

AVAILABLE

- Starbucks is relocating to Fifth Third Bank on the corner
- 1,850 SF plus 250 ft. patio
- Endcap with drive-thru
- Excellent visibility and access
- 51,088 AADT along Aloma Ave.
- Cross access from Tuskawilla Rd to Deep Lake Rd
- Shared Intersection with Walmart, Kohls, and Publix.



Former Starbucks coming available

3607 Aloma Ave, Oviedo, FL 32765

Oviedo

Executive Summary

The wealthiest people live in Oviedo/Chuluota..., according to the most recent data from the US Census Bureau. Of the zip codes that have a population of 10,000 or more or have a median household income of \$ 100,000, Oviedo/Chuluota ranked #1, 14% higher than #2 Dr. Phillips (\$109,918) and 18.6% higher than #3 Windermere (\$105,774).

Reported by the Orlando Business Journal 10-10-2023

Zipcode: 32765

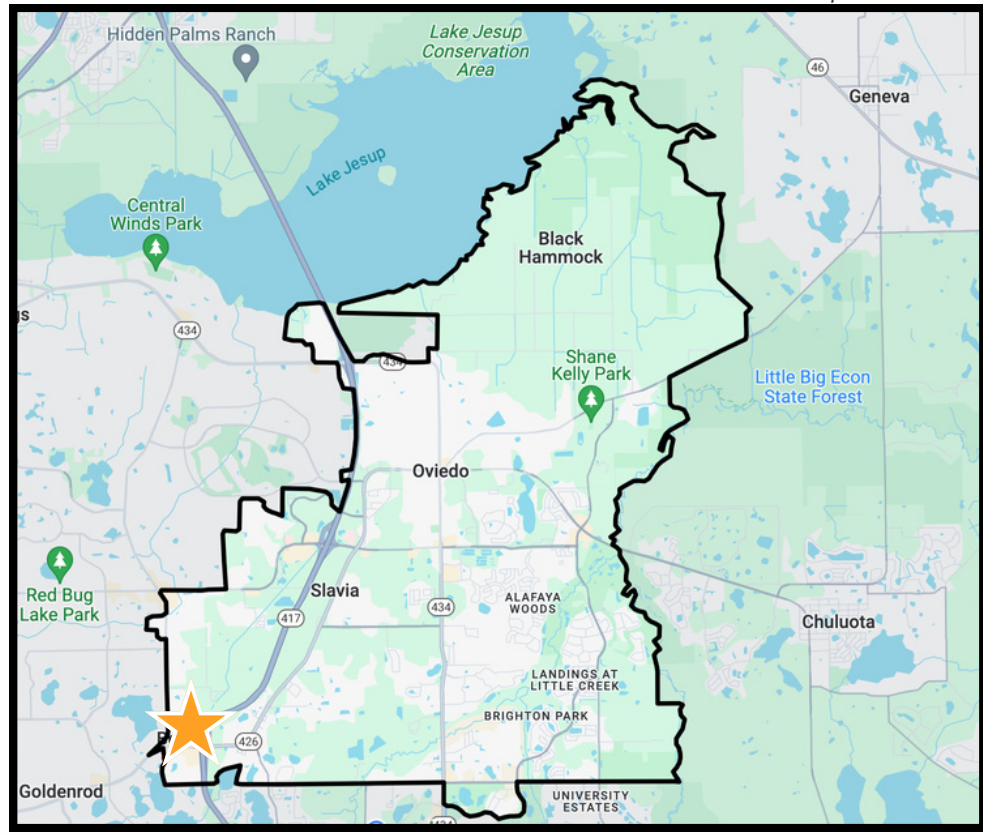
OVIEDO




Highest median

household income

\$125,451

Zipcode: 32766 (Oviedo/Chuluota)



3-MILE POPULATION	MEDIAN AGE	# OF HOUSEHOLDS
 84,565	 36.1	 30,871

SITE AERIAL



[Click Here for Google Map View of Space](#)

LEASE PLAN



Trinity Center

Suite	Tenant	Size (s.f.)
1001	Dunkin'	2,100
1005	TL Nail Salon	980
1009	North End Pizzeria	1,400
1013	Clippers Barber Shop	1,050
1017	Ramen Takagi	1,050
1021	Tijuana Flats	2,100
1025	The Look Salon & Spa	1,400
1029	Fine Ink	1,400
1033	Japanese Restaurant	2,100

