



FOR LEASE



5515 Vista View Way, Oviedo, Florida 32765

Prime Commercial Space for Lease in Oviedo **- on SR 426, on Vista View Way**



**\$25 + \$7.25 CAM
+ Sales Tax**



Retail Property



Built in 2013



6,364 SF



0.87 Acres

Presented by

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Layout, Dimensions, and Conceptual Designs

All square footage and dimensions are approximate and are not to the actual scale. All parties should not rely upon these designs or conceptual designs for decision-making purposes. Exact dimensions can be obtained by retaining the services of a professional architect or engineer. Conceptual designs are possible opportunities and must be independently verified through local planning and zoning, health departments, and state agencies.



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Property Highlights

- ±2,987 SF + shared common space
- Prime location on SR 426 (Aloma Ave)
- Large open area, 4 offices, display room, breakroom,
- 3 restrooms (1 with a shower)
- Marble floors, high-end fixtures, natural light
- Reception area at main entrance
- Ample parking + monument signage
- 24/7 access

Offering Summary

Lease Price:	\$25 + \$7.25 CAM
Available Leasable Area:	2,987 HSF + Shared Common Space
Suite Number:	1001
Number of Units:	2
Building Size:	6,364 SF
Lot Size:	0.87 Acres
Use:	Professional Service



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Lease Description

Suite 1001: Now available for lease, this is a very attractive Retail/Office Suite located in a highly visible, two-unit building on SR 426 in the heart of Oviedo. The space offers approximately 2,987 SF plus access to shared common areas.

The suite features a large open showroom or collaborative work area, four private offices, a dedicated display room, a breakroom, and three restrooms - one of which includes a shower.

Other features include elegant marble flooring, upscale fixtures, and expansive floor-to-ceiling windows that fill the space with natural light, creating a bright and professional environment with a warm, inviting feel. The reception area is located at the building's main entrance for added convenience and branding potential.

Ideal uses include medical offices, outpatient care, optometry or eyeglass retailers, law or accounting firms, insurance providers, architectural or engineering services, interior design studios, retail or showroom concepts, spas, or small professional schools. Previously used as a salon/spa and retail showroom with offices, this flexible layout suits a wide range of potential tenants.

The building offers ample parking and includes both building façade and monument signage opportunities. Tenants benefit from 24/7 access. Utilities from shared services are billed directly to the tenant by the landlord. The adjacent suite is currently occupied by an established dental services provider, further enhancing the professional setting.



Location Information

Street Address	5515 Vista View Way
City, State, Zip	Oviedo, FL 32765
County	Seminole

Building Information

Building Size	6,364 SF
Tenancy	Multiple
Year Built	2013
Year Last Renovated	2018

Lease Price

\$25 + \$7.25 CAM

Property Information

Property Type	Retail/Office
Property Subtype	Medical
Property Use	Professional Service Bld
Zoning	PD - Planned Development
Lot Size	0.87 Acres



