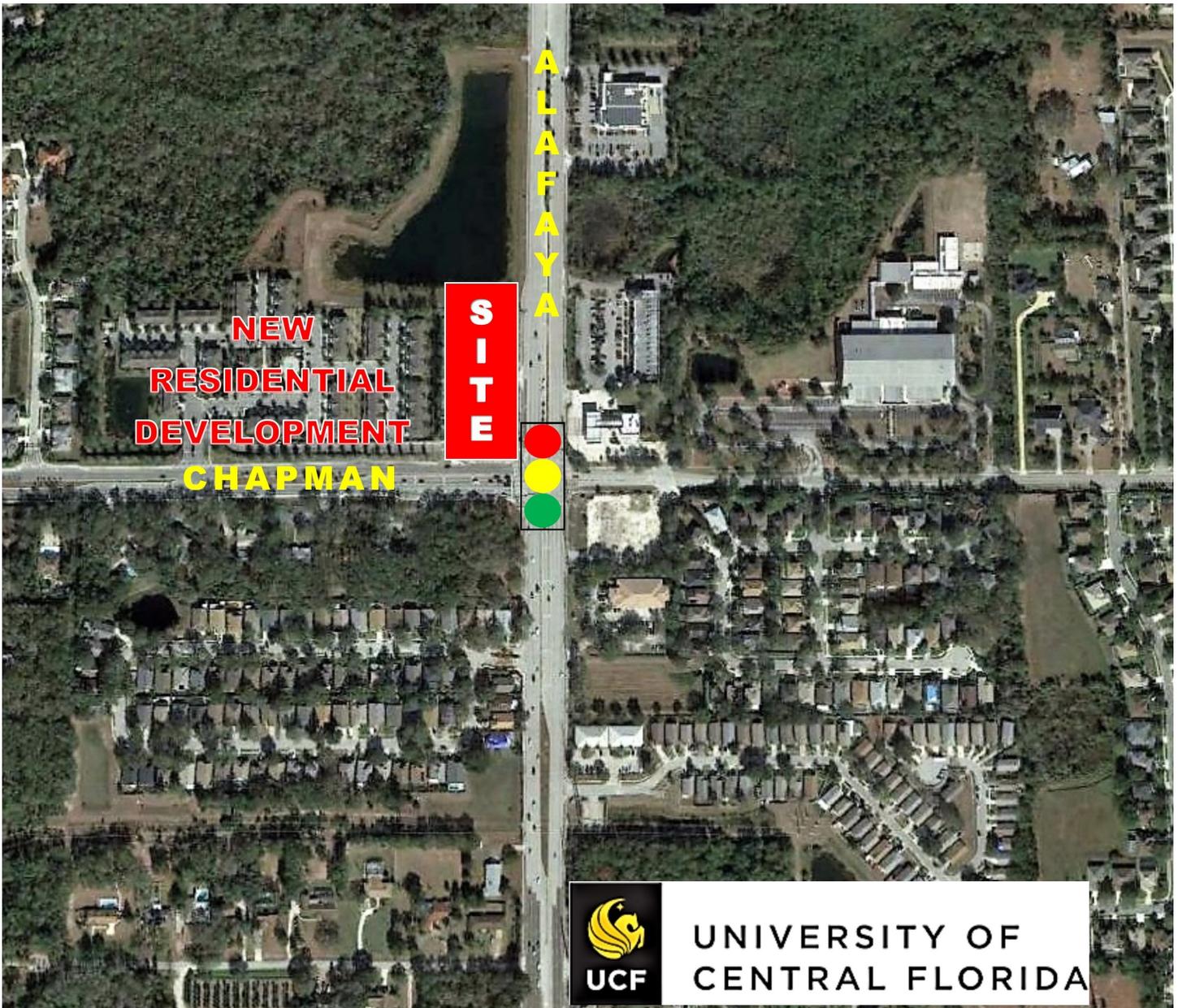# ALAFAYA CROSSINGS
1984 Alafaya Trail
Oviedo, Florida

Northwest Corner of Alafaya Trail and Chapman Road

Most visible site on Alafaya Trail

Chapman is the largest intersection between
Mitchell Hammock and University

Drive thru and pad sites available

For Additional Information Please Contact
Eric Henderson
303-825-9192

ALAFAYA CROSSINGS

Northwest corner of Alafaya Trail and Chapman Road

Oviedo, Florida

MOST VISIBLE SITE ON ALAFAYA TRAIL

VISIBILITY

- Traffic light at Alafaya and Chapman
- Thousands of feet of unobstructed visibility
- Chapman Road and traffic light create perfect visibility for the south endcap
- Huge FDOT retention pond for Alafaya Trail located immediately to the north of property creates perfect visibility for north endcap
- Excellent signage allotment – 2 sq ft for each lineal foot of frontage
- Signage allowed on all four sides of buildings
- Three pole/joint ID signs allowed for project
- Electronic message centers allowed on two of the pole signs

