



# Alafaya Square

81 Alafaya Woods Blvd  
Oviedo, FL 32765



## Retail space available in Publix-anchored center

- Inline suites available from 1,200 s.f. to 3,200 s.f.
- Center anchored by a Publix that opened in Q2 2024
- Pylon sign available for future tenants, allowing for advantageous visibility along Alafaya Trail
- Major visitor growth projections of +50.2 percent YoY, and +9.6 percent Yo3Y (Source: Placer.ai)
- Located in Oviedo, a well-established and affluent suburb of Orlando, with strategic positioning on two high-traffic thoroughfares
- Alafaya Trail and Alafaya Woods Blvd witness an average of 46,000 and 43,000 vehicles daily, respectively, for ideal visibility on two lighted intersections
- Family-oriented community with steady population growth over the past decade
- One of Central Florida's wealthiest demographics
- Three miles north of UCF, with more than 69,000 students and 13,000 employees

## Key Tenants:

|  |                       |  |
|--|-----------------------|--|
|  |                       |  |
|  | CLUB  PILATES         |  |
|  | MY SALON <i>Salon</i> |  |

## Contact

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# Suites Available

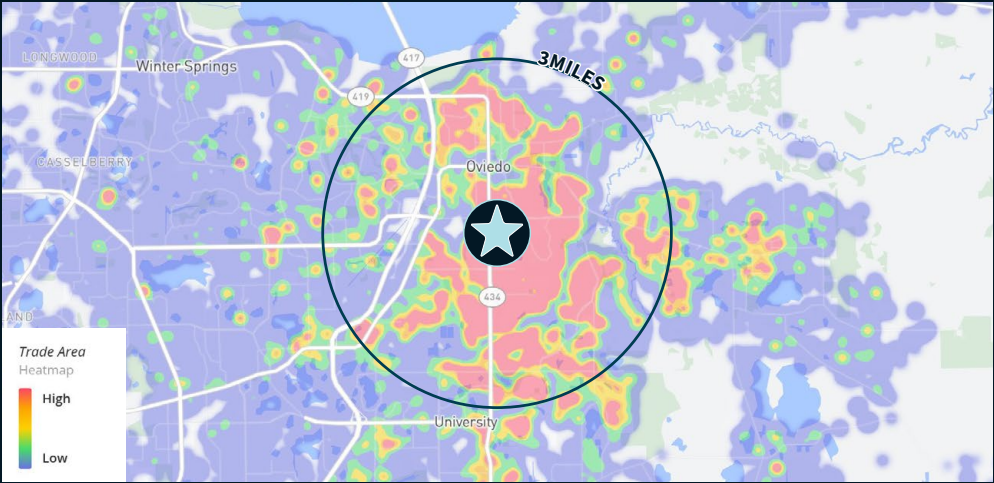
AVAILABLE  
LEASED

Click to View Virtual Tour

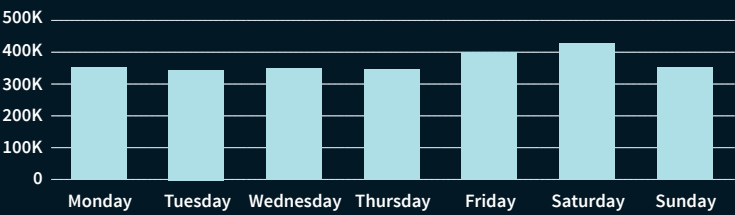
| SUITE | TENANT                      | SF     | SUITE | TENANT                     | SF     | SUITE | TENANT               | SF    |
|-------|-----------------------------|--------|-------|----------------------------|--------|-------|----------------------|-------|
| A0A   | My Salon Suite              | 5,500  | B0F   | StretchLab                 | 1,600  | E0D   | Arcade Monsters      | 6,400 |
| A0D   | Aqua Tots                   | 2,750  | B0G   | MamaBare Sugaring Studio   | 1,600  | E0G   | Yao's                | 3,200 |
| A0E   | Aqua Tots                   | 2,750  | B0H   | Keller Williams Realty     | 1,600  | E0H   | Teapioca Lounge      | 1,600 |
| A0F   | Renoja                      | 2,000  | B0K   | Keller Williams Realty     | 8,636  | E0K   | IHOP                 | 4,800 |
