

# OVIEDO TOWN CENTER SHOPPES

## 100% OCCUPIED CENTER



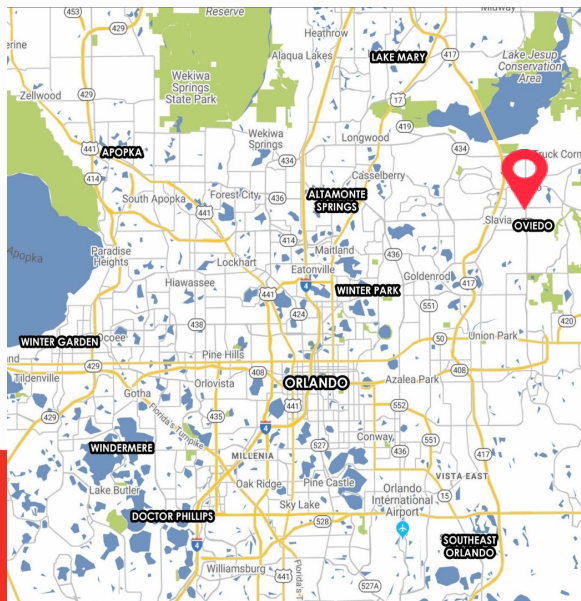
### LA FITNESS ANCHORED SHOPPING CENTER ADJACENT TO OVIEDO ON THE PARK

## THE PROPERTY

- **OVIEDO TOWN CENTER SHOPPES**
- 199 E. MITCHELL HAMMOCK RD. OVIEDO, FL 32765
- GLA: 75,576 SF

## PROPERTY FEATURES

- Strong retail lineup including LA Fitness, TJ's Seafood Shack, Frosty Fox, and Max Muscle
- Adjacent to Oviedo's new downtown-Oviedo on the Park
- High traffic on E. Mitchell Hammock with over 35,500+ AADT
- Surrounded by fast-growing commercial development, with new retailers in the corridor including Maple Street Biscuit Co., Starbucks, Marlow's Tavern, Sprouts, and First Watch
- Over 22,000 homes within three miles
- Located in Orlando's wealthiest zip code



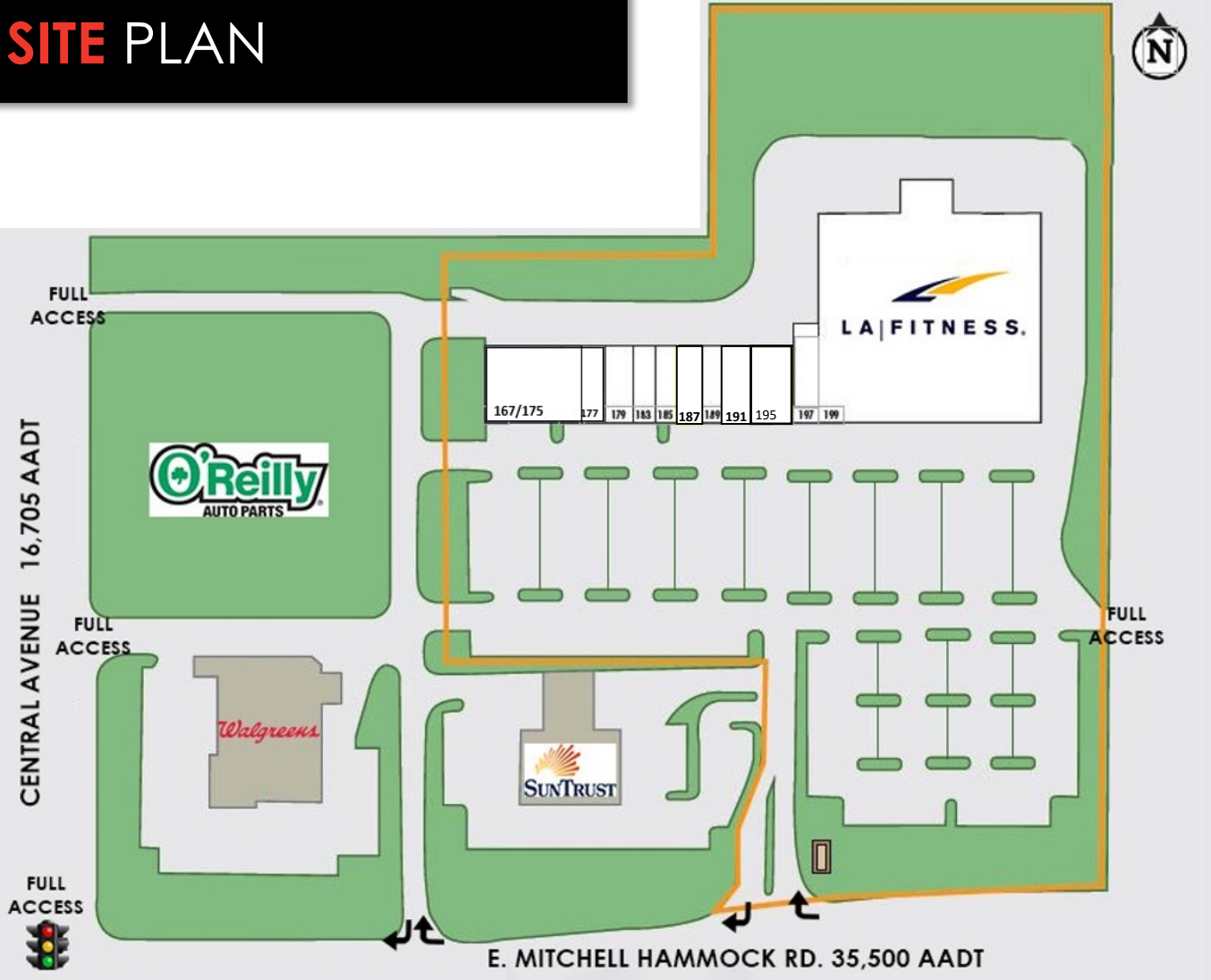
## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>2020 POPULATION</b>	10,668	61,590	145,162
<b>AVG HH INCOME</b>	\$77,275	\$102,636	\$102,139
<b># OF HOUSEHOLDS</b>	3,894	22,312	49,580

