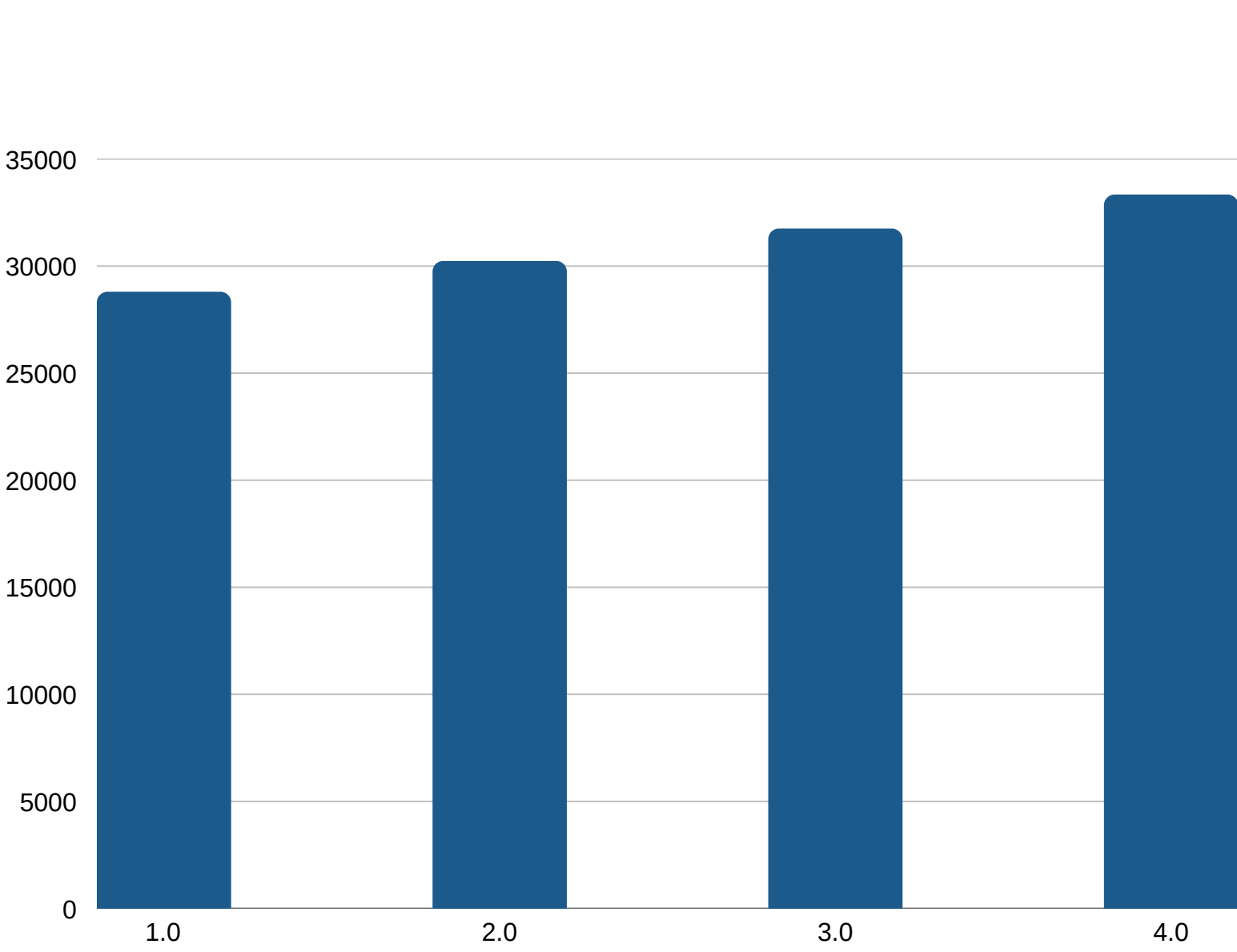
Upstairs unit — private entry



Upstairs — bedroom

Tenant & Income

CUCINELLA'S BRICK OVEN PIZZERIA • 5% ANNUAL ESCALATIONS



Contracted base rent by lease year

Lease Year	Monthly	Annual
Year 1 (current)	\$2,400	\$28,800
Year 2	\$2,520	\$30,240
Year 3	\$2,646	\$31,752
Year 4	\$2,778	\$33,341
Total remaining		~\$124,100



Cucinella's — 254 N Division St

The Upside: Vacant Lake-View Upstairs

A RENOVATED APARTMENT OVERLOOKING OVIEDO ON THE PARK



Renovated interior



Open-concept living



Lease for income

Place a residential or office tenant upstairs to add a second income stream and lift stabilized NOI.



