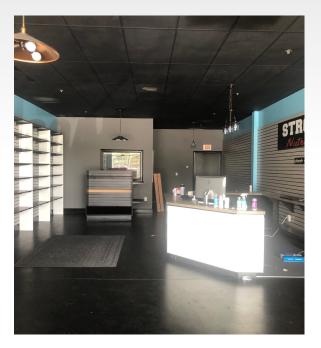
TOWN CENTER SHOPPES **RETAIL SPACE AVAILABLE**





THE PROPERTY

- 199 E. MITCHELL HAMMOCK RD. **OVIEDO, FL 32765**
- GLA: 75.576 SF
- 1.220 SF AVAILABLE



SERENITY LORENZ serenity@acrefl.com O: (407) 392-2055 x2 C: (904) 887-3302

PROPERTY FEATURES

- STRONG RETAIL LINEUP INCLUDING LA FITNESS, TJ'S SEAFOOD SHACK, FROSTY FOXADJACENT TO OVIEDO'S NEW DOWNTOWN- OVIEDO ON THE PARK
- HIGH TRAFFIC ON E. MITCHELL HAMMOCK WITH OVER 35,500+ AADT
- SURROUNDED BY FAST-GROWING COMMERCIAL DEVELOPMENT, WITH NEW RETAILERS IN THE CORRIDOR INCLUDING MAPLE STREET BISCUIT CO., STARBUCKS, MARLOW'S TAVERN, SPROUTS, AND FIRST WATCH
- **OVER 22,000 HOMES WITHIN THREE MILES**

2024 DEMOGRAPHICS

POPULATION

AVG HH INCOME

MEDIAN AGE



1 MI- 10,554 3 MI- 59,087 5 MI- 149,486



1 MI- \$116,907 3 MI- \$130,841 5 MI- \$126,763

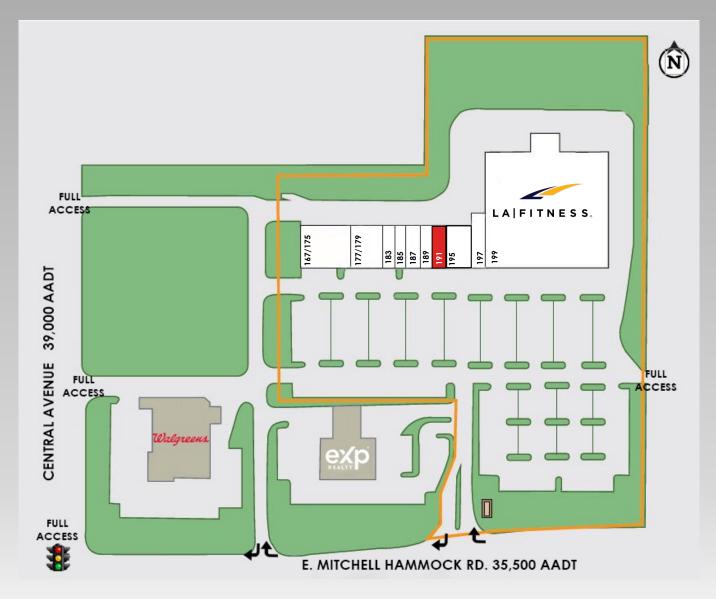
DAYTIME POPULATION



1 MI- 4,819 3 MI- 19,862 5 MI- 45,449



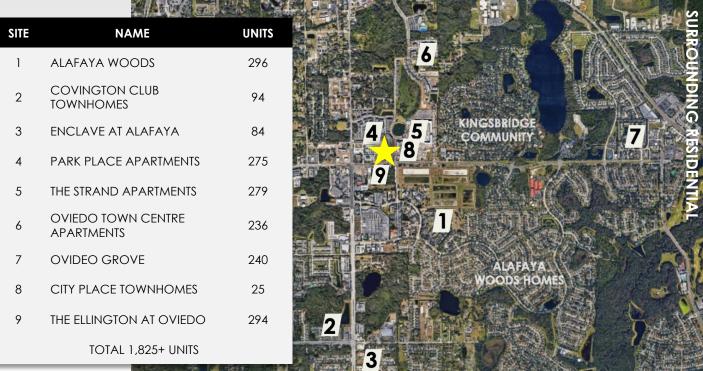
SITE PLAN



STE	TENANT	SF	STE	TENANT	SF
167- 175	GATORS DOCKSIDE	6,142	189	OVIEDO NAIL BAR	1,220
177- 179	SONGBIRDS	3,620	191	AVAILABLE 11/1/24	1,220
183	MOD MARKET & RILEY REIGH	1,220	195	BIG TACO	2,395
185	PERFECT BLENDZ BARBER SHOP	1,220	197	tj's seafood Shack	2,022
187	FROSTY FOX	1,220	199	LA FITNESS	44,268

AREA MAPS







This presentation is provided for informational purposes only and does not constitute legal, financial, or investment advice. It is intended solely to provide general information about the properties and services offered by ACRE Commercial , its affiliates, partners, and subsidiaries. All information contained herein is obtained from sources deemed reliable; however, we make no representations or warranties, express or implied, regarding the accuracy, completeness, or reliability of any information provided. Prospective buyers, sellers, landlords, tenants, investors, or other parties should conduct their own due diligence and consult with appropriate professionals (including legal, financial, and real estate advisors) before making any decisions or entering into any agreements. ©2024. All rights reserved.