| A0G   | Available                   | 1,200  | C0E   | Knights Barbershop         | 1,338  | R0A   | Zaza New Cuban Diner | 2,000 |
| A0H   | Breaking Barre              | 1,600  | C0F   | Jackson Hewitt Tax Service | 1,062  | R0B   | Available            | 1,465 |
| A0J   | Cold Stone Creamery         | 1,600  | C0G   | Unique Nails               | 1,200  | R0C   | Club Pilates         | 1,825 |
| A0K   | Winning Smiles Orthodontics | 1,575  | C0H   | Available                  | 1,600  | R0D   | Jeff's Bagel Run     | 1,200 |
| A0R   | Publix                      | 56,000 | C0J   | Available                  | 1,600  | R0E   | Dr. Riano, DMD       | 2,300 |
| B0A   | Publix Liquors              | 3,000  | C0K   | Gino's Pizza               | 3,200  | F0A   | CycleBar             | 2,398 |
| B0C   | Massage Envy                | 2,200  | D0A   | Frogger's Oyster Bar       | 7,143  | F0B   | Available            | 2,420 |
| B0D   | GNC                         | 1,600  | D0H   | Couture Med Spa            | 2,400  | F0C   | Burn Bootcamp        | 4,108 |
| B0E   | Hummus Republic             | 1,600  | D0J   | Planet Fitness             | 18,100 | F0F   | Pho Hoang Minh       | 1,793 |

## Demographics

| POPULATION        |           |  |
|-------------------|-----------|--|
| 1 MI.             | 11,586    |  |
| 3 MI.             | 67,769    |  |
| 5 MI.             | 161,441   |  |
| HOUSEHOLDS        |           |  |
| 1 MI.             | 4,287     |  |
| 3 MI.             | 22,823    |  |
| 5 MI.             | 53,634    |  |
| AVERAGE HH INCOME |           |  |
| 1 MI.             | \$126,920 |  |
| 3 MI.             | \$137,595 |  |
| 5 MI.             | \$130,438 |  |
| BUSINESSES        |           |  |
| 1 MI.             | 655       |  |
| 3 MI.             | 2,529     |  |
| 5 MI.             | 5,149     |  |
| EMPLOYEES         |           |  |
| 1 MI.             | 6,926     |  |
| 3 MI.             | 24,116    |  |
| 5 MI.             | 70,499    |  |