Owner-occupy

Live or run a business above while the restaurant rent helps carry the building.

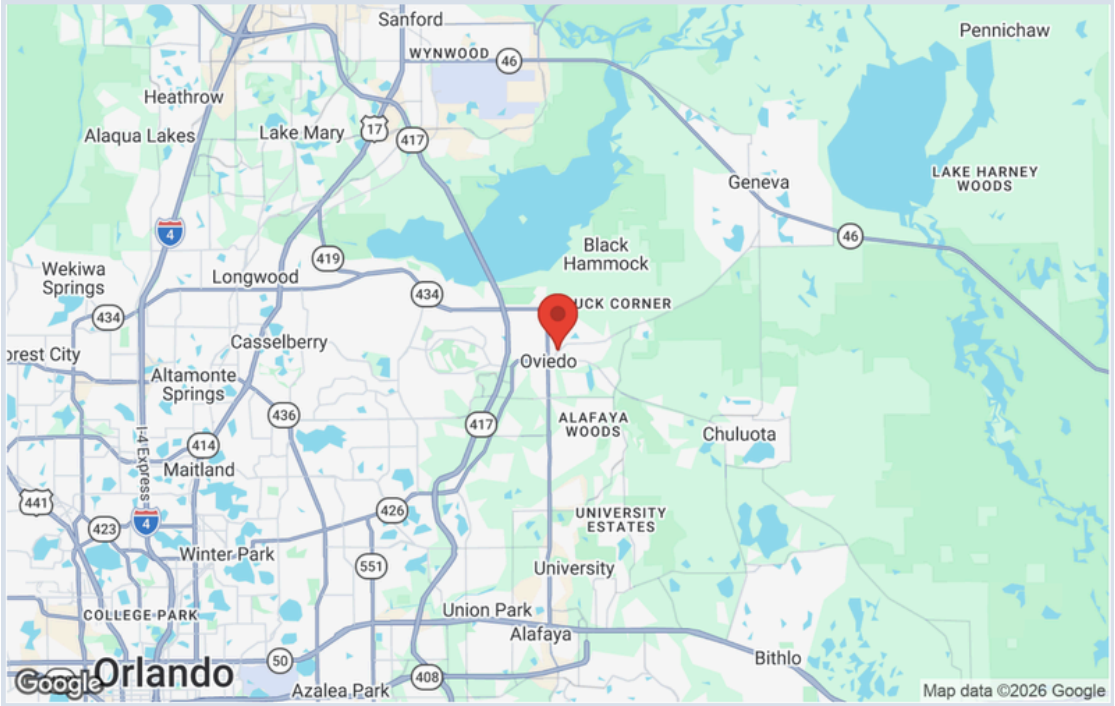


Reposition

Re-tenant under flexible mixed-use zoning to maximize long-term value.

