



For Lease

Riverside Landings

1801 E Broadway St, Oviedo, FL 32765

Property Highlights

Riverside Landings

Riverside Landings is an essential, daily-use center in Oviedo spanning across 78,093 s.f.

- Rare opportunity to join a historically fully-occupied neighborhood center
- Strong, long-term tenant roster including Publix, Hand & Stone Massage and Facial Spa, Mathnasium, Jersey Mike's and many more
- Excellent frontage of 759' on Broadway St and 307' on Lockwood Rd for ideal visibility, paired with effective pylon signage
- 5.9/1,000 s.f. parking ratio
- Affluent surrounding population with average household incomes of \$135,766, \$146,252 and \$137,349 in the one, three and five-mile radiuses, respectively
- Resides on the signalized intersection of Broadway St/CR-419 and Lockwood Blvd, resulting in a combined traffic count of 39,600± AADT
- With the influx of developments in Oviedo, the center is poised to see an 11± percent increase in visits Yo3Y
- Minutes from the Seminole State College - Oviedo Campus (5,397± students) and the University of Central Florida (69,818± students)

Key Tenants

Publix



The UPS Store



Great Clips

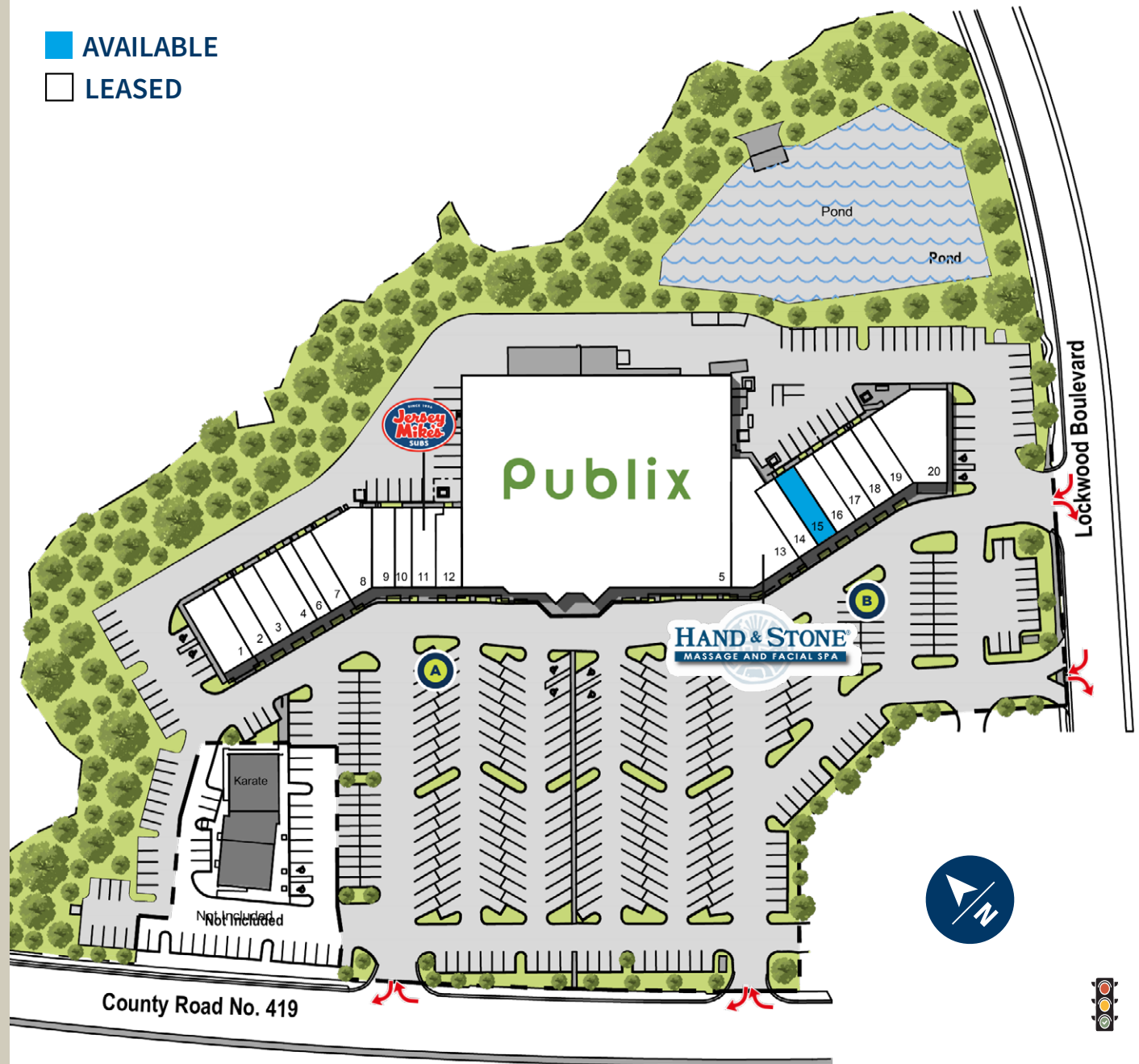


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Site Plan

#	Tenant	SF
1	Broadway Cleaners	2,100
2	Dr. Motiram Singh DDS	1,400
3	Strandz Salon	1,400
4	Ovie Nails	1,750
5	Publix	44,270
6	Knights Barbershop	1,050
7	Great Clips	1,383
8	Synergy Oviedo Chiropractic	2,705
9	Mathnasium	1,400
10	Domino's Pizza	1,050
11	Jersey Mike's Subs	1,548
12	Woof Gang Bakery	1,602
13	Hand & Stone Massage and Facial Spa	4,006
14	Vintage Liquors of Oviedo	1,400
15	Available - Vanilla Shell	1,400
16	The UPS Store	1,400
17	Anthony's Pizza and Italian Restaurant	1,400
18	Tokyo Tapas	1,400
19	Chewy Bubble & Cafe	1,400
20	Beef O'Brady's	4,029