## CONTACT

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# SITE PLAN

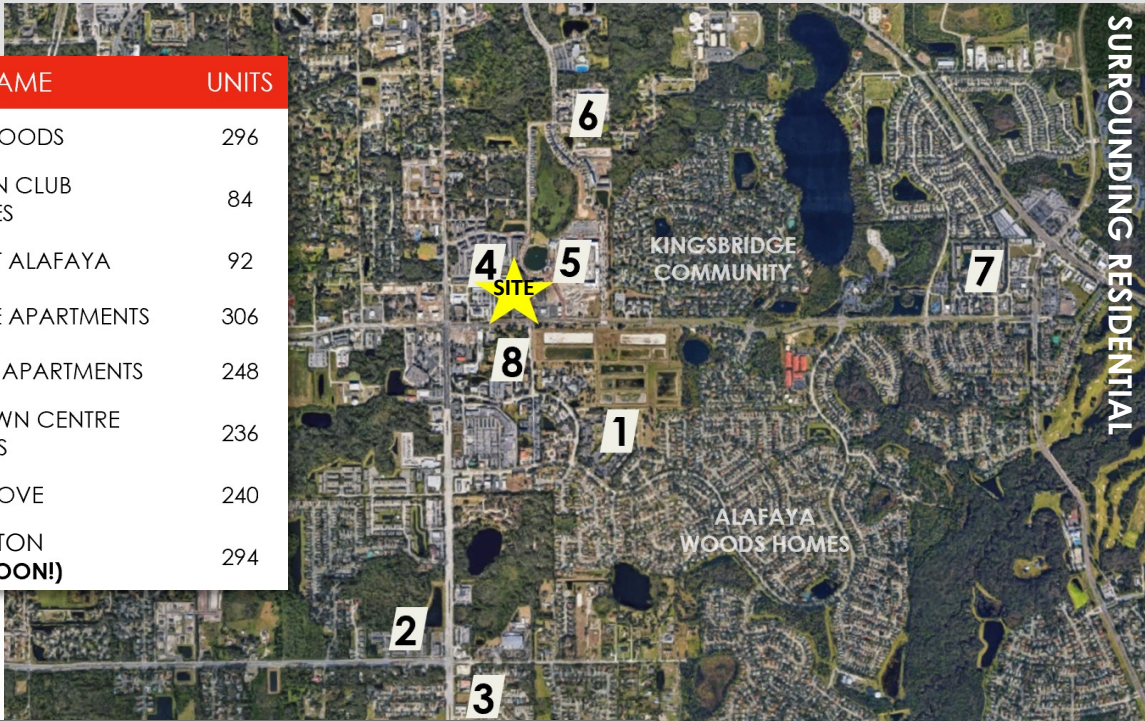


STE	TENANT	SQ. FT	STE	TENANT	SQ. FT
167-175	GATORS DOCKSIDE	6,142	187	FROSTY FOX	1,220
177-179	SONGBIRDS	3,620	189	OVIEDO NAIL BAR	1,220
183	MOD MARKET & RILEY REIGH	1,220	191	MAX MUSCLE	1,220
185	PERFECT BLENDZ BARBER SHOP	1,220	195	KICKBOXING	2,395
			197	TJ'S SEAFOOD SHACK	2,022
			199	LA FITNESS	44,268



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# AREA MAPS



SITE	NAME	UNITS
1	ALAFAYA WOODS	296
2	COVINGTON CLUB TOWNHOMES	84
3	ENCLAVE AT ALAFAYA	92
4	PARK PLACE APARTMENTS	306
5	THE STRAND APARTMENTS	248
6	OVIDEO TOWN CENTRE APARTMENTS	236
7	OVIDEO GROVE	240
8	THE ELLINGTON (COMING SOON!)	294

**JOIN THE EXCEPTIONAL TENANT LINEUP IN OVIDEO!**



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