Aloma Center

Suite	Tenant	Size (s.f.)
1001	Available	1,850
1031	Sage Dental	2,905
1041	The Armories	1,650
1051	Oviedo Veterinary Care	2,292
1071	Alma Argentina	1,850
1081	Trinity Eye Associates	2,134
1091	Your Kid's Urgent Care	2,600

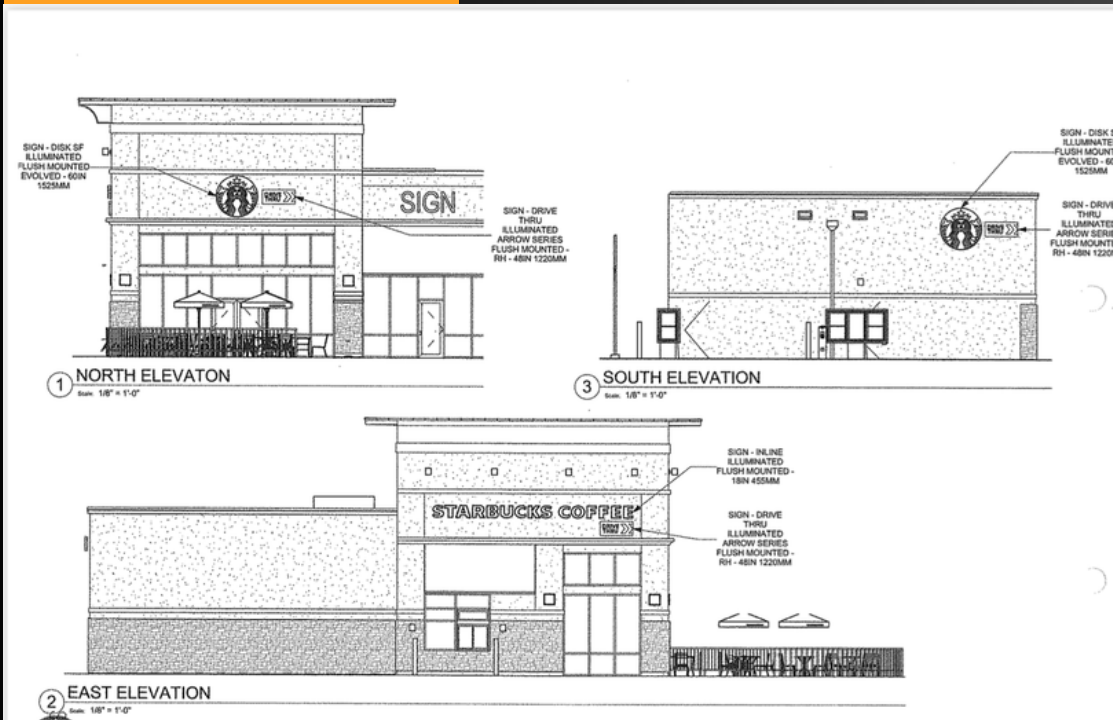
Bridgewater Commons

Suite	Tenant	Size (s.f.)
1000	Santino's Pizza N Wings	1,255
1008	Rose Cleaners	1,551
1024	School of Rock	3,005
1032	Available	1,200
1040	Arbor Park Salon	1,200
1048	Deep Spa Nails	1,200
1056	Rosa Perfect Eyebrow	1,200
1064	Gabriella Growers	1,200
1072	Eastern Garden Rest	1,200

Suite	Tenant	Size (s.f.)
1088	Hookah Cafe	2,400
1001	Subway	1,769
0002	Great Clips	1,000
0003	Saigon Flowers	1,773
1104-1112	VIP Care	2,000
1120	Integrity Flooring	1,000
1128	Cook It	1,000
1136	Monte Vesuvio Italian Rest	3,000



