

# UNIVERSITY PALMS

4250 ALAFAYA TRAIL | OVIEDO, FL 32765

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

## Property Details

### Owned GLA

99,172 SF

### Availability

1 Suite | 5,442 SF

### Parking Spaces

472

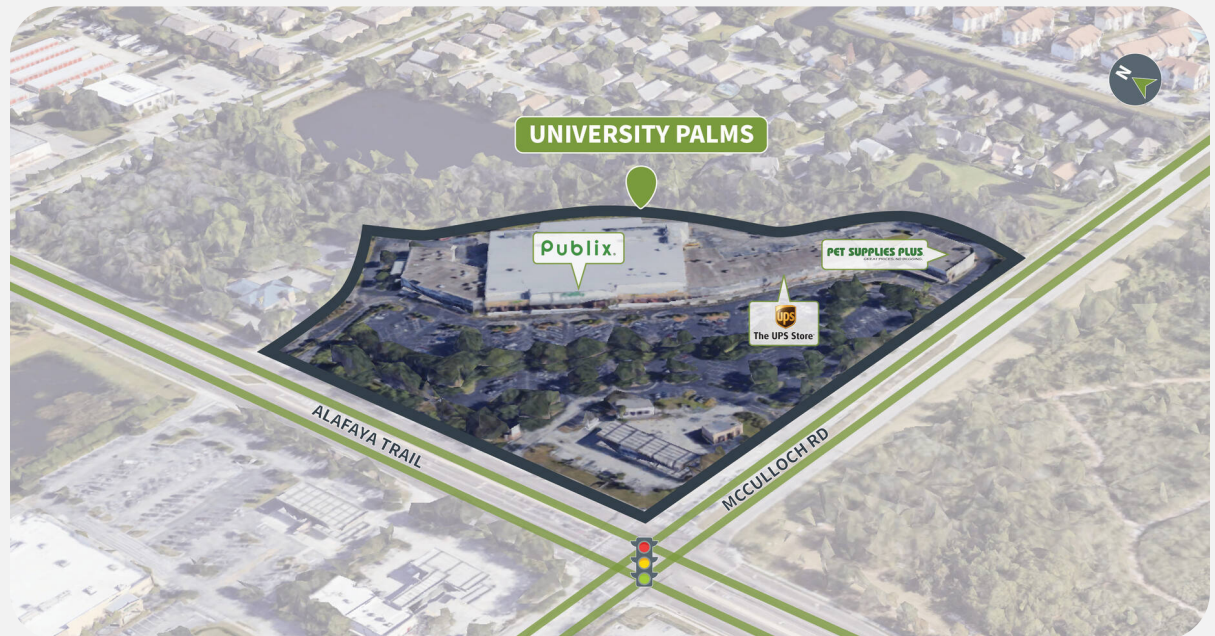
### Overview

- Located at the lighted intersection of Alafaya Trail and McCulloch Road, and directly adjacent to UCF and a student population of 68,000
- The center is surrounded by multi-family homes and college housing
- Combined traffic counts of 69,000+ VPD
- UCF is nationally recognized as one of the largest colleges in the country, with 68,000+ students and 6,500 student housing units on the main campus