■ AVAILABLE
 LEASED





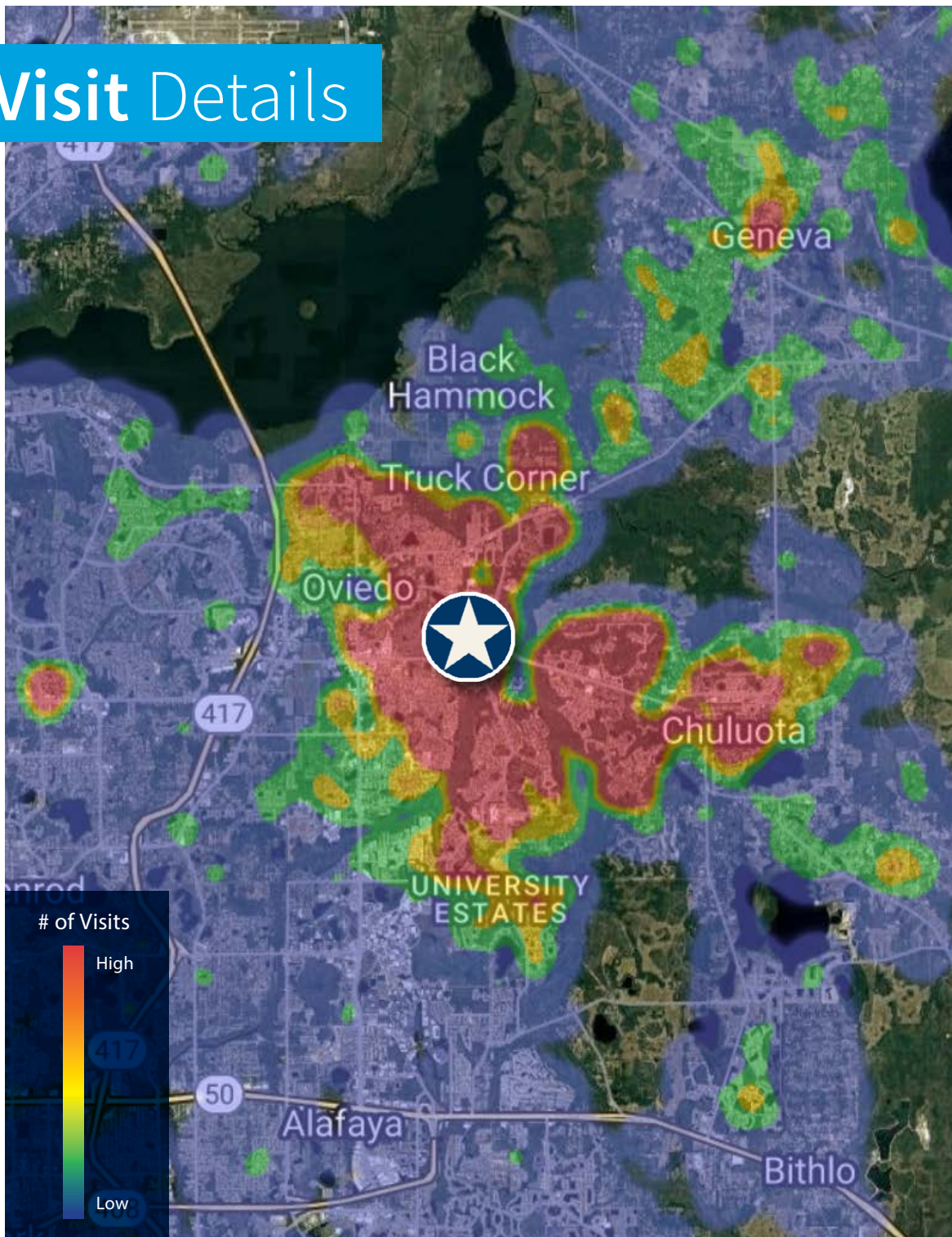
Broadway St (21,500+ AADT)

Lockwood St (18,100+ AADT)

Market Overview

2024 Demographics	1 Mile	3 Miles	5 Miles
 Population	6,309	50,349	111,562
 Households	2,223	17,365	35,970
 Average HH income	\$135,766	\$146,252	\$137,349
 Businesses	219	1,816	3,469
 Employees	1,928	14,923	44,921

Visit Details



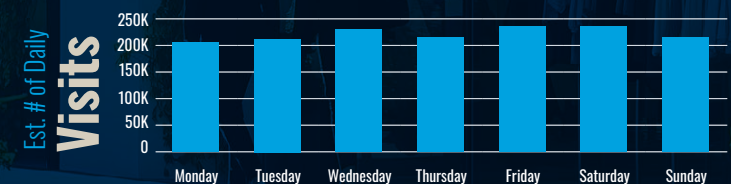
Customer Data

   **1.5M** Est. # of Annual **Visits**

154.5K Est. # of Annual **Customers** 

 /  **9.87** Avg. Visits/ Customer

33 Minutes/ Avg. Stay  Minutes/ Med. Stay **20**



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