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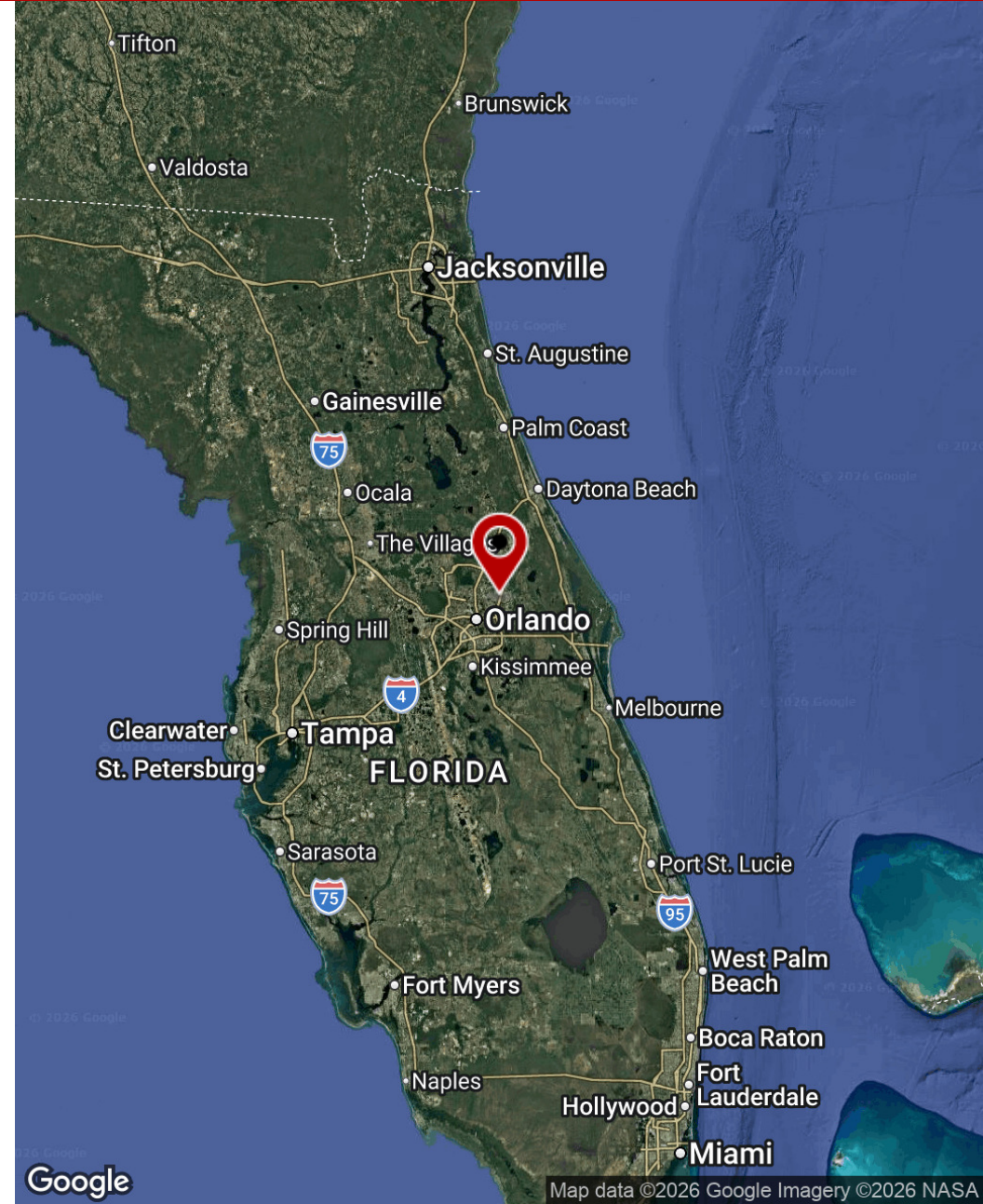
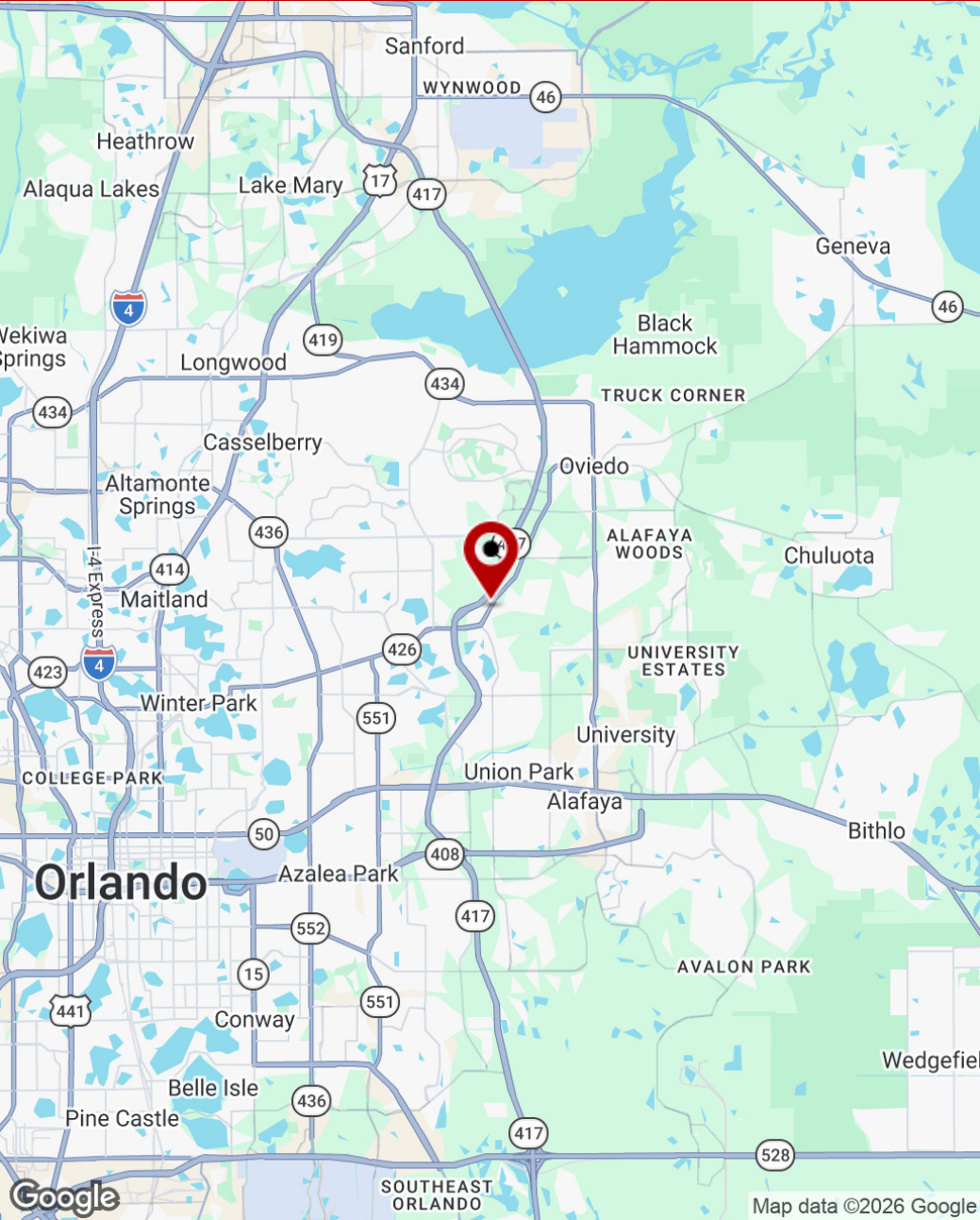


