

# UNIVERSITY PALMS

4250 ALAFAYA TRAIL | OVIEDO, FL 32765



## Property Details

**Owned GLA**  
99,172 SF

**Availability**  
1 Suite | 5,442 SF

**Parking Spaces**  
472

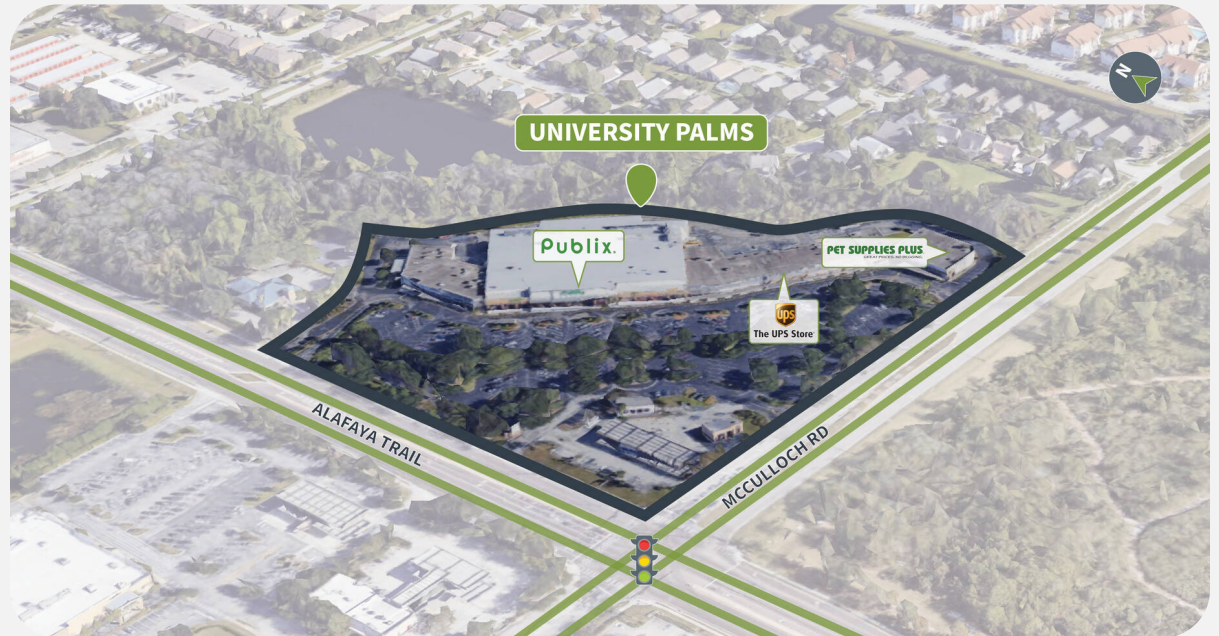
## Overview

- 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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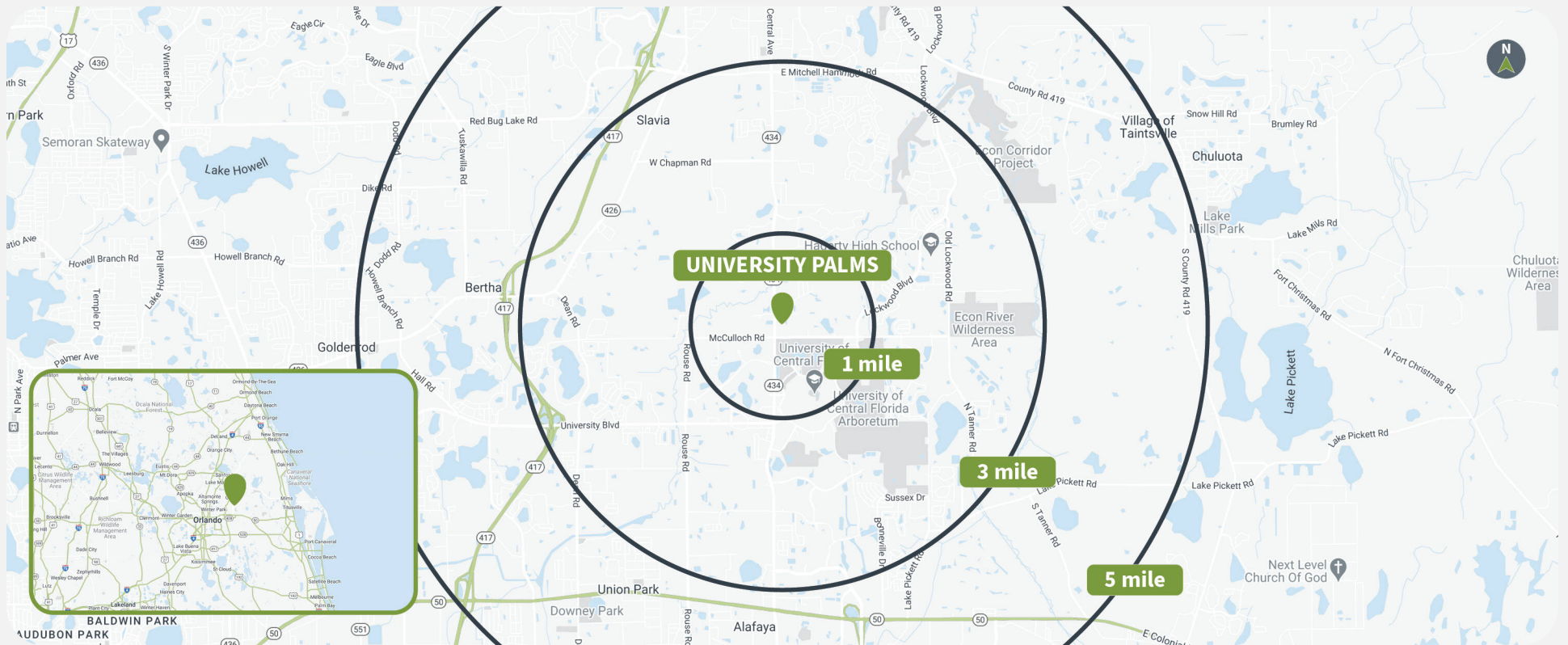
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## Demographics