## Tenant Mix

Publix

PET SUPPLIES PLUS



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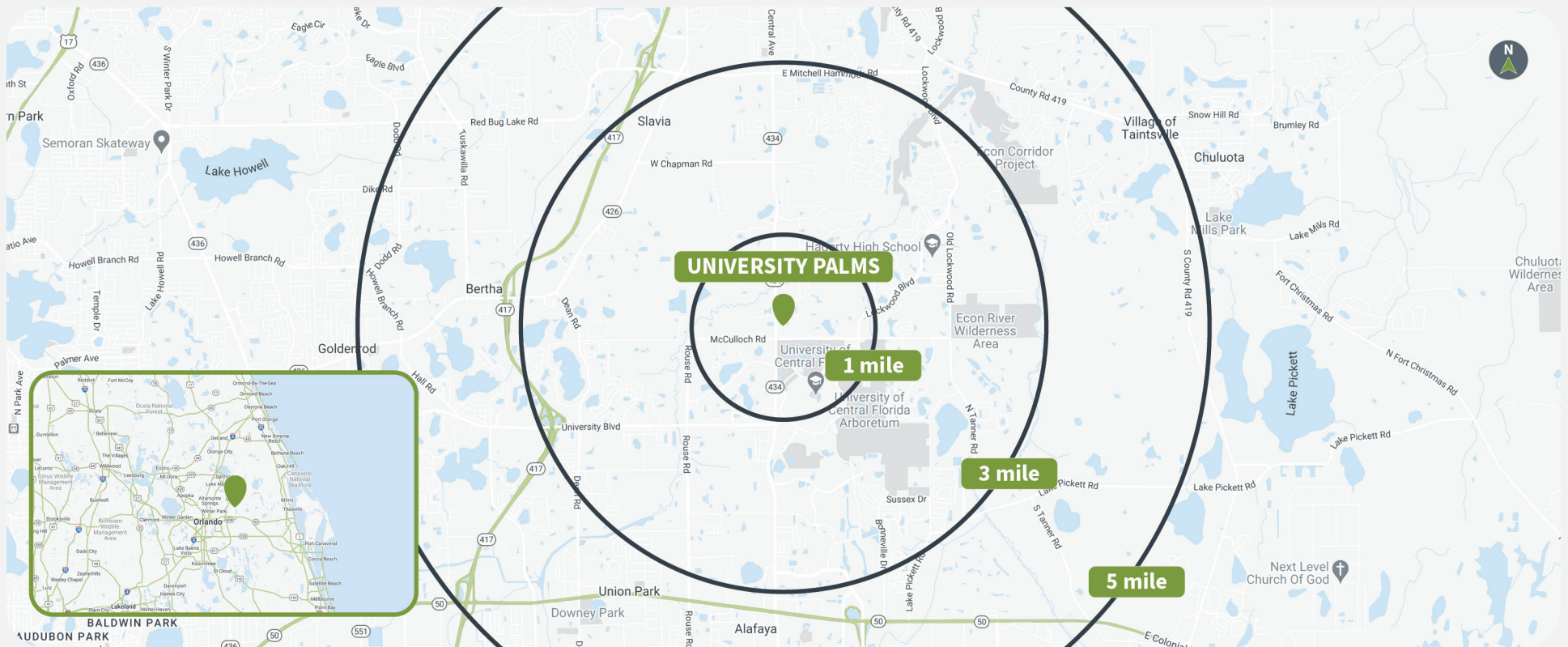
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## Demographics

Source: Advan, 2024.

|         | Population | Daytime Population | Households | Avg. HH Income | Med. HH Income |
|---------|------------|--------------------|------------|----------------|----------------|
| 1 MILE  | 7,043      | 5,319              | 2,868      | \$83,233       | \$64,926       |
| 3 MILES | 84,294     | 150,606            | 26,371     | \$96,190       | \$81,556       |
| 5 MILES | 204,246    | 243,068            | 70,672     | \$98,210       | \$82,330       |





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**UNIVERSITY PALMS**

**Publix**

**The UPS Store**

**PET SUPPLIES PLUS**  
GREAT PRICES. NO BEGGING.

**Kohl's**  
**Walmart**  
Save money. Live better.

**UNIVERSITY SHOPPES**  
FIRST WATCH  
tropical CAFE  
Jockey Mitten  
WOB WORLD OF BEER

**Walmart**  
Neighborhood Market

**CVS pharmacy**

**UNIVERSITY OF CENTRAL FLORIDA**  
70,000+ STUDENTS

**CENTRAL FLORIDA RESEARCH PARK**  
10,000+ EMPLOYEES

**PLAZA ON UNIVERSITY**  
Orangetheory FITNESS  
BURGERFI  
BLAZE PIZZA  
BAC MOLLIS

**ALAFAYA COMMONS**  
Academy  
Frodo fit HEALTH CLUB

**at home**  
The Home Decor Superstore  
**Walmart**

**HOBBY LOBBY**  
Appliances, Books, Crafts, Electronics, Home Decor, Toys, Video Games

**Burlington**

**ROOMS TO GO**

**UNIVERSITY PLAZA**  
**Publix**

**SUNCREST VILLAGE**  
**Publix**

**UNIGOLD SHOPPING CENTER**  
**ROSS**  
DRESS FOR LESS  
Frodo fit HEALTH CLUB

**Target**

**CVS pharmacy**

**Sam's Club**

**Walgreens**

**ALDI**

**Charfish**  
**Buffalo Wild Wings**  
**Advent Health**  
Central Care  
**4 RIVERS**  
**Applebees**  
**LOU MALONE'S**

