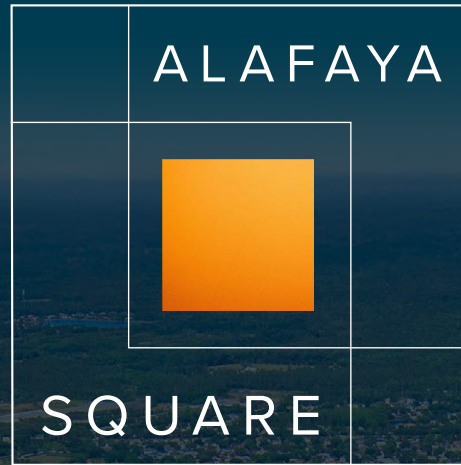


Retail for lease



81 Alafaya Woods Blvd
Oviedo, Florida 32765



ALEXANDRIA BLVD

434 ALAFAYA TRAIL

ALAFAYA WOODS BLVD





Retail space available in Alafaya Square

- » 175,997 GLA power center located directly on Alafaya Trail, a main roadway in the UCF and greater Oviedo corridors
- » Anchored by Publix, Planet Fitness and so many more
- » Pylon sign space available for future tenants, allowing for advantageous visibility along the well-traveled Alafaya Trail
- » Major visitor growth projections of +11.7 percent YoY as the center continues its market dominance (Source: Placer.ai)
- » Alafaya Trail and Alafaya Woods Blvd witness an average of 46,000 and 43,000 vehicles daily, respectively, for ideal visibility on its two lighted intersections
- » Three miles north of UCF, with a reported 70,674 students and 13,708 university employees (Source: UCF.edu)
- » Oviedo is a well-established and affluent suburb of Orlando, with strategic positioning on two high-traffic thoroughfares
- » Family-oriented community with steady population growth over the past decade and is one of Central Florida's wealthiest demographics

Highlighted tenants:



Suites Available

■ AVAILABLE
■ LEASED

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	Coming Available 2nd gen. restaurant	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	Postal Annex	1,200	C0E	Coming Available 11/2026 Former barber shop	1,338	R0A	Zaza New Cuban Diner	2,000
A0H	Breaking Barre	1,600	C0F	Jackson Hewitt Tax	1,062	R0B	Lactation Station	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	1,994
B0C	Massage Envy	2,200	D0A	Frogger's Oyster Bar	7,143	F0B	Available	2,598
B0D	GNC	1,600	D0H	Couture Med Spa	2,400	F0C	Burn Bootcamp	4,108
B0E	Aloha Hawaiian Kitchen	1,600	D0J	Planet Fitness	18,100	F0F	Pho 54 & Grill	1,793





Demographics

POPULATION

1 MI.	12,248
3 MI.	68,273
5 MI.	163,691

HOUSEHOLDS

1 MI.	4,554
3 MI.	23,126
5 MI.	54,546

AVERAGE HH INCOME

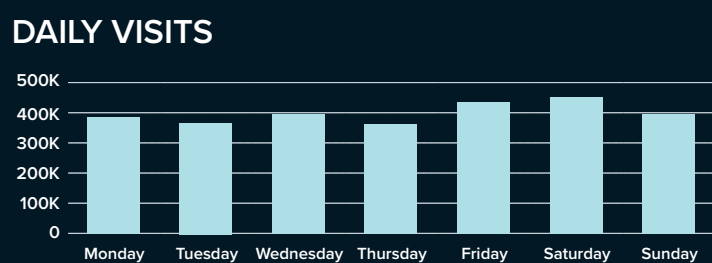
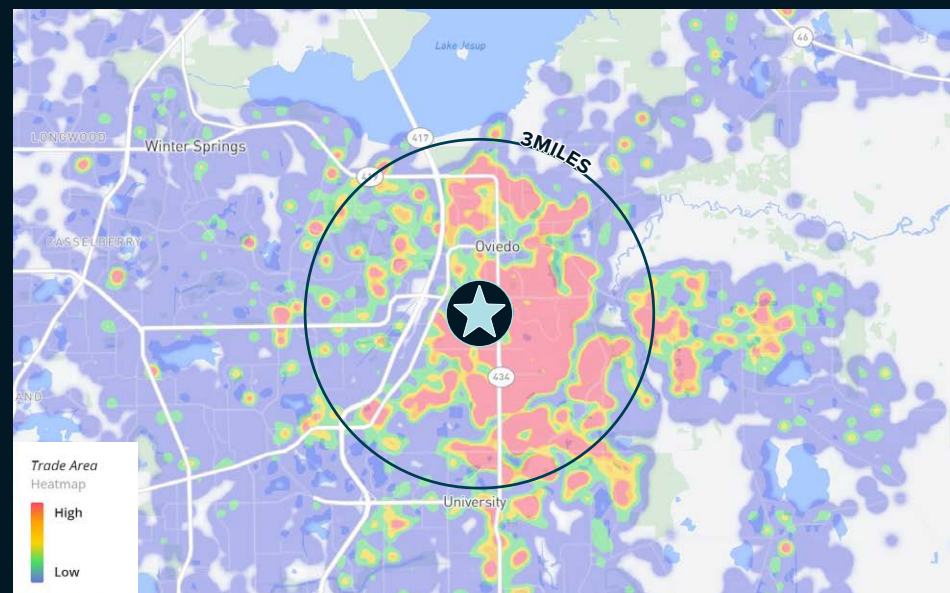
1 MI.	\$128,934
3 MI.	\$135,402
5 MI.	\$128,639

