

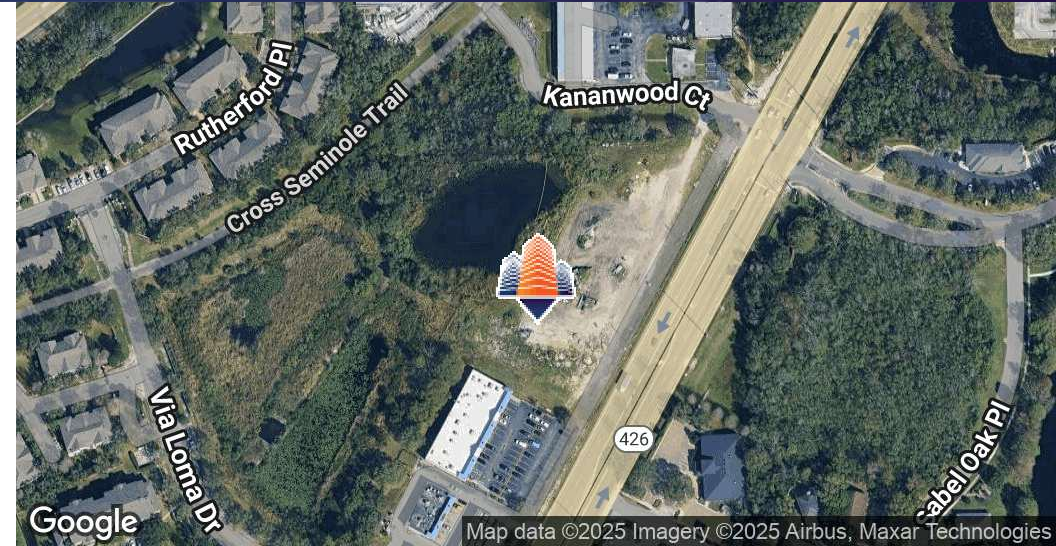
Loma Vista Pad

2950 Florida 426, Oviedo, FL 32765



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Improved Pad Available in Oviedo!
- 0.99 acre parcel with signalized access on 426
- 426 sees over 30,000 cars per day
- Pad has utilities, off-site retention and is rough graded
- New Rooftops coming to the immediate area
- Conveniently located minutes from the 417 and Red Bug
- Ideal Uses: Coffee, QSR, Bank, Medical, and Traditional Retail

VIEW ON GOOGLE MAPS

DUE DILIGENCE

OFFERING SUMMARY

Sale Price:	Call for Pricing
Lease Rate:	Negotiable
Lot Size:	0.99 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,886	30,104	95,079
Total Population	7,390	82,527	265,712
Average HH Income	\$117,122	\$102,736	\$99,052

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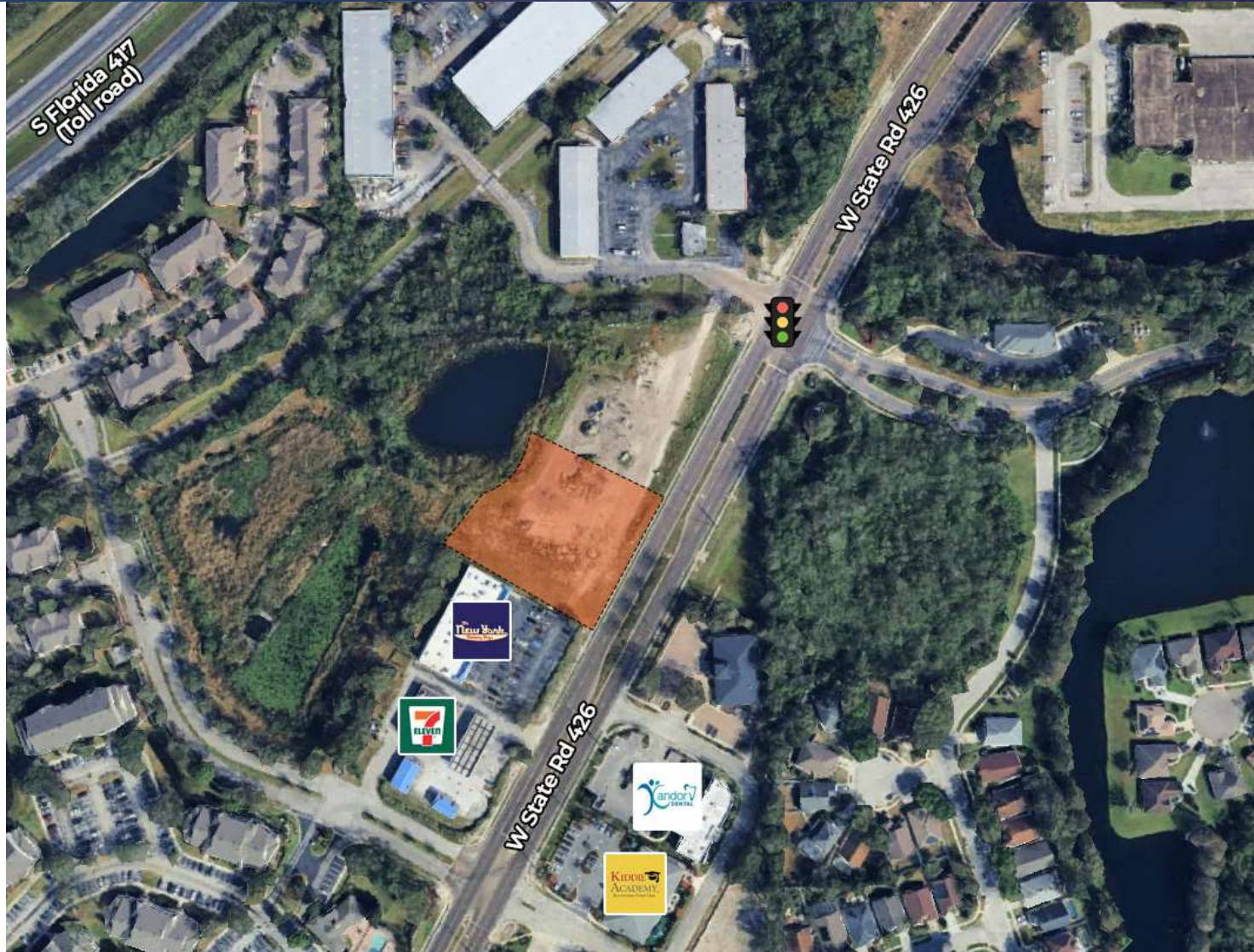
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SITE MAP



