

# UNIVERSITY PALMS

4250 ALAFAYA TRAIL | OVIEDO, FL 32765

Perform Properties

## Property Details

**Owned GLA**    **Availability**  
99,172 SF        2 Suites | 13,350 SF

### 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

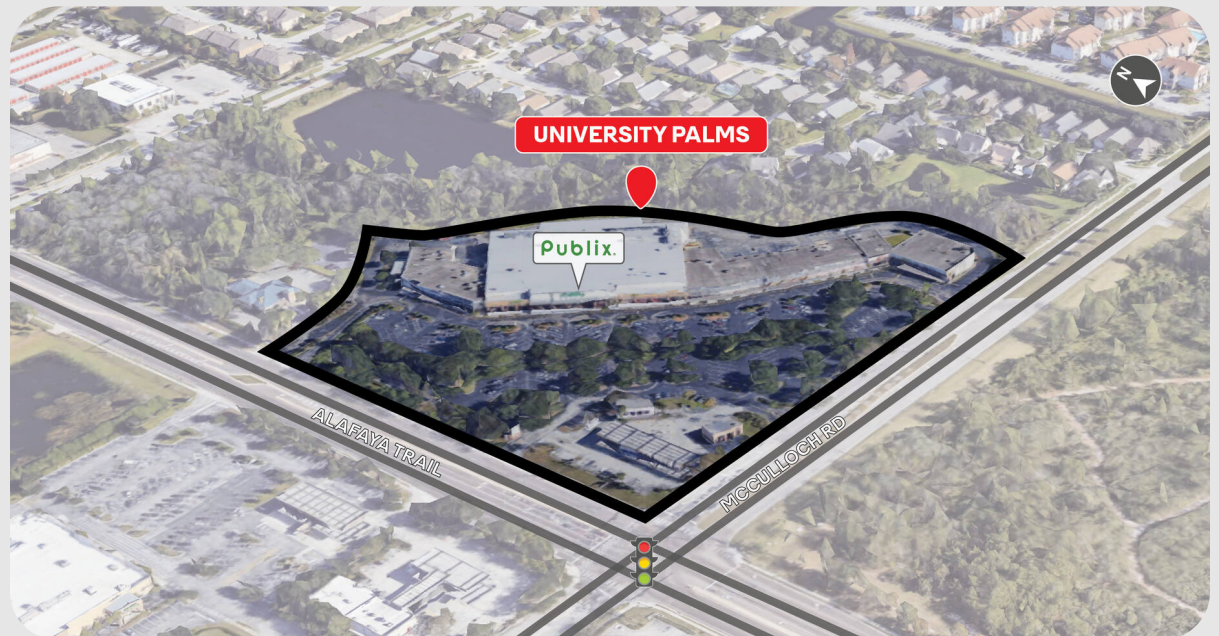
## Tenant Mix

Publix.



