

UNIVERSITY PALMS

4250 ALAFAYA TRAIL | OVIEDO, FL 32765



Property Details

Owned GLA
99,172 SF

Availability
2 Suites | 6,935 SF

Parking Spaces
472

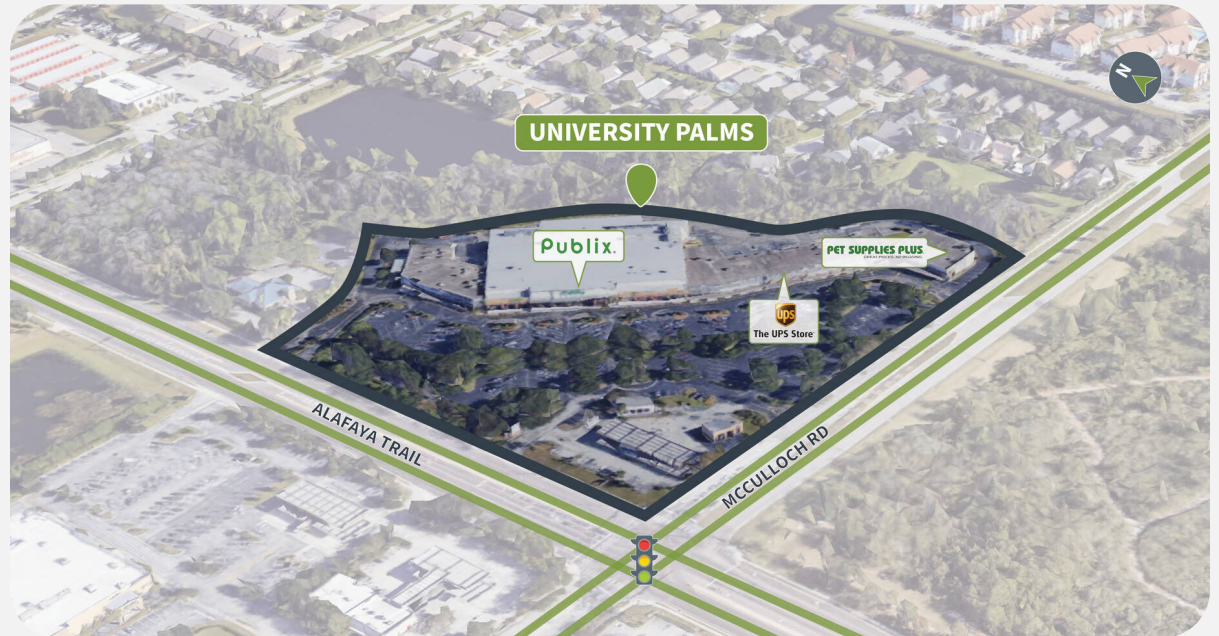
Overview

- 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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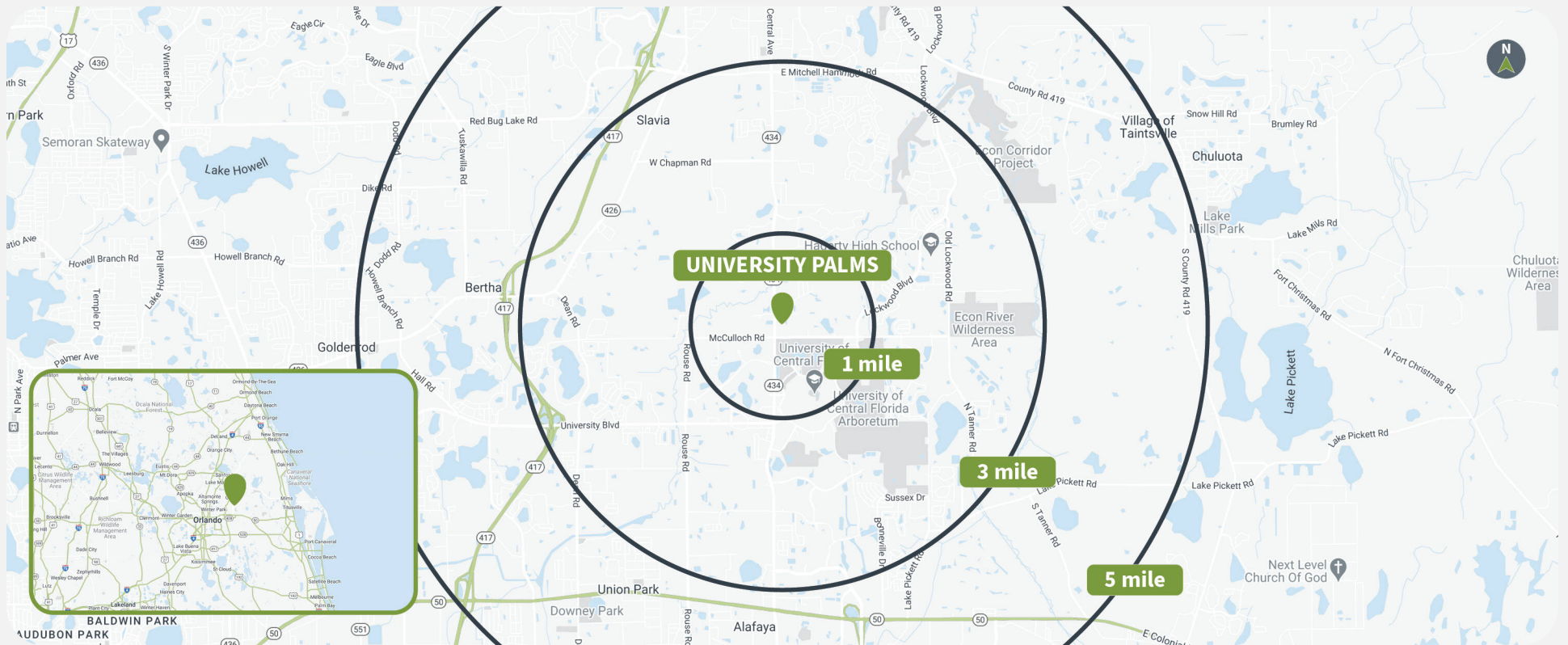
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Demographics