Location & Aerial

DOWNTOWN OVIEDO • ON THE ROUNDABOUT AT CENTER LAKE



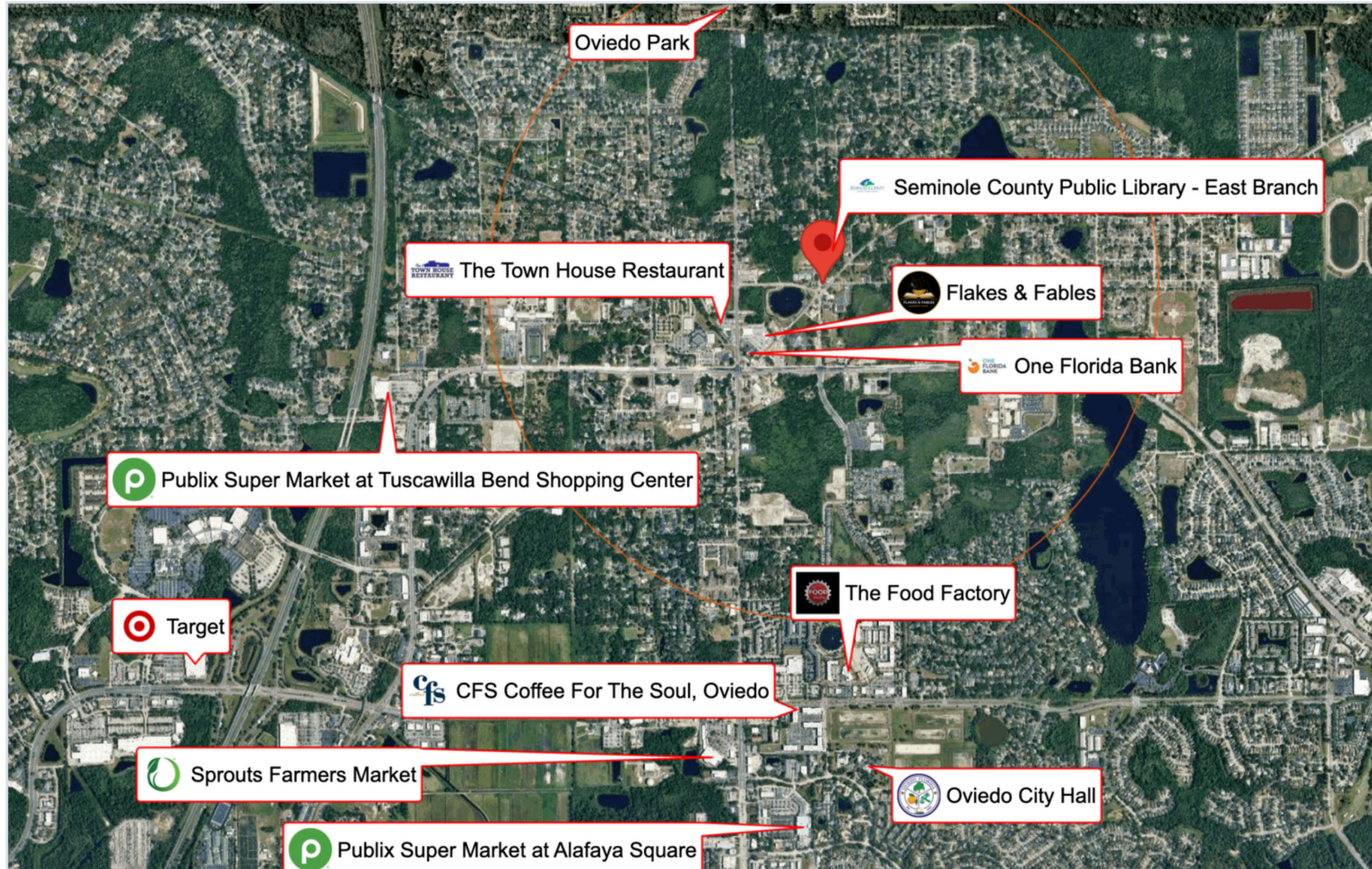
Greater Orlando context

Oviedo sits in affluent Seminole County within the Orlando metro, near UCF. The subject anchors the north edge of the downtown park district — a walkable hub of dining, events, and civic traffic.

Corner of N Division St & E Franklin St — directly on the roundabout, fronting Center Lake at Oviedo on the Park.