ZOOM  
TAN

WELLS  
FARGO



# UNIVERSITY PALMS

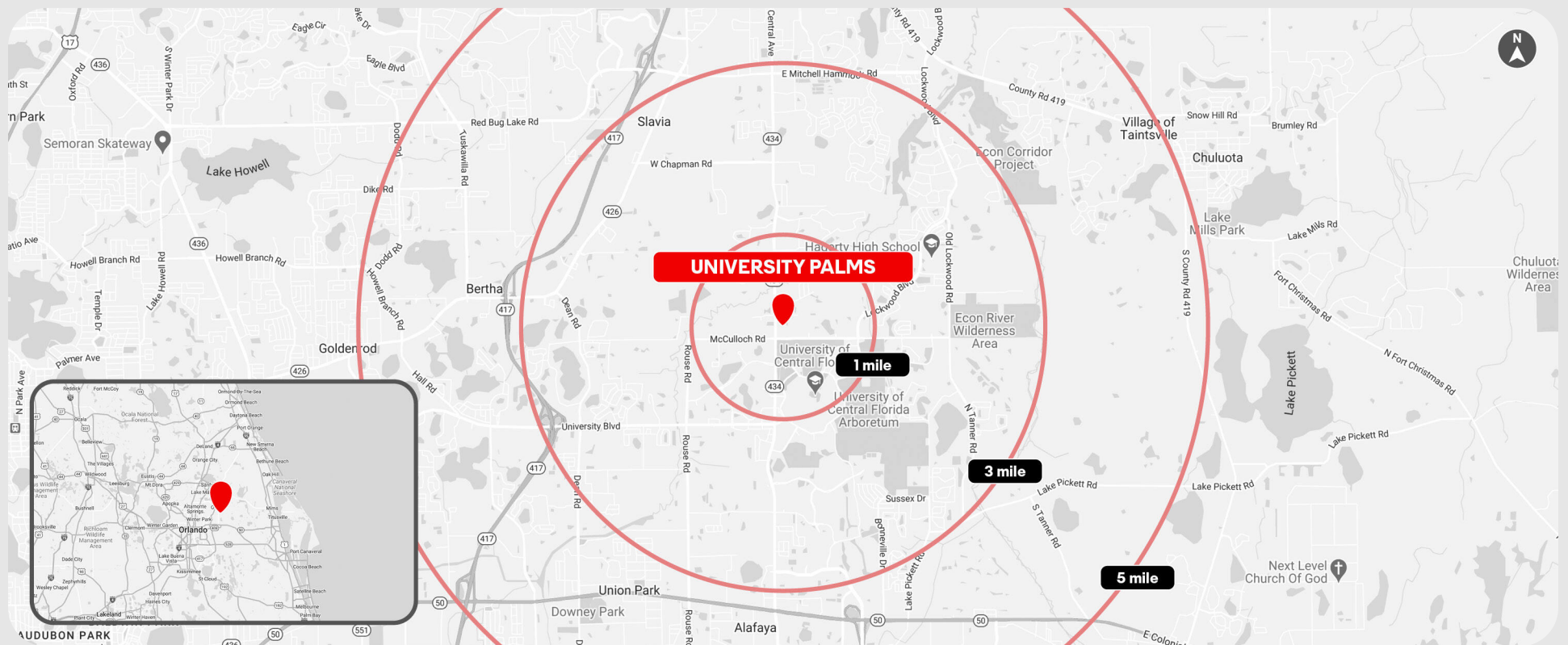
4250 ALAFAYA TRAIL | OVIEDO, FL 32765

Perform Properties

## Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	11,203	10,273	4,093	\$122,236	\$93,377
3-MILE RADIUS	92,490	154,429	27,741	\$115,248	\$98,692
5-MILE RADIUS	208,748	250,206	70,217	\$115,936	\$98,532



For more information, contact: Sarah Jordan | [407-904-7440](tel:407-904-7440) | [sjordan@performproperties.com](mailto:sjordan@performproperties.com)