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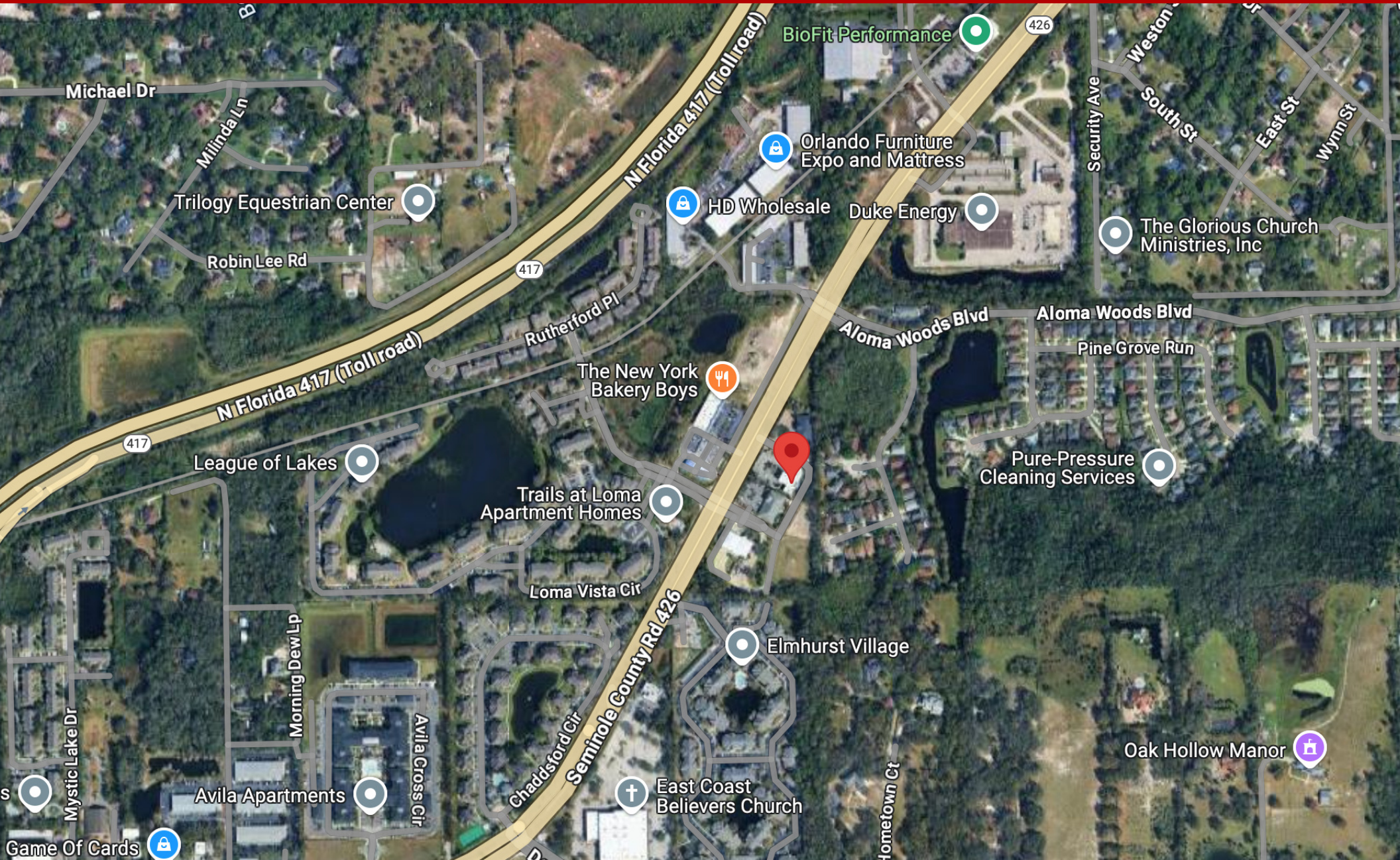


