

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*

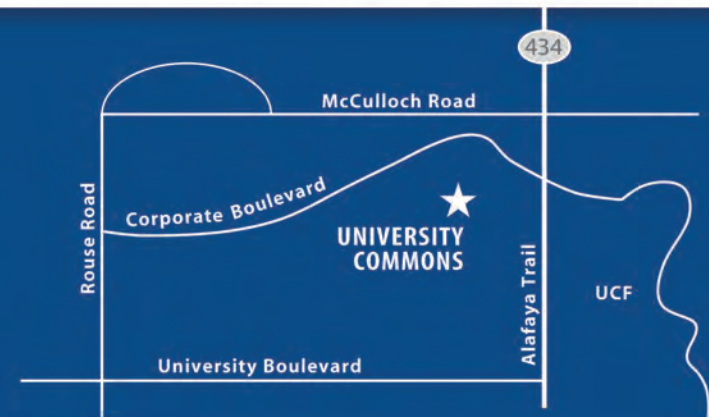
Adjacent to University of Central Florida
with enrollment of over 46,000 students

Average daily traffic count: 39,000

Gross leasable area: 66,412 Sq. Ft.



CONTACT A LICENSED AGENT | 561.948.7100 F: 561.948.7120 | 800.570.3261 | 2300 NW Corporate Boulevard, Suite 135, Boca Raton, FL 33431



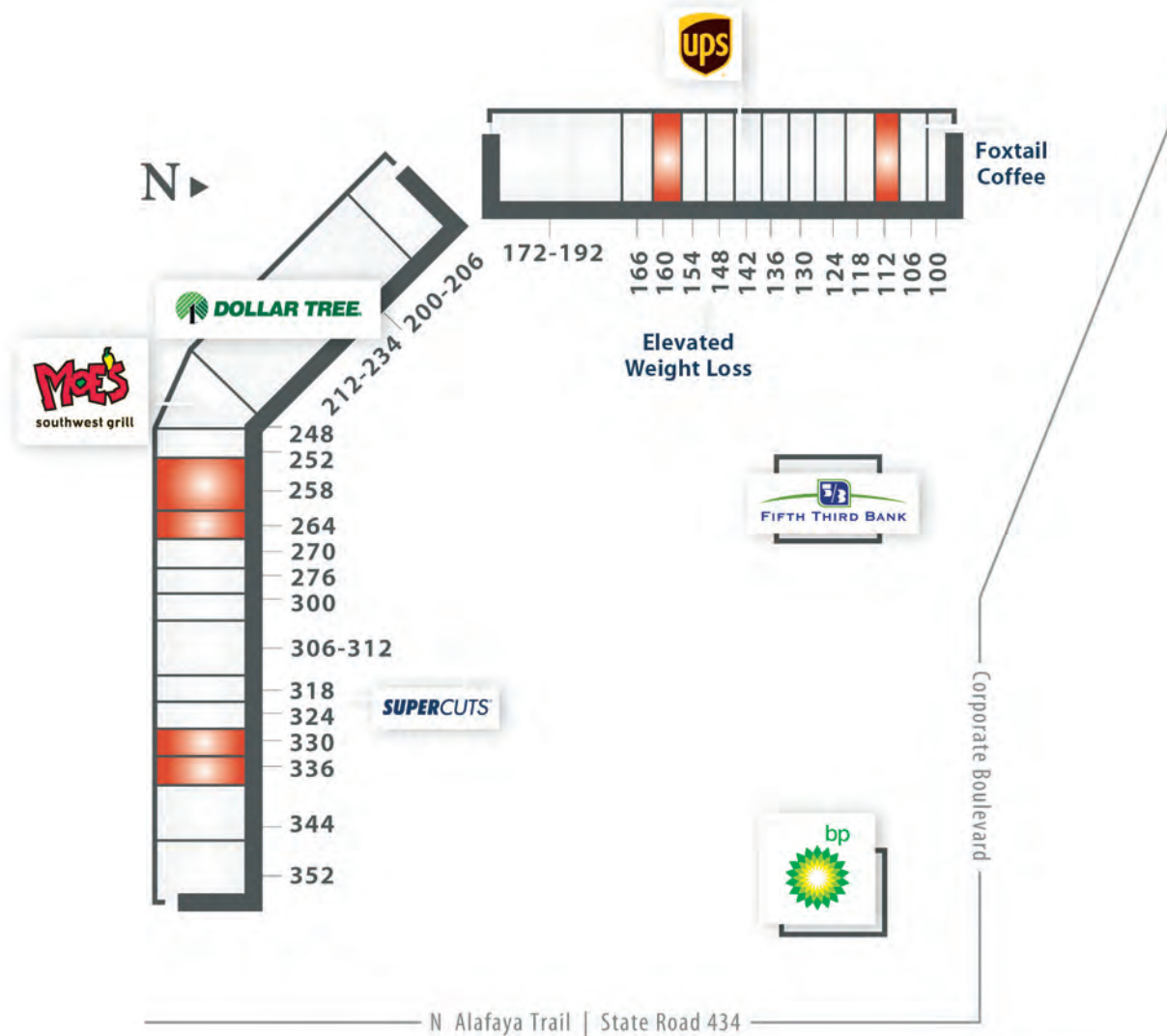
CREATING VALUE

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SMDPROPERTY.COM

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DEMOGRAPHICS

DESCRIPTION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population			
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
Population by race			
White	75.30%	74.17%	72.38%
Black African American	11.91%	11.04%	11.14%
Hispanic Other	12.77%	14.80%	16.48%
2021 Estimate			
Average HH Income	\$82,182.00	\$93,361.00	\$94,277.00
2021 Estimate			
Median HH Income	\$49,083.75	\$66,368.62	\$68,713.13
2021 Estimate			
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	Available	2,152
264	Available	1,401
270	Sno Tea	1,501
276	Chinese Restaurant	1,501

300	Flava Hacks Sneakers	1,501
306-312	Spice Indian Grill	3,002
318	SuperCuts	1,501
324	Sushi Restaurant	1,501
330	Available	1,501
336	Available	1,501
344	Liquor Store	3,003
352	The Bakery	3,003
	Columbian Cafe	

12226 Corporate Boulevard #100 - 192

UNIT	TENANT	SQ.FT.
100	Foxtail Coffee	1,442
106	Tattoo	1,442
112	Available	1,442
118	So Dough Pizza	1,442
124	Orlando Medical Alliance	1,407
130	Gilbane Development	1,442
136	Flamingo Kava and Acai	1,442

142	The UPS Store	1,442
148	Elevated Weight Loss	1,442
154	Faith Barber	1,442
160	Available	1,442
166	Tenders Chicken	1,443
172-192	Indian Grocer	7,206