JLL SEE A BRIGHTER WAY

# Oviedo Crossroads

1950 W State Road 426
Oviedo, FL 32765

## For Lease

### The Property and Location

- Now Available: 2,113 SF for restaurant backfill with ample TI budgeted to assist in converting the space
- 176,158 SF community center anchored by Staples, Advent Health Primary Care and Home Depot
- Located along Red Bug Lake Rd between SR 417 & SR 426
  - Strong AADTs: SR 417 (67,500), Red Bug Lake Rd (33,500) & SR 426 (31,000)
- At signalized intersection with four access points and three monument signs
- Across from Oviedo Medical Center (84 hospital/ emergency beds) and within close proximity of AdventHealth ER (24 emergency beds)

### Three-Mile Demographics

| 71,332 | $139,740 | 39.5 |
|---|---|---|
| Total Population | Avg HH Income | Median Age |

*Source: ESRI 2026*









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# Oviedo Crossroads | Site Plan






| # | Tenant | SF |
|---|---|---|
| 1100 | FL Blood Centers | 2,233 |
| 1106 | Phoebe's Ice Cream | 1,098 |
| 1112 | AVAILABLE 360° | 2,113 |
| 1118 | Mountain Oak Vapor | 1,780 |
| 1136 | Salon Lofts | 5,640 |
| 1142 | Evolution Martial Arts | 1,600 |
| 1148 | AT Nails & Spa | 1,600 |
| 1154 | Arch Beauty Lounge | 1,356 |
| 1160 | Reform Fitness | 1,383 |
| 1172 | Cavallari Gourmet Market | 4,496 |
| 100 | Staples | 23,942 |
| 108 | Quest Diagnostics | 2,663 |
| 124 | Interstate Batteries | 1,307 |
| OP1 | McDonald's | 3,486 |
| OP2 | AdventHealth Primary Care | 11,200 |
| NAP | The Home Depot | 101,860 |
| NAP | Citizen's Bank Florida | 4,237 |
| NAP | Pollo Tropical | 3,448 |

## Total GLA: 176,158 SF

Click on icon to view

360°

VIRTUAL TOUR
of that space


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