Source: Creditintell, 2025.

	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

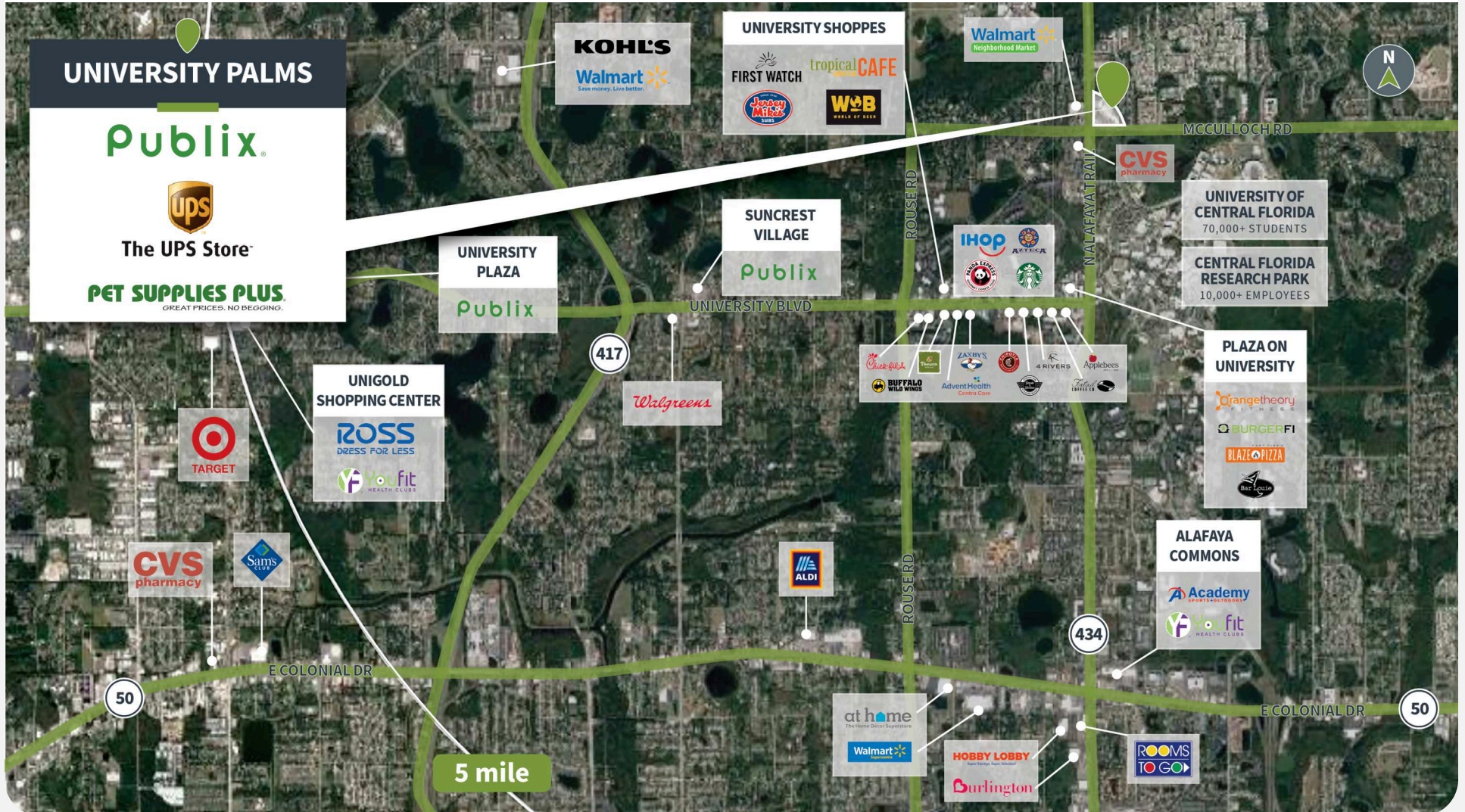


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Market Aerial



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Site Plan



Suite	Tenant	GLA (SF)
DOH	AVAILABLE	5,442
BOD	AVAILABLE	1,493
COA	PUBLIX SUPER MARKET	56,077
A0A	PET SUPPLIES PLUS	7,908
BOR	Amscot Financial	4,042
DOA	GIOVANNI ITALIAN RISTORANTE	3,324
BOT	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
COE	CHEWY BOBA COMPANY	1,492
B0E	ALL MY TEA BOBA CAFE	1,492
DOF	JOURY ICE CREAM & COFFEE	1,400
DOE	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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