

THE PASEO | RETAIL DEVELOPMENT

AT COLLEGIATE VILLAGE | ORLANDO, FLORIDA



Leased By:



Owned & Developed By:
DEMETREE
GLOBAL

PHASE 1
BUILDING 1 & 2



DREW FORNESS, CCIM | Drew@FornessProperties.com | 407.960.4740
MONTE MITCHELL | Monte@FornessProperties.com | 407.988.0073
www.FornessProperties.com | Licensed Real Estate Broker

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HIGHLIGHTS

- The Paseo at Collegiate Village, a 63-acre mixed-use development located at the main entrance to the University of Central Florida (UCF), at the SW quadrant of Alafaya Trail/SR 434 and University Blvd.
- UCF is the 2nd largest university in the US and the largest in Florida by enrollment with 69,818 students and 13,000 faculty for the 2024 calendar year.
- Ideal for retail, restaurant, entertainment, and specialty uses.
- The Paseo is an ideal venue for students, employees, tourists, and visitors to shop, play, and hang out.
- Amphitheater and public space perfect for casual gatherings, outdoor concerts, festivals, and more.
- Within one mile of more than 4 million SF of office and office/flex space and 4,200 apartment units.
- 1,611 new student beds on site, within 2 luxury apartment complexes. Fully leased!



Shopping Center Video

2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	20,797	106,016	240,675
Total Daytime Population	56,300	152,626	258,707
College Students	30,240	60,562	71,402
Workplace Employees	21,442	59,803	108,168
Median Age	20.0	29.0	33.0
Average HH Income	\$65,040	\$93,535	\$101,223

Sources: Demographics: Experian, Inc., Office Data: CoStar



69,818+ UCF Students
 2024 total



17,053 Multi-Family Units
35,735 Student Beds
 in 3 miles



59,803 Employees
 in 3 miles



\$93,535 HH Income
 in 3 miles

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PHASE 1 CONSTRUCTION UNDERWAY