LOCATION

- 1.3 miles south of Red Bug Lake Road (Mitchell Hammock)
- 1.5 miles north of UCF (University of Central Florida) approximately 50,000 students
- Largest intersection of Alafaya Trail between Red Bug and University

ACCESS

- Curb cuts off Alafaya Trail and Chapman Road give this property superior access to most all competition

PADS, DRIVE THRUS AND PATIOS

- Site can accommodate drive thrus for banks and restaurants
- Outdoor seating and patio space available
- Pad sites available for lease

Floor Plan

Grid references (top): 1, 2, A202-1, 3, 4, 5, 6

Overall dimension: 171'-6"

Top dimension string: 25'-9" | 40'-0" | 40'-0" | 40'-0" | 25'-9"

Secondary dimensions: 2'-8" | 4'-4" | 32'-9" | 4'-4" | 3'-4" | 4'-4" | 26'-3⅜" | 4'-4" | 6'-8¾" | 4'-4" | 26'-3⅜" | 4'-4" | 3'-4" | 4'-4" | 26'-1" | 4'-4" | 4'-8¾" | 3'-4" | 1'-3¼"

Tenant Labels
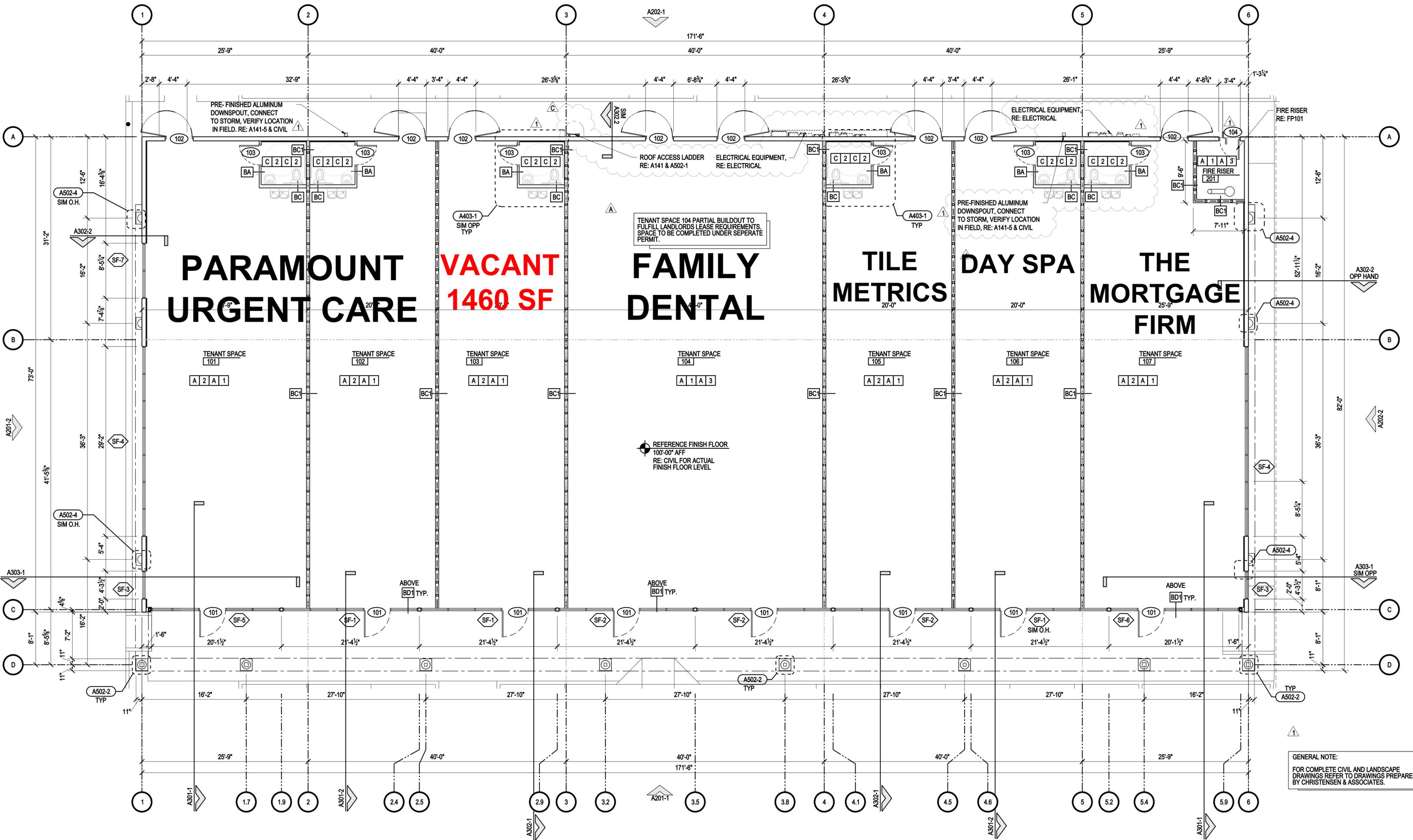
PARAMOUNT URGENT CARE

VACANT 1460 SF

FAMILY DENTAL

TILE METRICS

DAY SPA

THE MORTGAGE FIRM

Annotations

PRE-FINISHED ALUMINUM DOWNSPOUT, CONNECT TO STORM, VERIFY LOCATION IN FIELD. RE: A141-5 & CIVIL

ROOF ACCESS LADDER, RE: A141 & A502-1

ELECTRICAL EQUIPMENT, RE: ELECTRICAL

ELECTRICAL EQUIPMENT, RE: ELECTRICAL

FIRE RISER RE: FP101

FIRE RISER 201

TENANT SPACE 104 PARTIAL BUILDOUT TO FULFILL LANDLORDS LEASE REQUIREMENTS. SPACE TO BE COMPLETED UNDER SEPERATE PERMIT.

