

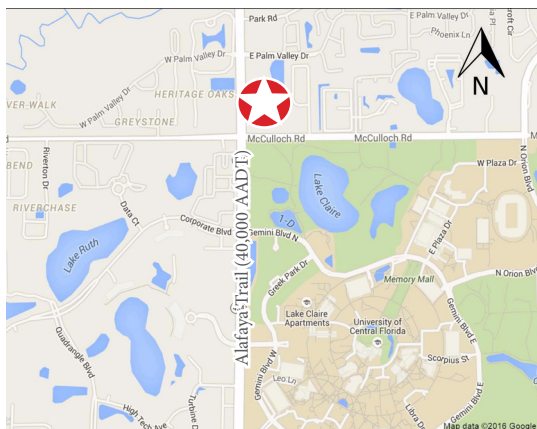
# University Palms

Alafaya Trail at McCulloch Rd, Oviedo, FL 32765



## Project Highlights

- Beautifully landscaped neighborhood shopping center anchored by Publix Supermarket. Other tenants include Pet Supplies Plus, Keke's Breakfast Cafe, UPS, and more.
- Excellent location at the intersection of Alafaya Trail and McCulloch Rd with visibility to a combined 66,000 ± vehicles/day.
- Located in close proximity to the main campus of the University of Central Florida, the largest university in the country by undergraduate enrollment with over 60,000 students.
- **1,400 SF CURRENTLY AVAILABLE**



## PHYSICAL SITE CHARACTERISTICS

Daily Traffic Counts:	Alafaya Trail (N/S): 41,498 AADT
GLA:	201,250
Lat/Lon:	28.613065/-81.206462
County:	Seminole

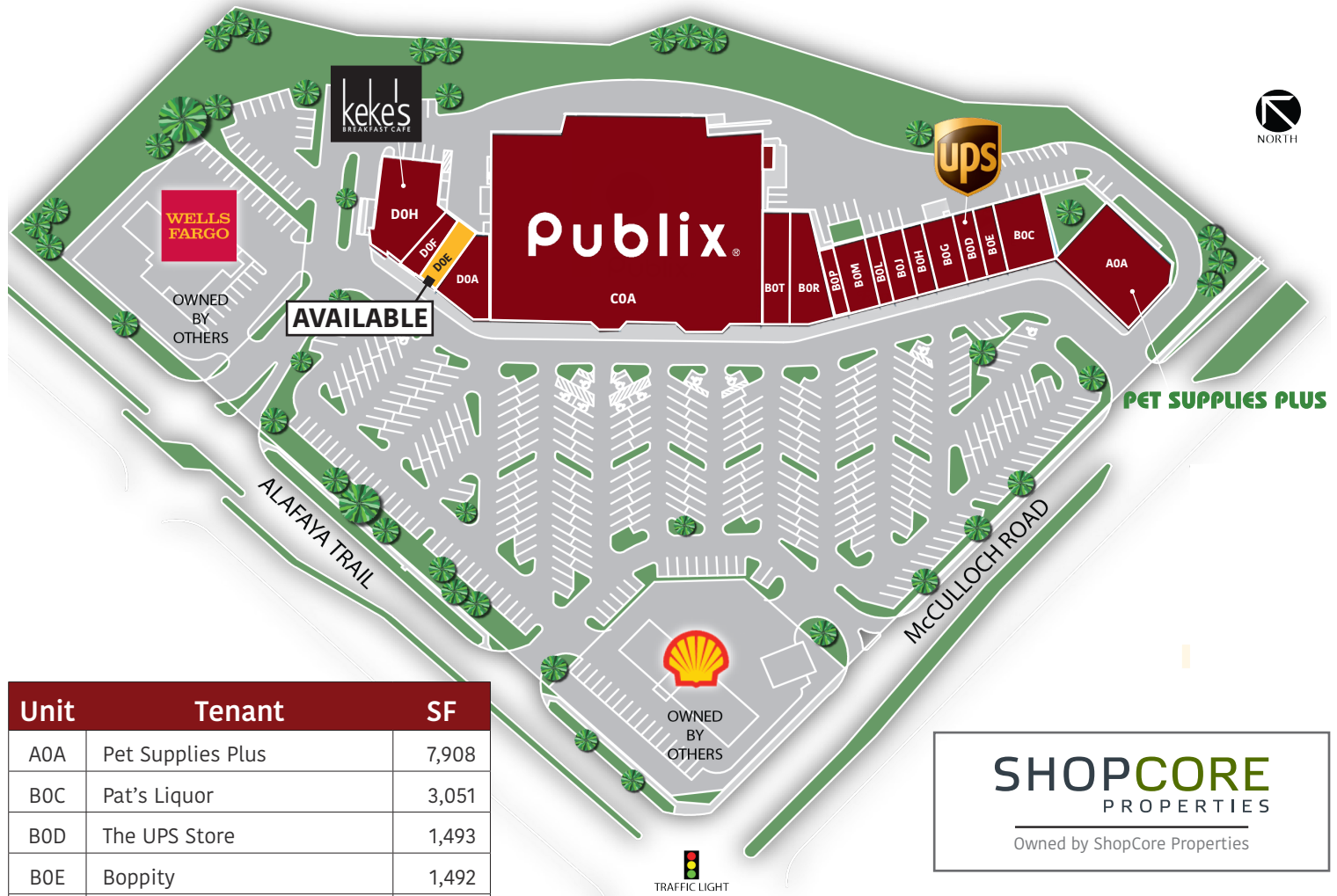
DEMOGRAPHICS (2022)	1 MILE	3 MILES	5 MILES
Population:	18,039	94,966	213,558
Avg HH Income:	\$47,850	\$76,418	\$84,467

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Unit	Tenant	SF
A0A	Pet Supplies Plus	7,908
B0C	Pat's Liquor	3,051
B0D	The UPS Store	1,493
B0E	Boppity	1,492
B0G	Dragon Court	2,300
B0H	Avenue Nails	1,400
B0J	GoToBrazils Waxing Center	1,622
B0L	First Choice Urgent Care	1,050
B0M	Dr. Lach	2,777
B0P	3 Natives Juice & Acai Bowls	1,202
B0R	Amscot Financial	4,042
B0T	Ocean Tans	3,192
COA	Publix	56,077
DOA	Giovanni's	3,324
<b>DOE</b>	<b>AVAILABLE</b>	<b>1,400</b>
DOF	Island Fin Poke	1,400
DOH	Keke's Breakfast Cafe	5,442

**SHOPCORE**  
PROPERTIES  
Owned by ShopCore Properties



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