Source: Creditintell, 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

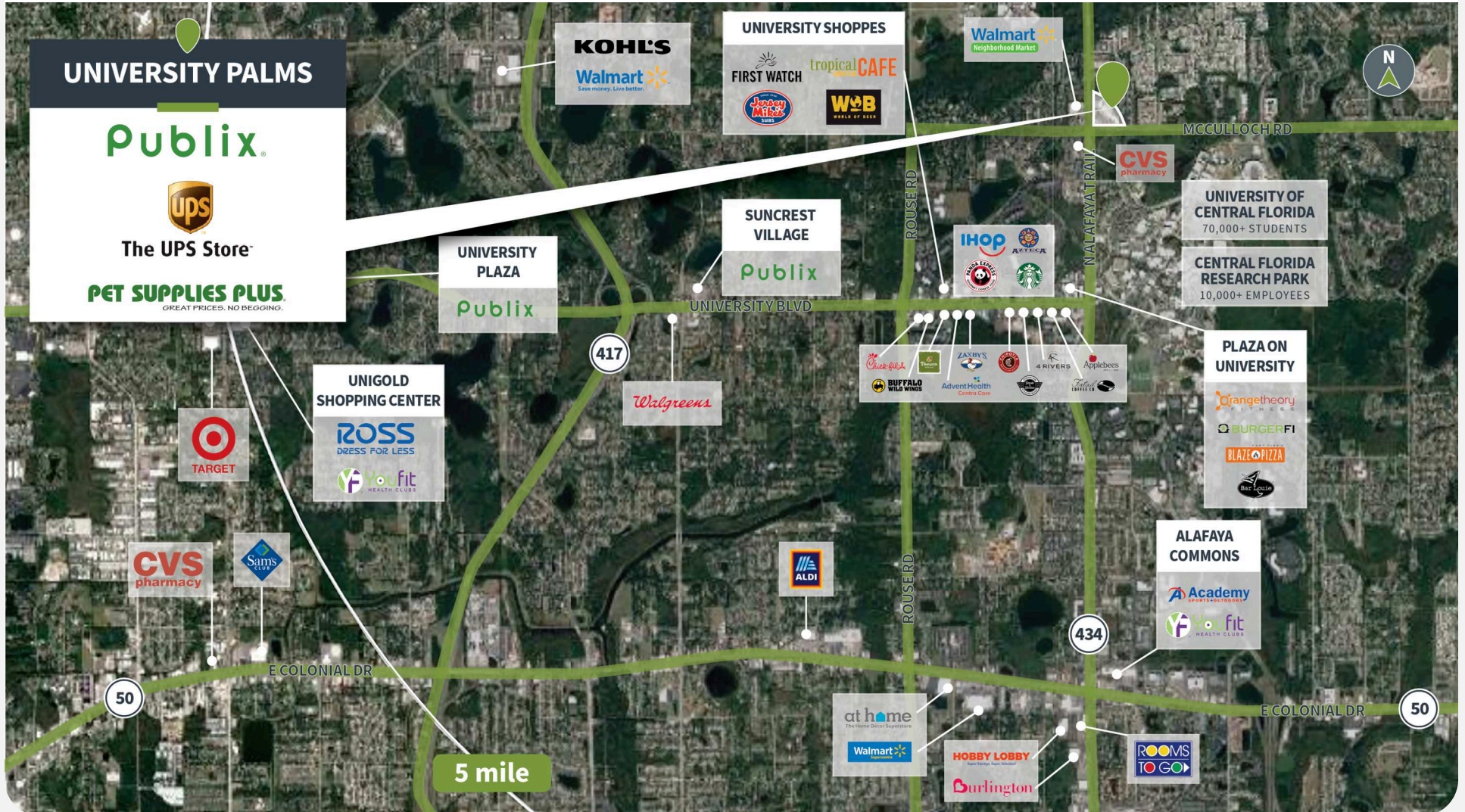


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## Market Aerial

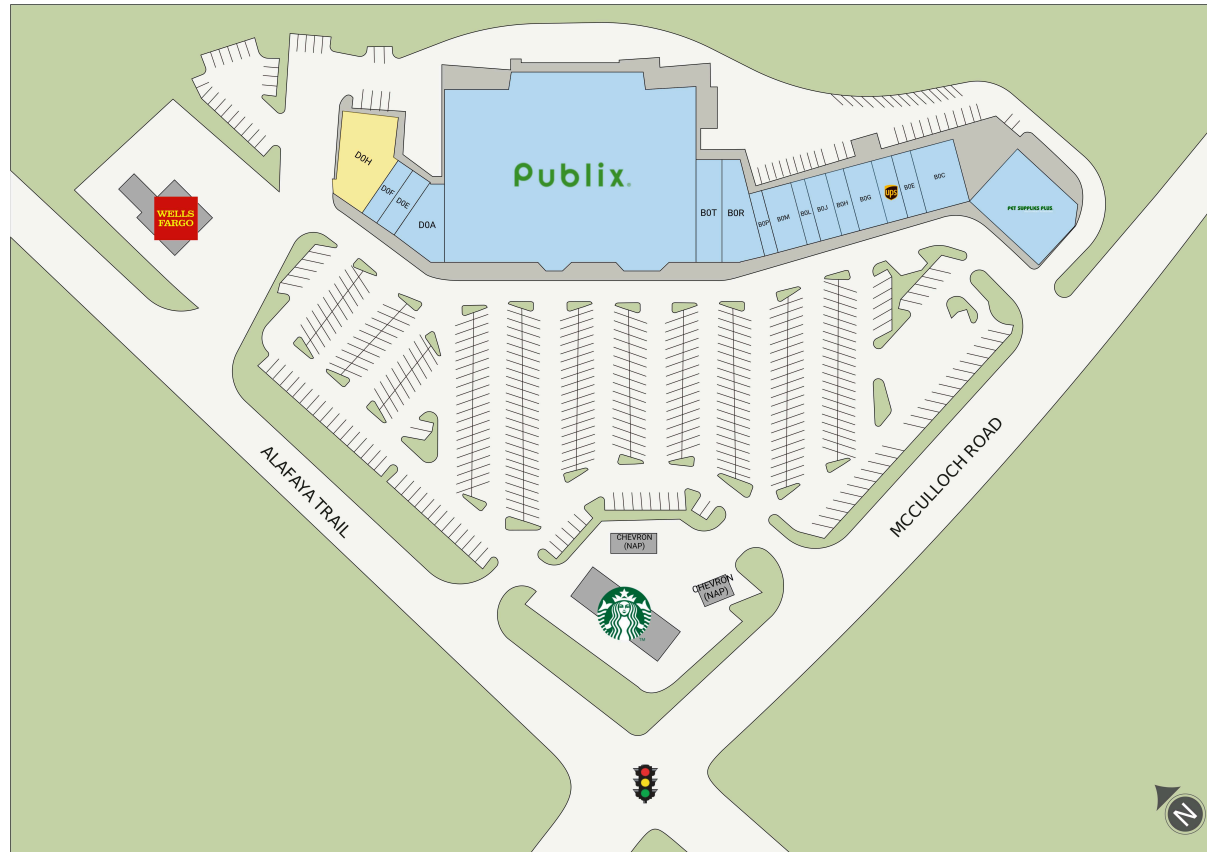


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## Site Plan



Suite	Tenant	GLA (SF)
<b>DOH</b>	<b>AVAILABLE</b>	<b>5,442</b>
COA	PUBLIX SUPER MARKET	56,077
AOA	PET SUPPLIES PLUS	7,908
BOR	Amscot Financial	4,042
DOA	GIOVANNI ITALIAN RISTORANTE	3,324
BOT	SOUTH BEACH TANNING	3,192
BOC	PAT'S FOR LIQUOR	3,051
BOM	CORUS ORTHODONISTS	2,777
BOG	DRAGON COURT RESTAURANT	2,300
BOJ	GOTOBRAZILS	1,622
BOD	THE UPS STORE	1,493
COE	CHEWY BOBA COMPANY	1,492
BOE	ALL MY TEA BOBA CAFE	1,492
DOF	JOURY ICE CREAM & COFFEE	1,400
DOE	UNIVERSITY PALMS CLEANERS	1,400
BOH	AVENUE NAILS	1,400
BOP	3 NATIVES ACAI AND JUICE BAR	1,202
BOL	First Choice Urgent Care	1,050

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## Get in Touch with Us

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