### DAILY VISITS



AVG. LENGTH-OF-STAY/VISIT

52 MINS

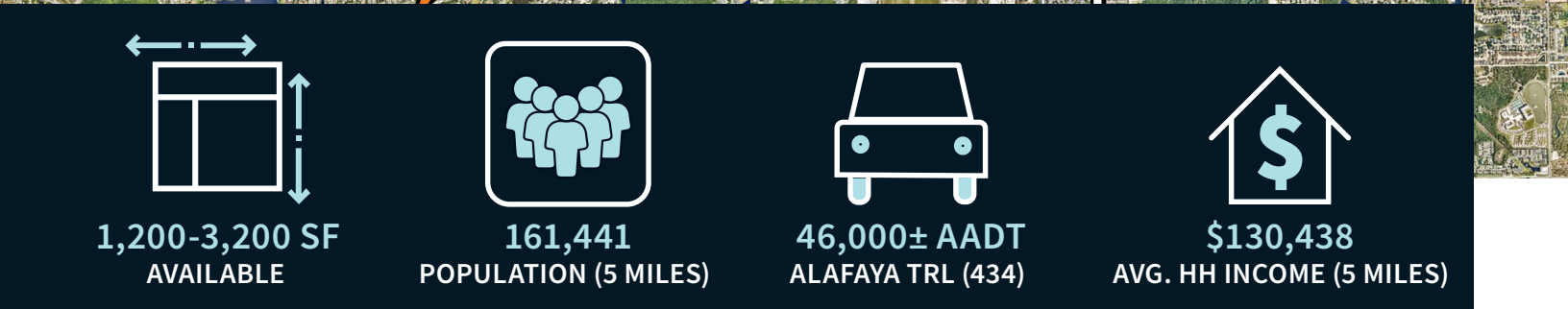
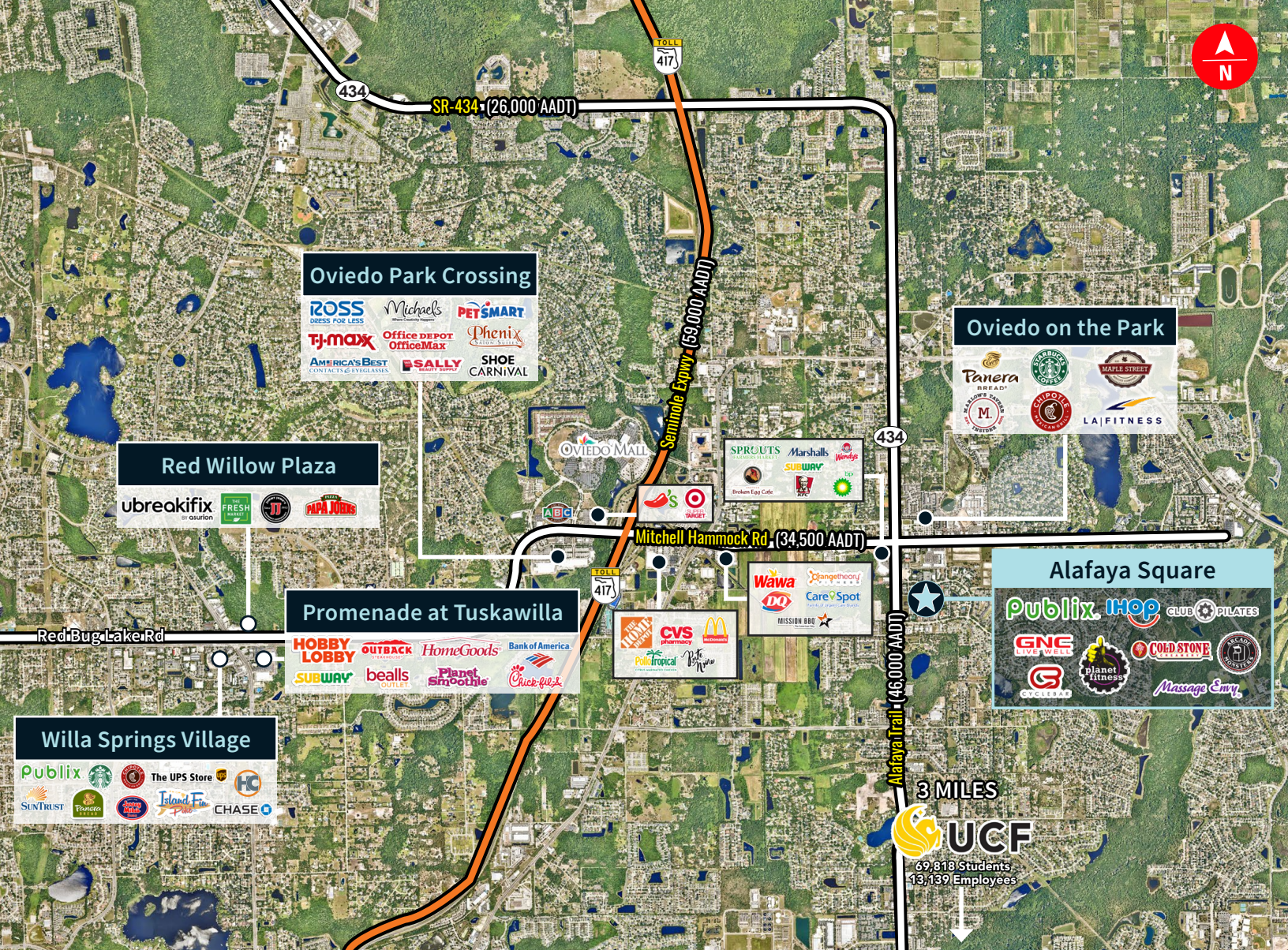
EST. # OF CUSTOMERS ANNUALLY

383.0K

EST. # OF VISIT ANNUALLY

2.6M





# Contact

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