PRE-FINISHED ALUMINUM DOWNSPOUT, CONNECT TO STORM, VERIFY LOCATION IN FIELD, RE: A141-5 & CIVIL

A502-4 SIM O.H.

A302-2

A403-1 SIM OPP TYP

A403-1 TYP

A302-2 OPP HAND

A502-4

A502-4 SIM O.H.

A303-1

A303-1 SIM OPP

REFERENCE FINISH FLOOR
100'-00" AFF
RE: CIVIL FOR ACTUAL FINISH FLOOR LEVEL

Tenant Space Tags

TENANT SPACE 101 — A 2 A 1

TENANT SPACE 102 — A 2 A 1

TENANT SPACE 103 — A 2 A 1

TENANT SPACE 104 — A 1 A 3

TENANT SPACE 105 — A 2 A 1

TENANT SPACE 106 — A 2 A 1

TENANT SPACE 107 — A 2 A 1

ABOVE BD1 TYP.

Side / Bottom Dimensions

73'-0" | 31'-2" | 12'-6" | 16'-4⅜" | 8'-5¼" | 16'-2" | 7'-4⅞" | 36'-3" | 29'-2" | 41'-5⅜" | 8'-5¼" | 5'-4" | 8'-1" | 8'-5⅝" | 16'-2" | 7'-2" | 4'-⅝" | 2'-0" | 4'-3½" | 11"

82'-0" | 12'-6" | 16'-2" | 52'-11¼" | 9'-5" | 7'-11" | 36'-3" | 8'-5¼" | 8'-1" | 2'-0" | 4'-3½" | 11"

Bottom dimensions: 20'-0" | 20'-0" | 20'-0"

1'-6" | 20'-1½" | 21'-4½" | 21'-4½" | 21'-4½" | 21'-4½" | 21'-4½" | 21'-4½" | 20'-1½" | 1'-6"

16'-2" | 27'-10" | 27'-10" | 27'-10" | 27'-10" | 27'-10" | 16'-2"

25'-9" | 40'-0" | 40'-0" | 40'-0" | 25'-9"

171'-6"

A502-2 TYP

A301-1

A302-1

A201-1

A302-2

A301-1

A302-2 TYP

Grid references (bottom):
1, 1.7, 1.9, 2, 2.4, 2.5, 2.9, 3, 3.2, 3.5, 3.8, 4, 4.1, 4.5, 4.6, 5, 5.2, 5.4, 5.9, 6

Window/Door Tags
102, 103, 104, 101, BC1, BA, BC, C, 2
SF-7, SF-4, SF-3, SF-5, SF-1, SF-2, SF-6

GENERAL NOTE:
FOR COMPLETE CIVIL AND LANDSCAPE DRAWINGS REFER TO DRAWINGS PREPARED BY CHRISTENSEN & ASSOCIATES.