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RETAILER MAP



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus
Maxar Technologies

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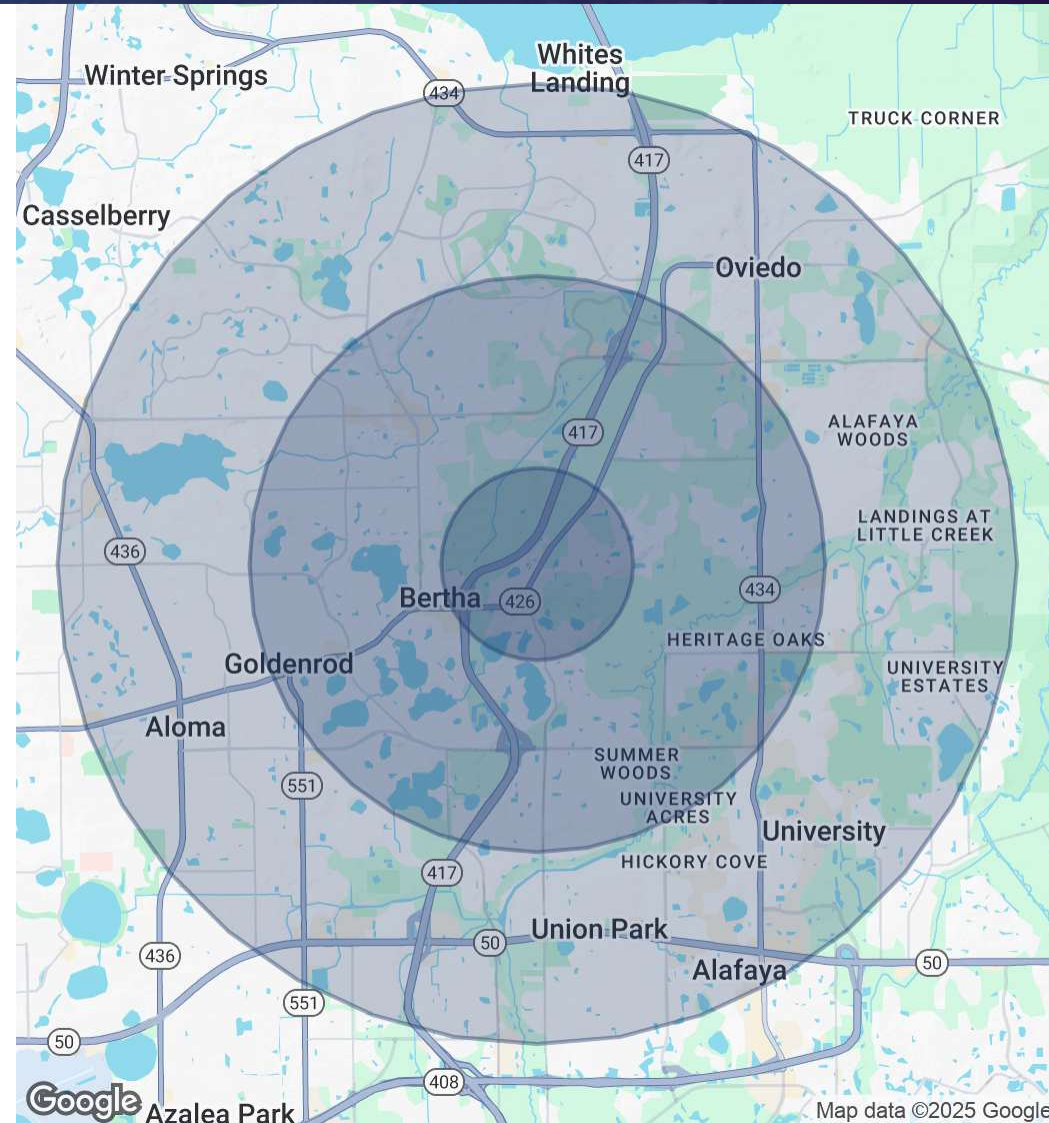
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,390	82,527	265,712
Average Age	37	38	37
Average Age (Male)	36	37	36
Average Age (Female)	38	39	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,886	30,104	95,079
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$117,122	\$102,736	\$99,052
Average House Value	\$466,992	\$427,402	\$389,997
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	4,060	49,571	152,982
Total Population - Black	863	6,932	24,710
Total Population - Asian	543	6,313	16,514
Total Population - Hawaiian	11	96	247
Total Population - American Indian	16	224	1,058
Total Population - Other	650	6,216	24,385



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