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Regional Map



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Demographic Detail Report

5515 Vista View Way, Oviedo, FL 32765

Building Type: **Class B Office** Total Available: **0 SF**
 Class: **B** % Leased: **100%**
 RBA: **6,364 SF** Rent/SF/Yr: **-**
 Typical Floor: **6,364 SF**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	7,448		76,968		258,629	
2024 Estimate	7,168		74,651		251,117	
2020 Census	7,048		75,874		254,096	
Growth 2024 - 2029	3.91%		3.10%		2.99%	
Growth 2020 - 2024	1.70%		-1.61%		-1.17%	
2024 Population by Age						
	7,168		74,651		251,117	
Age 0 - 4	430	6.00%	4,221	5.65%	14,464	5.76%
Age 5 - 9	393	5.48%	3,529	4.73%	11,731	4.67%
Age 10 - 14	450	6.28%	3,792	5.08%	12,157	4.84%
Age 15 - 19	440	6.14%	5,240	7.02%	20,438	8.14%
Age 20 - 24	584	8.15%	7,691	10.30%	27,620	11.00%
Age 25 - 29	661	9.22%	7,071	9.47%	24,412	9.72%
Age 30 - 34	603	8.41%	5,574	7.47%	19,284	7.68%
Age 35 - 39	535	7.46%	4,747	6.36%	15,999	6.37%
Age 40 - 44	530	7.39%	4,623	6.19%	15,202	6.05%
Age 45 - 49	463	6.46%	4,239	5.68%	13,729	5.47%
Age 50 - 54	430	6.00%	4,109	5.50%	13,260	5.28%
Age 55 - 59	397	5.54%	4,106	5.50%	13,233	5.27%
Age 60 - 64	358	4.99%	4,091	5.48%	12,993	5.17%
Age 65 - 69	297	4.14%	3,611	4.84%	11,414	4.55%
Age 70 - 74	248	3.46%	3,008	4.03%	9,465	3.77%
Age 75 - 79	185	2.58%	2,286	3.06%	7,140	2.84%
Age 80 - 84	93	1.30%	1,318	1.77%	4,185	1.67%
Age 85+	70	0.98%	1,396	1.87%	4,392	1.75%
Age 65+	893	12.46%	11,619	15.56%	36,596	14.57%
Median Age	35.20		35.20		33.80	
Average Age	36.80		38.10		37.20	