Area Businesses

WALKABLE DOWNTOWN CORE + NEARBY NATIONAL ANCHORS



Oviedo on the Park
Premier events & dining hub — across the lake

Seminole County Library
Civic foot-traffic generator nearby

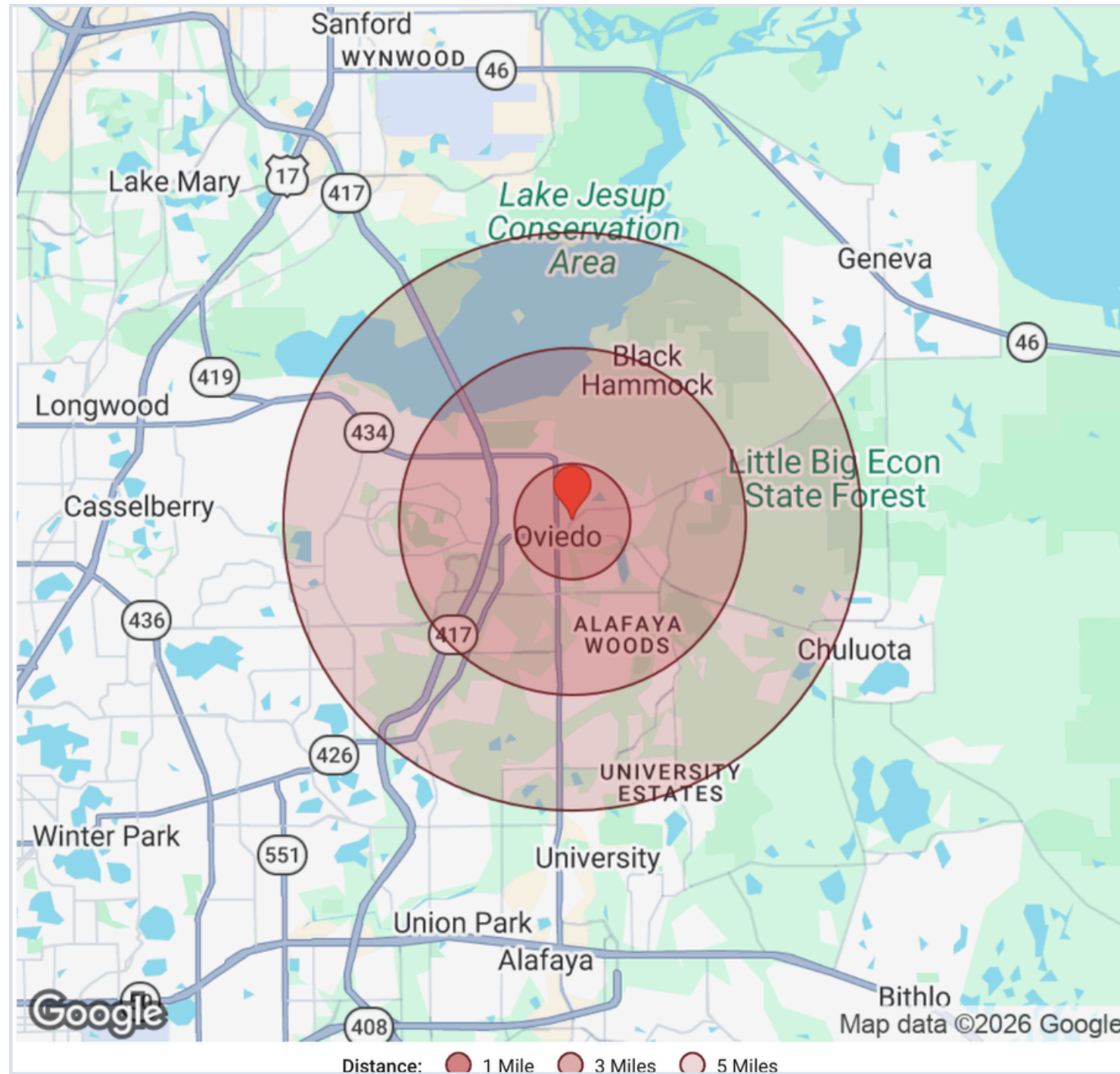
The Town House Restaurant
Longtime Oviedo landmark

Publix (x2) · Target · Sprouts
National daily-needs anchors

Oviedo City Hall
Civic + daytime employment

Demographics

AFFLUENT, GROWING TRADE AREA



1 / 3 / 5-mile radius from the subject

\$113,293

Median HH income (1 mi)

120,846

Population (5 mi)

5%+

Growth to 2030

	1 Mile	3 Miles	5 Miles
Total population	7,875	47,619	120,846
Median HH income	\$113,293	\$109,498	\$110,436
Occupied households	2,928	17,675	43,127
Owner-occupied	1,867	12,309	29,109
Renter-occupied	1,061	5,366	14,018
Households \$100K+	1,632	9,600	23,452

14,000+ renter households within 5 miles support lease-up of the upstairs unit.

Pricing & Valuation

FOR INTERNAL REVIEW — CONFIRM INPUTS BEFORE PUBLISHING

OFFERING PRICE

\$ 299,000

To be set with ownership

\$28,800
In-place rent / yr

~\$124K
Remaining term rent

5%
Annual bumps

Illustrative Value — In-Place Income

Cap Rate	Implied Value *
6.5%	~\$443,000
7.0%	~\$411,000
7.5%	~\$384,000
8.0%	~\$360,000

Illustrative only — not an appraisal or a recommended price. Figures to be independently verified.

Contact Me

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CONTACT ME FOR MORE INFO!


Confidentiality & Contact

DISCLAIMER

This Offering Memorandum has been prepared for informational purposes from sources believed reliable, including Seminole County public records and third-party demographic data. The information has not been independently verified and no representation or warranty is made as to its accuracy or completeness. All square footage, lease terms, income, zoning, and financial figures are approximate and subject to confirmation. Any projections and estimates are illustrative only. Prospective buyers should conduct their own independent investigation and consult their own tax, legal, and financial advisors. This document is confidential and intended solely for the recipient.



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