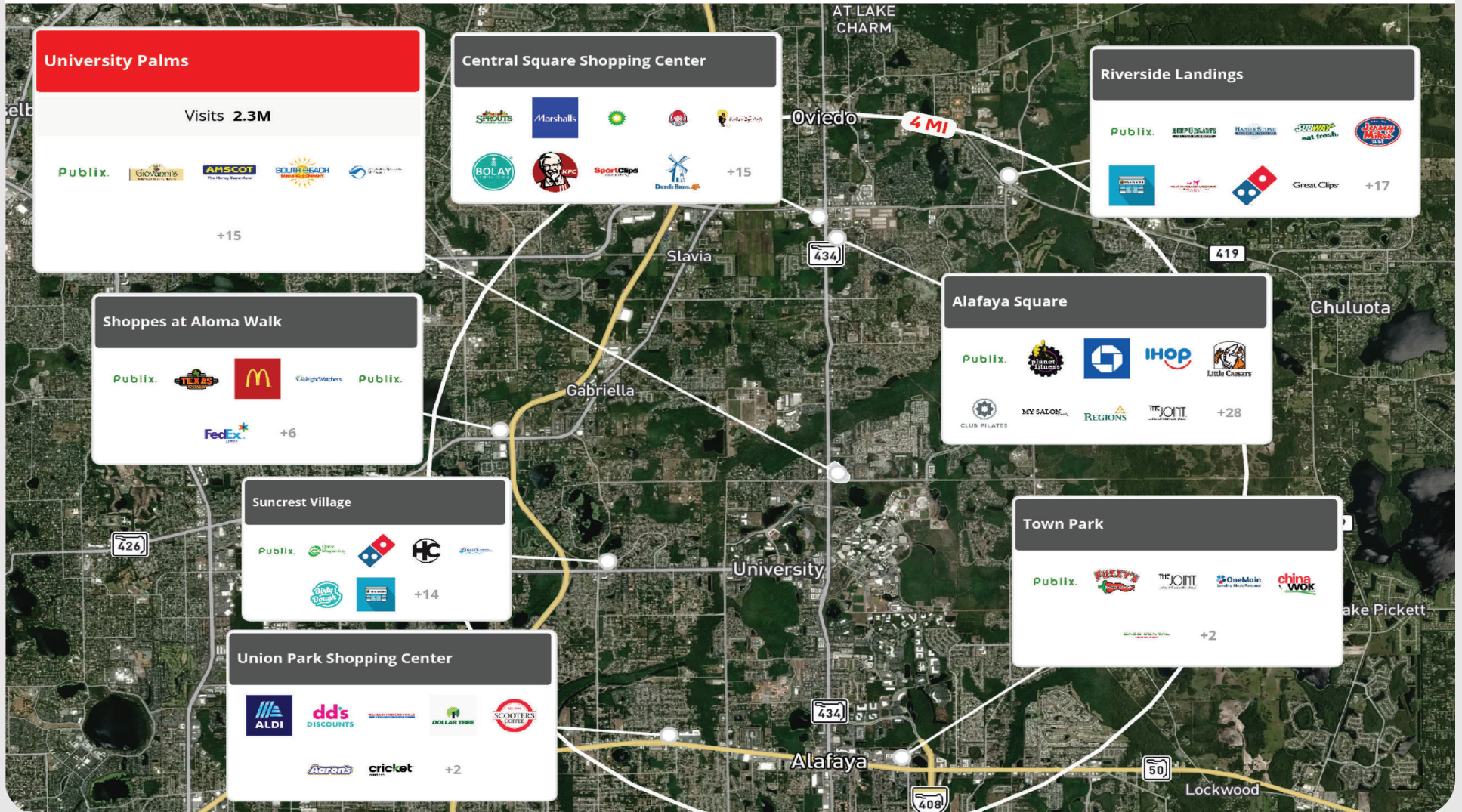
Updated June 2026

# UNIVERSITY PALMS

4250 ALAFAYA TRAIL | OVIEDO, FL 32765

Perform Properties

## Market Aerial

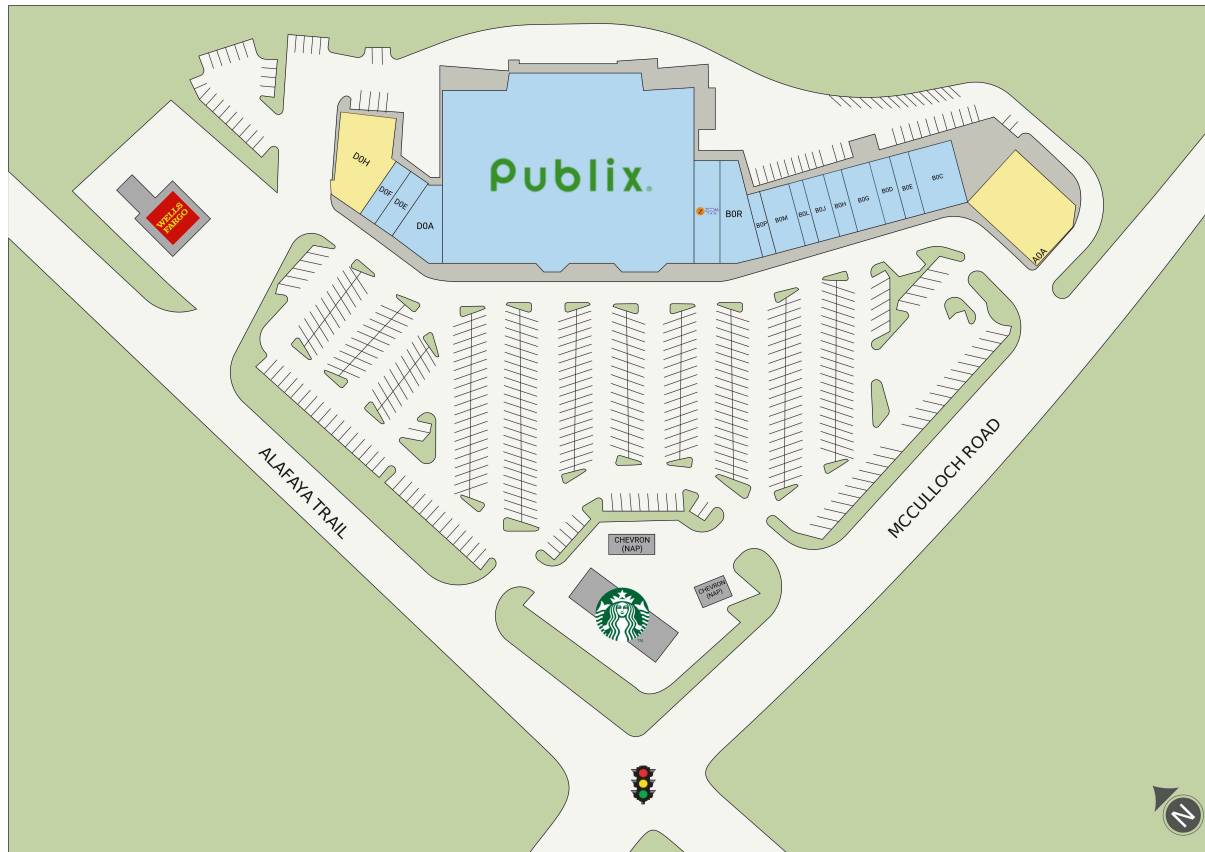


# UNIVERSITY PALMS

4250 ALAFAYA TRAIL | OVIEDO, FL 32765

Perform Properties

## Site Plan



Suite	Tenant	GLA (SF)
A0A	AVAILABLE	7,908
D0H	AVAILABLE	5,442
C0A	PUBLIX SUPER MARKET	56,077
B0R	Amscot Financial	4,042
D0A	GIOVANNI ITALIAN RISTORANTE	3,324
B0T	ZOOM TAN	3,192
B0C	PAT'S FOR LIQUOR	3,051
B0M	SONRISA FAMILY DENTAL	2,777
B0G	DRAGON COURT RESTAURANT	2,300
B0J	GOTOBRAZILS	1,622
B0D	VERVE ORLANDO	1,493
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 WELLS FARGO	1,050

# UNIVERSITY PALMS

4250 ALAFAYA TRAIL | OVIEDO, FL 32765

Perform Properties

## Get in Touch with Us

### Leasing

Sarah Jordan  
**407-904-7440**  
[sjordan@performproperties.com](mailto:sjordan@performproperties.com)

### Pop-up & Short-term Leasing

Specialty Leasing Team  
**407-305-3703**  
[specialtyleasing@performproperties.com](mailto:specialtyleasing@performproperties.com)

### Property Management

Lataraini Carter-Busch  
**215-330-4206**  
[lcbusch@performproperties.com](mailto:lcbusch@performproperties.com)



*This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon or any part thereof, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.*

Learn more about University Palms at [performproperties.com/property/university-palms](https://performproperties.com/property/university-palms)