THE Aves
1,527 BEDS

69,800± STUDENTS
13,000± FACULTY/STAFF

ACCOLADE-EAST
511 BEDS

ACCOLADE-WEST
1,100 BEDS

COURTYARD
BY MARRIOTT

BLDG 1

PHASE 2

PHASE 1

COLLEGIATE WAY

TURBINE DR

DUNKIN'
FIREHOUSE
SUBS

TIRE PLUS

Raising Cane's
CHICKEN FINGERS
COMING SOON

UNIVERSITY BLVD 50,000 VPD

SYSTEMS WAY

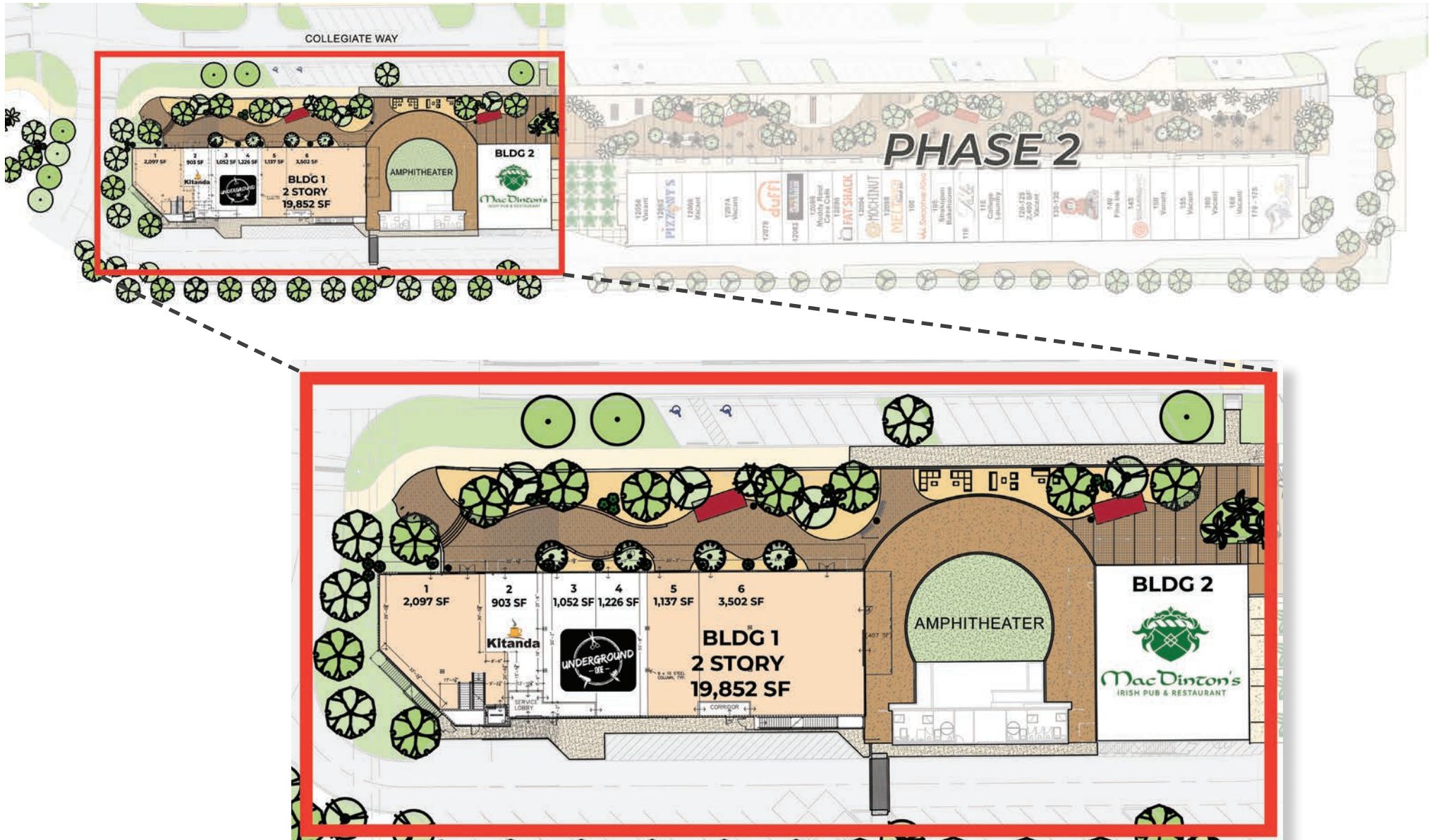
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PHASE 1 SITE PLAN



*Sample Configuration. Design subject to revisions and modifications.

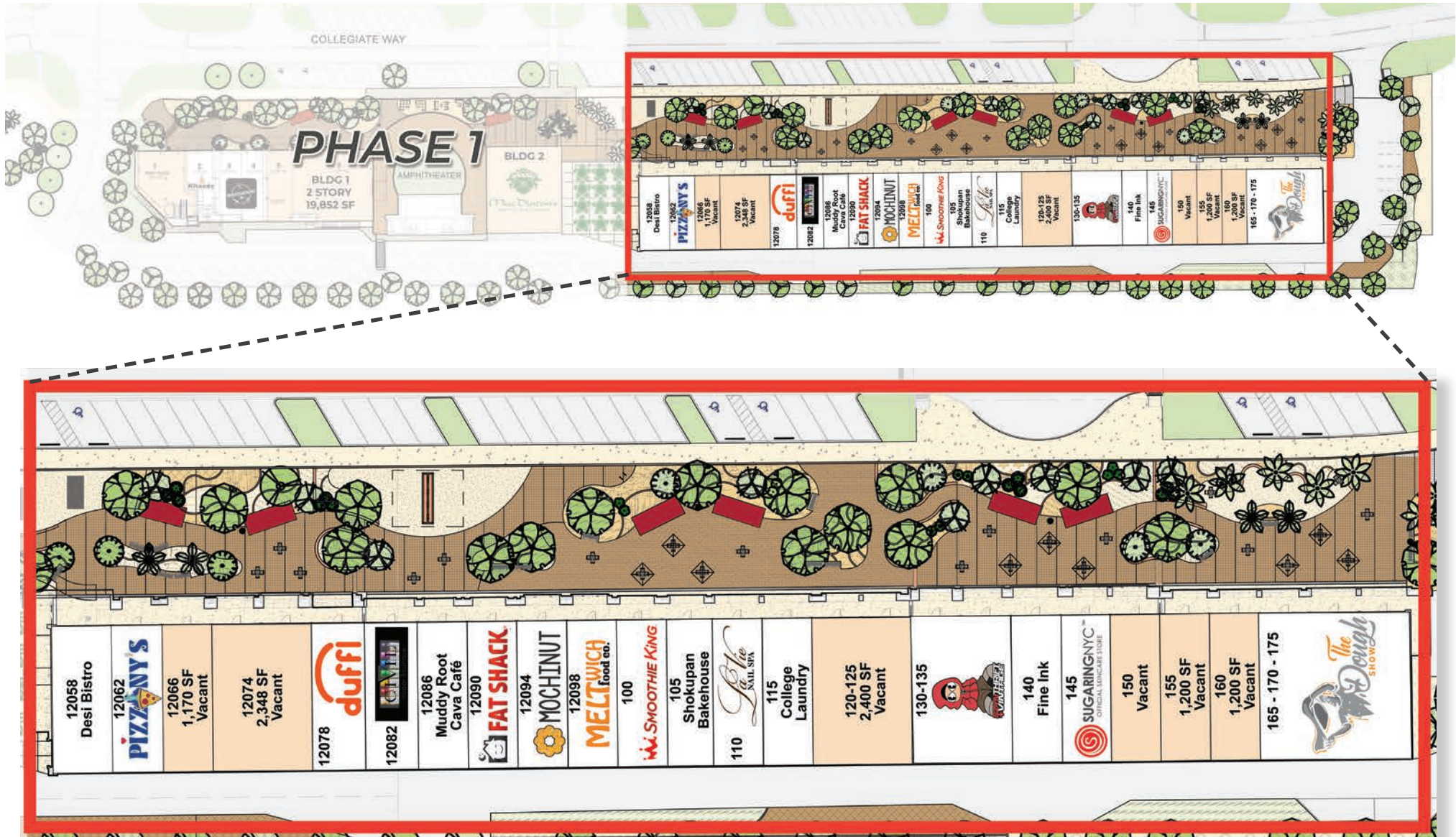
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PHASE 2 SITE PLAN