Demographic Detail Report

5515 Vista View Way, Oviedo, FL 32765

Radius	1 Mile	3 Mile	5 Mile
2024 Population By Race	7,168	74,651	251,117
White	3,940 54.97%	44,100 59.07%	142,831 56.88%
Black	771 10.76%	6,149 8.24%	23,069 9.19%
Am. Indian & Alaskan	10 0.14%	158 0.21%	820 0.33%
Asian	524 7.31%	5,725 7.67%	15,182 6.05%
Hawaiian & Pacific Island	1 0.01%	42 0.06%	172 0.07%
Other	1,922 26.81%	18,478 24.75%	69,042 27.49%
Population by Hispanic Origin	7,168	74,651	251,117
Non-Hispanic Origin	5,013 69.94%	55,317 74.10%	177,111 70.53%
Hispanic Origin	2,155 30.06%	19,334 25.90%	74,005 29.47%
2024 Median Age, Male	33.80	34.40	33.20
2024 Average Age, Male	35.80	37.20	36.40
2024 Median Age, Female	36.70	36.30	34.50
2024 Average Age, Female	37.80	38.90	38.10
2024 Population by Occupation Classification	5,809	62,066	208,678
Civilian Employed	3,737 64.33%	38,282 61.68%	127,330 61.02%
Civilian Unemployed	67 1.15%	886 1.43%	3,228 1.55%
Civilian Non-Labor Force	2,005 34.52%	22,871 36.85%	78,058 37.41%
Armed Forces	0 0.00%	27 0.04%	62 0.03%
Households by Marital Status			
Married	1,248	12,487	38,120
Married No Children	710	7,536	23,246
Married w/Children	538	4,951	14,874
2024 Population by Education	5,316	55,528	181,614
Some High School, No Diploma	106 1.99%	2,417 4.35%	9,927 5.47%
High School Grad (Incl Equivalency)	680 12.79%	9,081 16.35%	32,776 18.05%
Some College, No Degree	1,584 29.80%	15,324 27.60%	51,837 28.54%
Associate Degree	446 8.39%	5,351 9.64%	16,907 9.31%
Bachelor Degree	1,775 33.39%	14,846 26.74%	45,668 25.15%
Advanced Degree	725 13.64%	8,509 15.32%	24,499 13.49%

Demographic Detail Report

5515 Vista View Way, Oviedo, FL 32765

Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	6,861		69,616		232,081	
Real Estate & Finance	448	6.53%	3,149	4.52%	9,884	4.26%
Professional & Management	2,890	42.12%	24,601	35.34%	76,918	33.14%
Public Administration	80	1.17%	1,450	2.08%	5,171	2.23%
Education & Health	676	9.85%	9,084	13.05%	29,329	12.64%
Services	493	7.19%	6,384	9.17%	21,973	9.47%
Information	30	0.44%	535	0.77%	2,622	1.13%
Sales	730	10.64%	8,981	12.90%	31,643	13.63%
Transportation	3	0.04%	342	0.49%	1,123	0.48%
Retail	380	5.54%	4,186	6.01%	15,525	6.69%
Wholesale	55	0.80%	657	0.94%	2,470	1.06%
Manufacturing	150	2.19%	1,598	2.30%	6,019	2.59%
Production	226	3.29%	3,077	4.42%	10,318	4.45%
Construction	173	2.52%	1,665	2.39%	7,128	3.07%
Utilities	248	3.61%	2,301	3.31%	6,517	2.81%
Agriculture & Mining	5	0.07%	39	0.06%	216	0.09%
Farming, Fishing, Forestry	33	0.48%	51	0.07%	175	0.08%
Other Services	241	3.51%	1,516	2.18%	5,050	2.18%
2024 Worker Travel Time to Job	3,346		34,089		112,802	
<30 Minutes	1,755	52.45%	18,608	54.59%	62,564	55.46%
30-60 Minutes	1,453	43.42%	13,413	39.35%	42,926	38.05%
60+ Minutes	138	4.12%	2,068	6.07%	7,312	6.48%
2020 Households by HH Size	2,739		28,063		91,366	
1-Person Households	658	24.02%	6,918	24.65%	22,787	24.94%
2-Person Households	938	34.25%	9,201	32.79%	30,286	33.15%
3-Person Households	521	19.02%	5,228	18.63%	16,712	18.29%
4-Person Households	396	14.46%	4,331	15.43%	13,684	14.98%
5-Person Households	153	5.59%	1,616	5.76%	5,141	5.63%
6-Person Households	49	1.79%	518	1.85%	1,826	2.00%
7 or more Person Households	24	0.88%	251	0.89%	930	1.02%
2024 Average Household Size	2.50		2.50		2.50	
Households						
2029 Projection	2,898		28,004		91,907	
2024 Estimate	2,786		27,208		89,209	
2020 Census	2,740		28,064		91,366	
Growth 2024 - 2029	4.02%		2.93%		3.02%	
Growth 2020 - 2024	1.68%		-3.05%		-2.36%	