BUSINESSES

1 MI.	655
3 MI.	2,493
5 MI.	5,022

EMPLOYEES

1 MI.	5,954
3 MI.	22,547
5 MI.	70,655

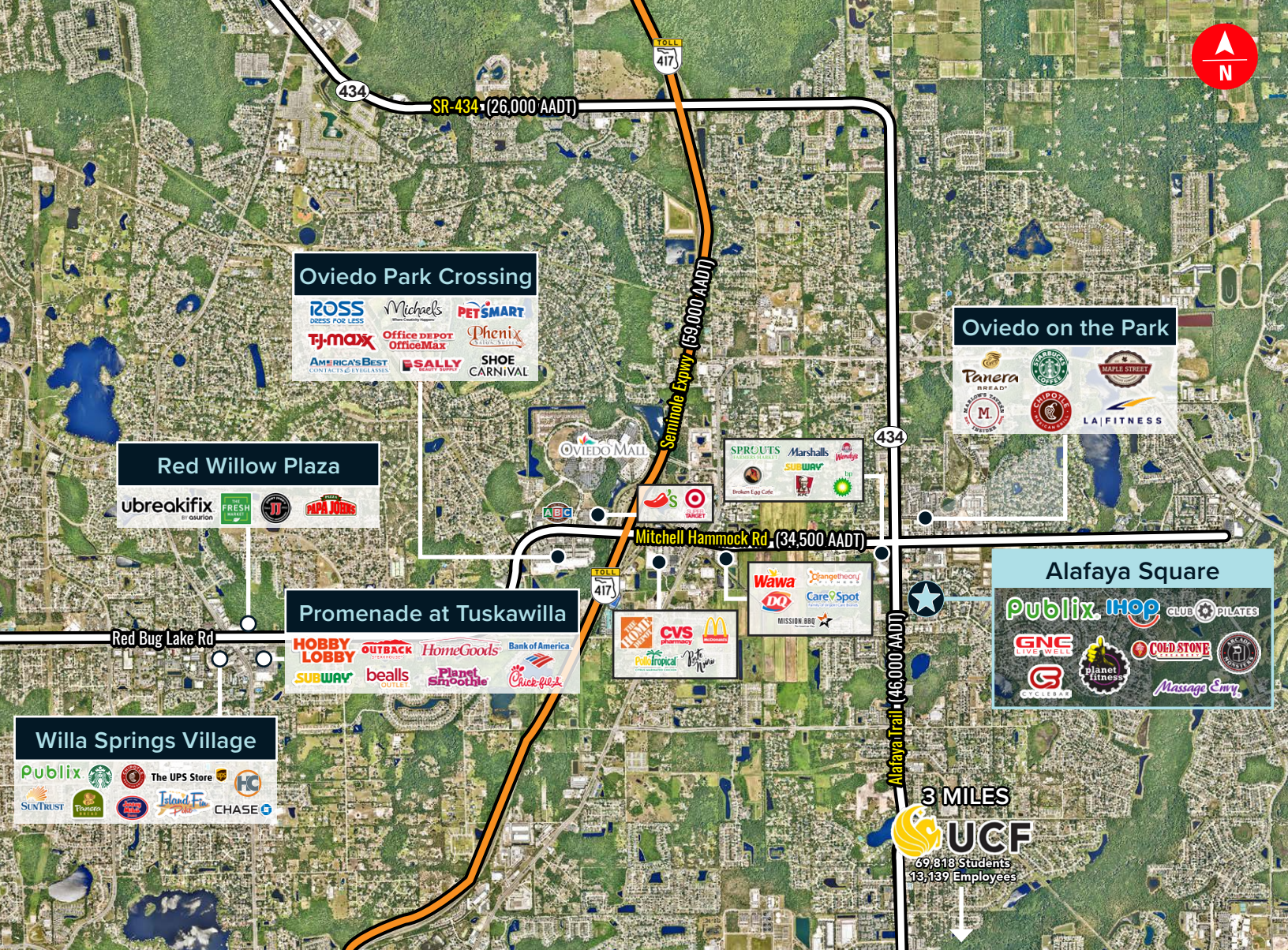


AVG. LENGTH-OF-STAY/VISIT
48 MINS

EST. # OF CUSTOMERS YEARLY
397.2K

EST. # OF VISITS YEARLY
2.8M





Contact

Follow Us:  @floridaretailbrokers



Billy Rodriguez
 Senior Vice President
 +1 407 443 3925
billy.rodriguez@jll.com



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle Brokerage, Inc. All rights reserved.