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BUILDING 1



AMPHITHEATER



PHASE 1 CONSTRUCTION PHOTOS

BUILDING 2 / AMPHITHEATER / BUILDING 1



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PHASE 2 PROJECT RENDERINGS



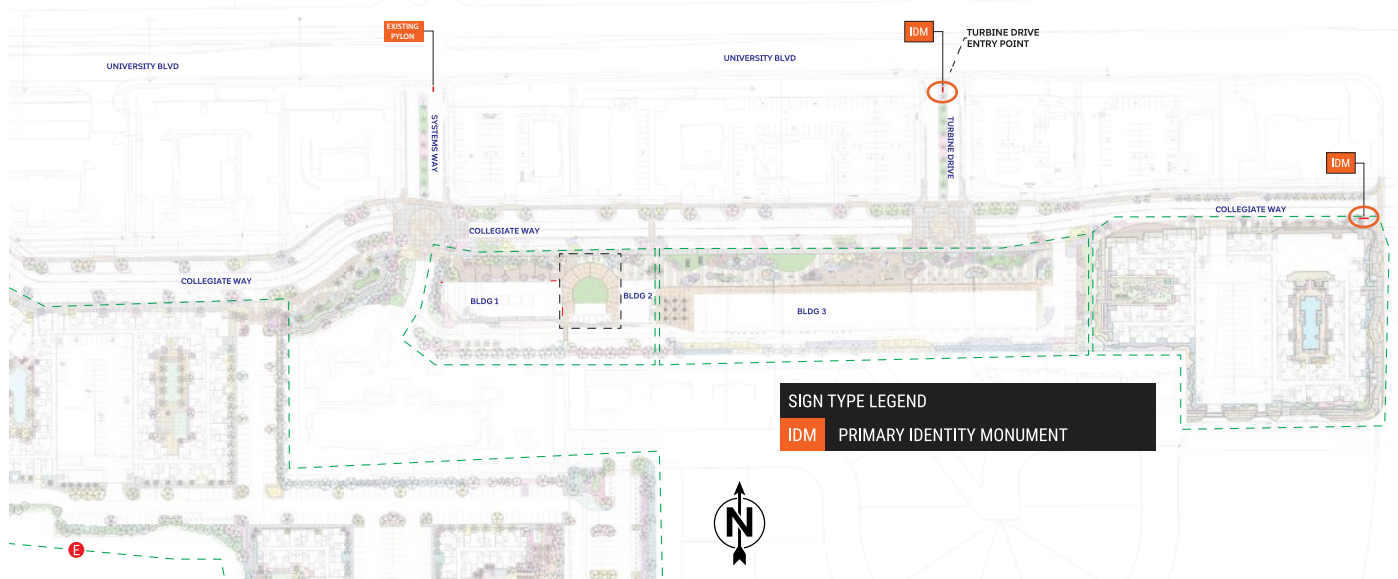
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PROJECT SIGNAGE



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MULTI-FAMILY & STUDENT HOUSING