Demographic Detail Report

5515 Vista View Way, Oviedo, FL 32765

Radius	1 Mile	3 Mile	5 Mile
2024 Households by HH Income	2,788	27,207	89,208
<\$25,000	324 11.62%	4,817 17.71%	15,786 17.70%
\$25,000 - \$50,000	717 25.72%	4,920 18.08%	17,610 19.74%
\$50,000 - \$75,000	435 15.60%	4,006 14.72%	15,660 17.55%
\$75,000 - \$100,000	425 15.24%	3,642 13.39%	11,922 13.36%
\$100,000 - \$125,000	199 7.14%	2,734 10.05%	8,431 9.45%
\$125,000 - \$150,000	223 8.00%	2,100 7.72%	5,790 6.49%
\$150,000 - \$200,000	111 3.98%	2,202 8.09%	6,884 7.72%
\$200,000+	354 12.70%	2,786 10.24%	7,125 7.99%
2024 Avg Household Income	\$99,855	\$97,709	\$89,881
2024 Med Household Income	\$67,848	\$74,127	\$66,587
2024 Occupied Housing	2,786	27,208	89,209
Owner Occupied	1,342 48.17%	16,360 60.13%	50,570 56.69%
Renter Occupied	1,444 51.83%	10,848 39.87%	38,639 43.31%
2020 Housing Units	2,975	30,022	96,819
1 Unit	1,796 60.37%	20,488 68.24%	64,909 67.04%
2 - 4 Units	135 4.54%	1,152 3.84%	5,591 5.77%
5 - 19 Units	642 21.58%	4,367 14.55%	16,276 16.81%
20+ Units	402 13.51%	4,015 13.37%	10,043 10.37%
2024 Housing Value	1,341	16,360	50,570
<\$100,000	29 2.16%	458 2.80%	2,555 5.05%
\$100,000 - \$200,000	49 3.65%	864 5.28%	4,901 9.69%
\$200,000 - \$300,000	267 19.91%	4,638 28.35%	15,772 31.19%
\$300,000 - \$400,000	339 25.28%	5,053 30.89%	13,834 27.36%
\$400,000 - \$500,000	248 18.49%	2,393 14.63%	6,431 12.72%
\$500,000 - \$1,000,000	353 26.32%	2,576 15.75%	6,099 12.06%
\$1,000,000+	56 4.18%	378 2.31%	978 1.93%
2024 Median Home Value	\$396,017	\$343,934	\$314,869
2024 Housing Units by Yr Built	2,975	30,604	99,451
Built 2010+	328 11.03%	4,341 14.18%	11,615 11.68%
Built 2000 - 2010	754 25.34%	4,362 14.25%	10,890 10.95%
Built 1990 - 1999	995 33.45%	7,794 25.47%	23,360 23.49%
Built 1980 - 1989	690 23.19%	9,678 31.62%	29,710 29.87%
Built 1970 - 1979	171 5.75%	3,541 11.57%	14,613 14.69%
Built 1960 - 1969	7 0.24%	624 2.04%	5,986 6.02%
Built 1950 - 1959	30 1.01%	203 0.66%	2,606 2.62%
Built <1949	0 0.00%	61 0.20%	671 0.67%
2024 Median Year Built	1995	1991	1988