

# TOWN CENTER SHOPPES

## RETAIL SPACE AVAILABLE



### THE PROPERTY

- 199 E. MITCHELL HAMMOCK RD. OVIEDO, FL 32765
- GLA: 75,576 SF
- **2,395 SF AVAILABLE**

### 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



### 2024 DEMOGRAPHICS

#### POPULATION



1 MI- 10,554  
3 MI- 59,087  
5 MI- 149,486

#### AVG HH INCOME



1 MI- \$116,907  
3 MI- \$130,841  
5 MI- \$126,763

#### DAYTIME POPULATION



1 MI- 4,819  
3 MI- 19,862  
5 MI- 45,449

#### MEDIAN AGE



1 MI- 36.5  
3 MI- 38.7  
5 MI- 36.1

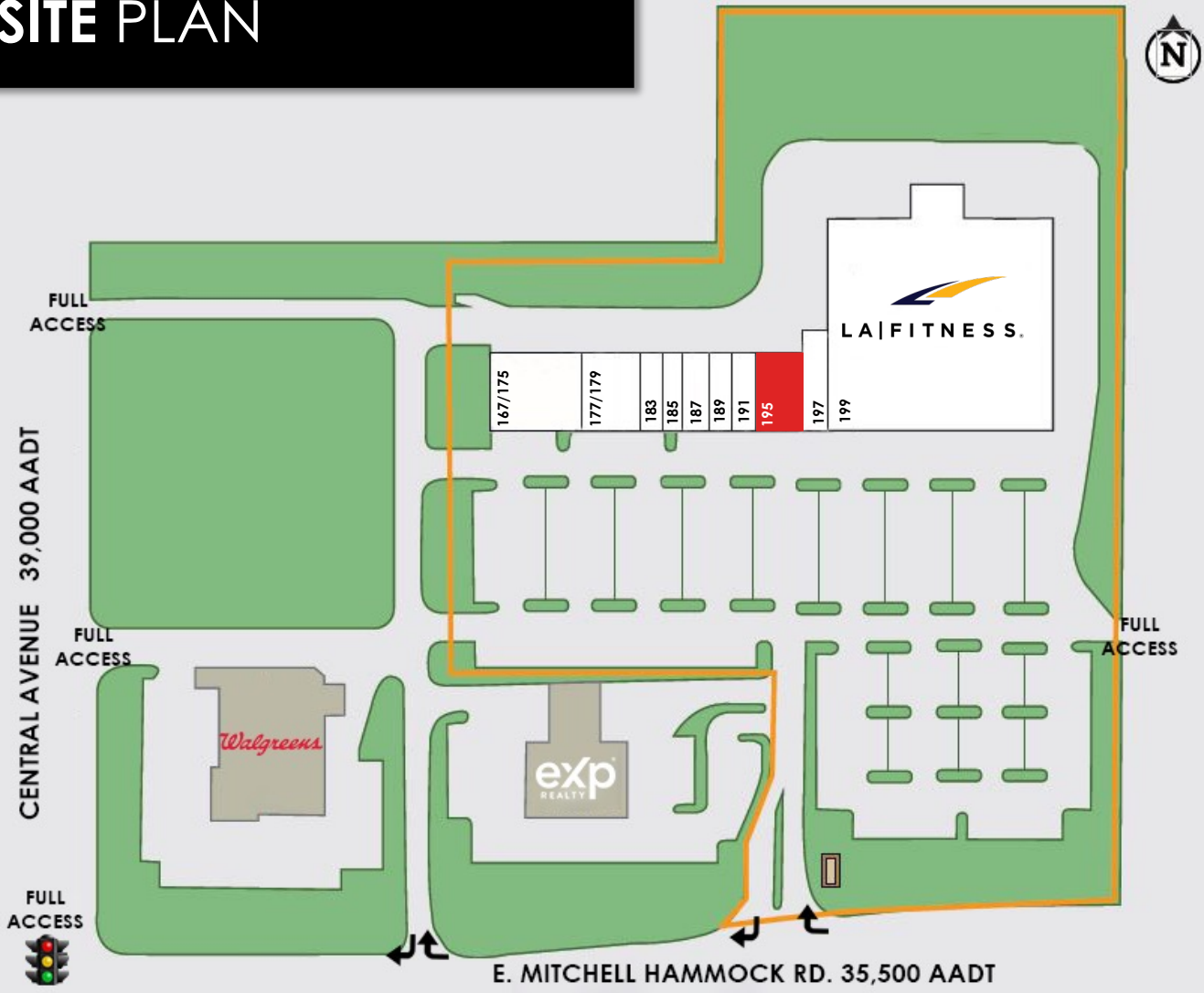
#### SERENITY LORENZ

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# SITE PLAN



STE	TENANT	SF
167-175	GATORS DOCKSIDE	6,142
177-179	SONGBIRDS	3,620
183	MOD MARKET & RILEY REIGH	1,220
185	PERFECT BLENDZ BARBER SHOP	1,220
187	FROSTY FOX	1,220

STE	TENANT	SF
189	OVIEDO NAIL BAR	1,220
191	MAX MUSCLE	1,220
<b>195</b>	<b>AVAILABLE</b>	<b>2,395</b>
197	TJ'S SEAFOOD SHACK	2,022
199	LA FITNESS	44,268

# AREA MAPS



SITE	NAME	UNITS
1	ALAFAYA WOODS	296
2	COVINGTON CLUB TOWNHOMES	94
3	ENCLAVE AT ALAFAYA	84
4	PARK PLACE APARTMENTS	275
5	THE STRAND APARTMENTS	279
6	OVIDIO TOWN CENTRE APARTMENTS	236
7	OVIDEO GROVE	240
8	CITY PLACE TOWNHOMES	25
9	THE ELLINGTON AT OVIDIO	294
TOTAL		1,825+ UNITS