**417**

**434**

**50**

**5 mile**

**UNIVERSITY BLVD**

**ECOLONIAL DR**

**ALAFAYA TRAIL**

**ROUSE RD**

**MCCULLOCH RD**

**N**

*Updated July 2025*

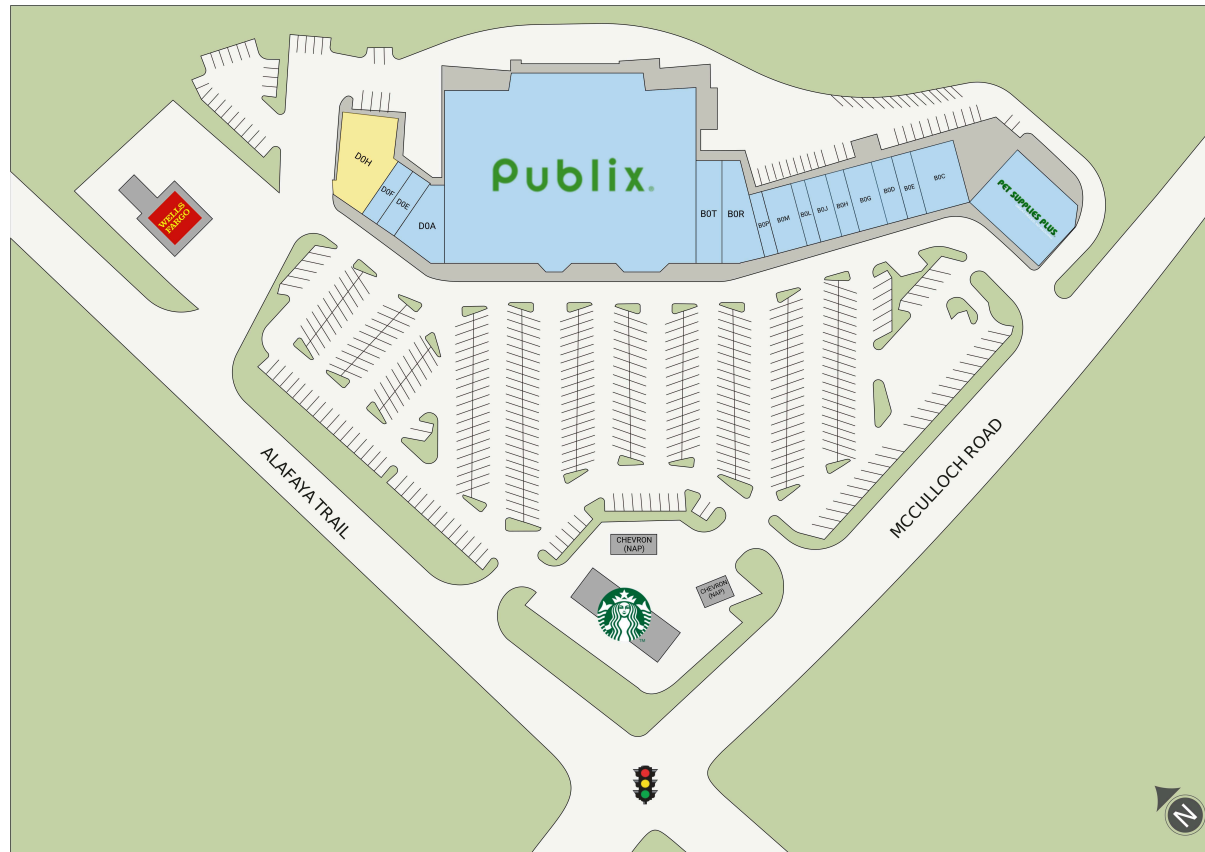
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## Site Plan



| Suite      | Tenant                       | GLA (SF)     |
|------------|------------------------------|--------------|
| <b>D0H</b> | <b>AVAILABLE</b>             | <b>5,442</b> |
| C0A        | PUBLIX SUPER MARKET          | 56,077       |
| A0A        | PET SUPPLIES PLUS            | 7,908        |
| B0R        | Amscot Financial             | 4,042        |
| D0A        | GIOVANNI ITALIAN RISTORANTE  | 3,324        |
| B0T        | SOUTH BEACH TANNING          | 3,192        |
| B0C        | PAT'S FOR LIQUOR             | 3,051        |
| B0M        | CORUS ORTHODONISTS           | 2,777        |
| B0G        | DRAGON COURT RESTAURANT      | 2,300        |
| B0J        | GOTOBRAZILS                  | 1,622        |
| B0D        | VERVE ORLANDO                | 1,493        |
| C0E        | CHEWY BOBA COMPANY           | 1,492        |
| B0E        | ALL MY TEA BOBA CAFE         | 1,492        |
| D0F        | JOURY ICE CREAM & COFFEE     | 1,400        |
| D0E        | UNIVERSITY PALMS CLEANERS    | 1,400        |
| B0H        | AVENUE NAILS                 | 1,400        |
| B0P        | 3 NATIVES ACAI AND JUICE BAR | 1,202        |
| B0L        | First Choice Urgent Care     | 1,050        |



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## Get in Touch with Us

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