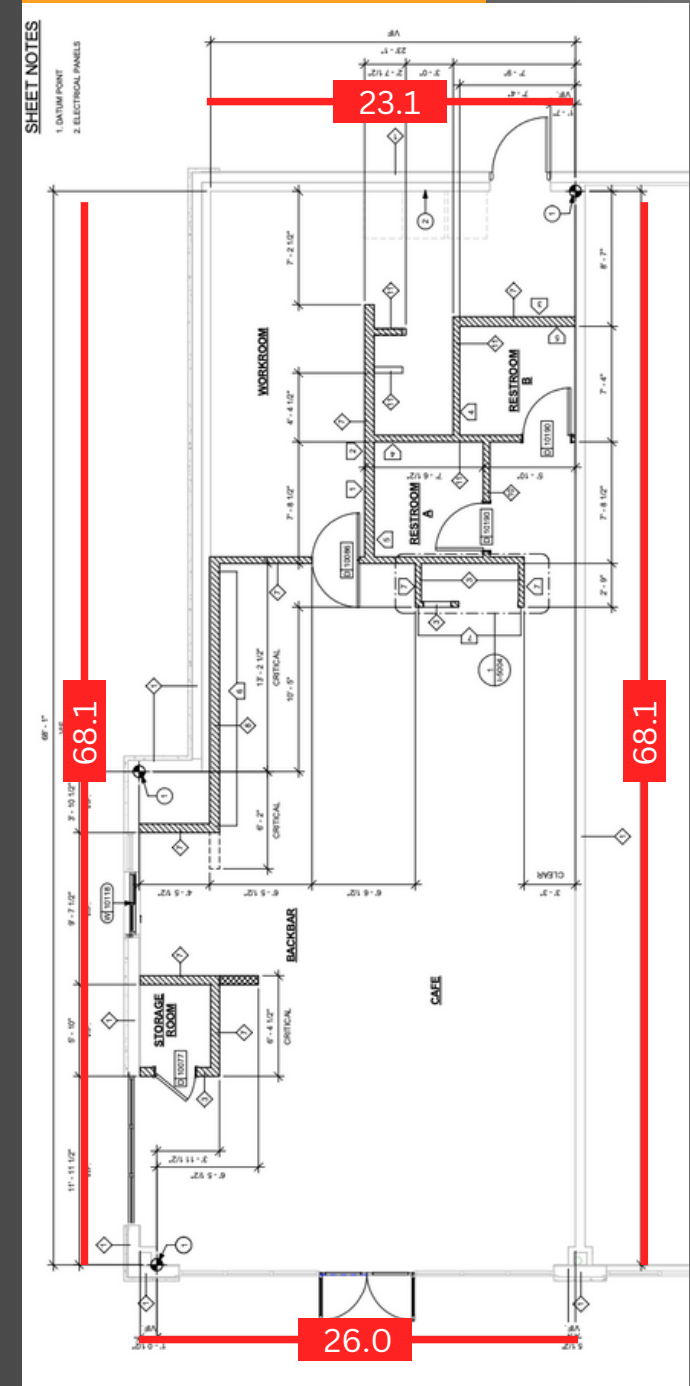
Elevations



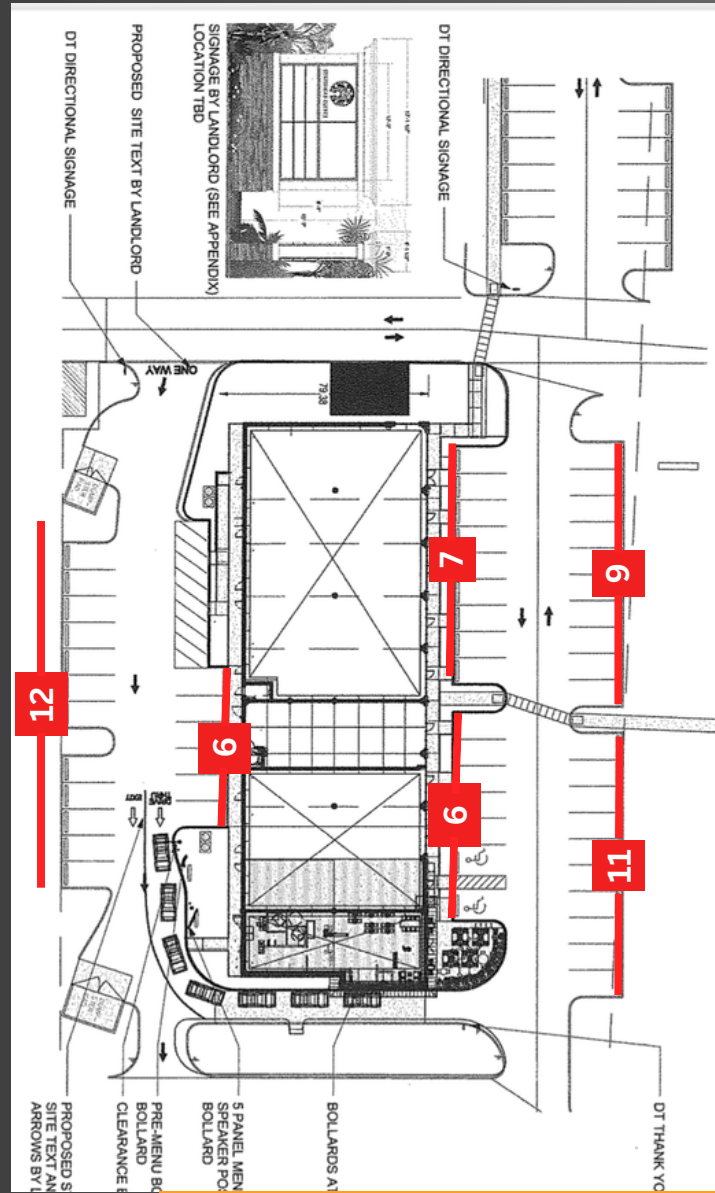
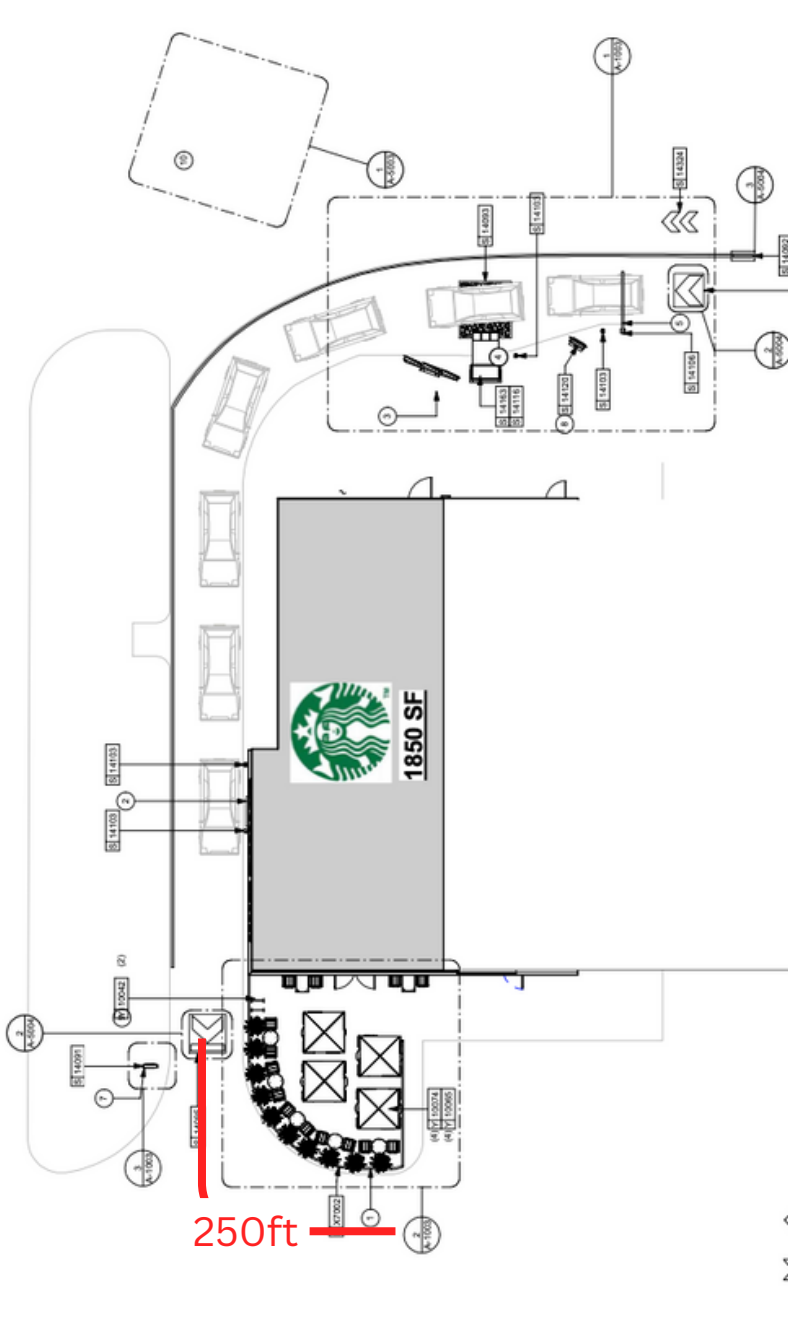
- **Electrical: 400 AMP panel, 120/208 volt 3 phase**
- **RTUs: Two 7.7 tons, a total 15 tons**
- **Grease Trap: 1,250 gallons**

- **Year Built: 2015**
- **Monument Signage: Top Panel**

Floor Plan



Site Plan



Total Parks: 51

