

2nd Gen Restaurant / Redevelopment Opportunity

IN THE HEART OF GROWING OVIEDO

REAL PROPERTY SPECIALISTS, INC.
Appraisers • Brokers • Consultants

1340 Alafaya Trail, Oviedo 32765



PROPERTY FEATURES

- 3,102 SF FREESTANDING RESTAURANT
- LAND: 1.40 ACRES ZONING: C-2 (COMMERCIAL)
- GROUND LEASE: \$190,00/YEAR NNN
- PRIME REDEVELOPMENT OPPORTUNITY!
- OUTPARCEL TO OVIEDO COMMONS - A MIXED USE APARTMENT COMPLEX (197 UNITS) BREAKING GROUND SUMMER 2025
- 250' OF FRONTAGE ALONG ALAFAYA TRAIL
- STRONG DEMOGRAPHICS WITH HIGH AVG HH INCOME \$119,060



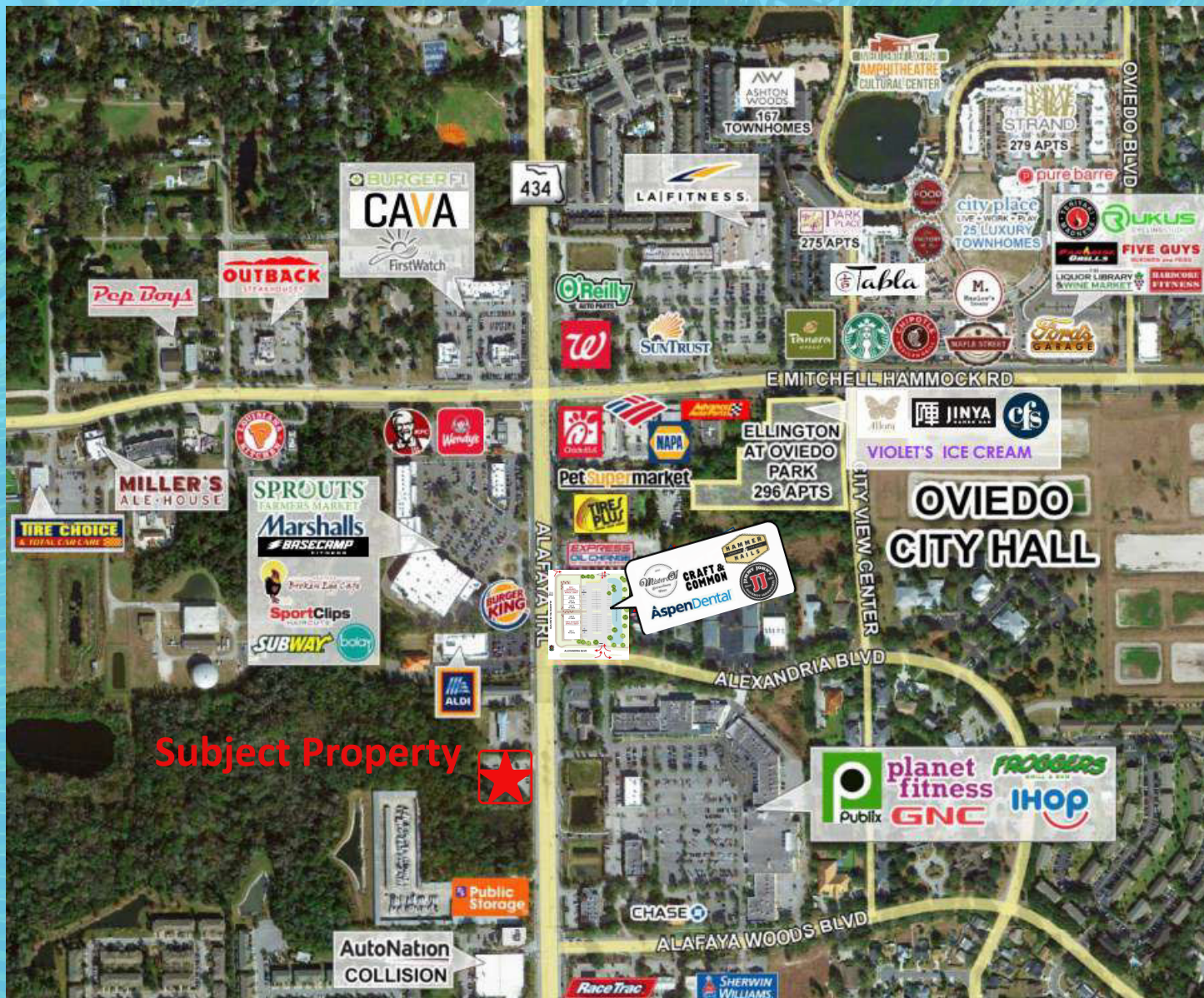
For More Information Call: Brandon Wiley (407) 506-5468

www.realpropertyspecialists.com

SITE



RETAIL MAP / DEMOS



2024 DEMOGRAPHICS

POPULATION



1 MI - 11,232
3 MI - 66,508
5 MI - 157,922

AVG HH INCOME



1 MI - \$119,060
3 MI - \$126,135
5 MI - \$126,581

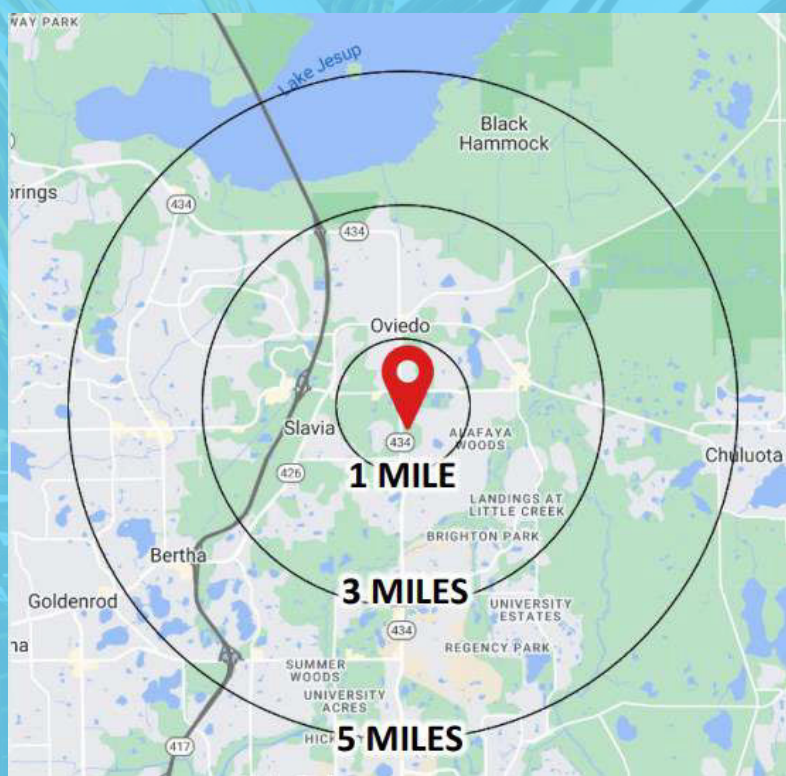
DAYTIME POPULATION MEDIAN AGE



1 MI - 4,458
3 MI - 21,236
5 MI - 46,565



1 MI - 36.0
3 MI - 37.0
5 MI - 35.2



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