

# MEDICAL SPACE FOR LEASE

**1700 Oviedo Mall Boulevard, Oviedo, FL 32765**

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## For Lease: Inquire For Rate

Availability:  $\pm$  1,300 - 5,000 SF | In-Line Space  
Up to 21,000 SF | Contiguous Space can be combined  
 $\pm$  122,654 SF | Big Box Space

Strategically positioned just over 0.5 miles from HCA Florida Healthcare Oviedo Medical Center

Ideally positioned immediately off FL 417 for easy access to greater central Florida

Unique ability to provide flexible square footage ranges and below-market rental rates for medical office space in comparison to the standard medical market

Amenities within the mall feature childcare, food, entertainment, and more for employees and patients

Situated within growing mixed-use hub and surrounded by development with over 925 multifamily units planned on Oviedo Mall Blvd.

Aggressive Lease Rates Available with Free-Rent period during build-outs

Recent improvements exceed \$8.5 million to common areas with numerous additional projects underway currently

  
**OVIDO MALL**

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**Visit [FCPG.com/](http://FCPG.com/Oviedo-Mall)  
Oviedo-Mall  
For More Information**





# SITE MAP



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# AVAILABILITY

## MEDICAL

| SUITE   | SQUARE FEET    | NOTES                                       |
|---------|----------------|---|
| D300    | 122,654        | Former Sear's (two ± 61,327 SF floorplates) |
| 1145    | 1,537          | In-line Space                               |
| 1270    | 1,325          | Easy access                                 |
| In-Line | 1,300 - 21,000 | Customizable sizes available                |



**MEDICAL & OFFICE  
USERS WELCOMED**



**MONUMENT &  
BUILDING SIGNAGE  
AVAILABLE**



**AGGRESSIVE LEASE  
RATES AVAILABLE**

## JOIN LONG-TERM TENANTS



Orlando Orthopaedic Center



Catalyst  
Behavior Solutions



REGAL  
CINEMAS



**GameStop**  
POWER TO THE PLAYERS™

Dillard's

LOFT  
OUTLET

D'Amico & Sons  
ITALIAN MARKET & BAKERY

**B. DALTON**  
BOOKSELLER



**Planet  
Smoothie**



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# THE OVIEDO MALL

## NEW PROPERTY MANAGEMENT

First Capital Property Group is proud to be the new property management team for Oviedo Mall, effective early 2025.

In collaboration with the on-site team, FCPG is spearheading capital improvement projects to enhance the property's appeal and functionality. Current initiatives include upgraded landscaping, with future plans for the **modernization of elevators and escalators**, ensuring a refreshed and inviting experience for visitors and tenants alike.

## CAPITAL IMPROVEMENT PROJECTS

Regal Cinemas is undergoing a **multi-million-dollar renovation** to elevate the movie-going experience at Oviedo Mall, introducing modern amenities and enhanced comfort for visitors.

Over the past three years, the mall has seen more than **\$8.5 million in property enhancements**, reinforcing its commitment to long-term value and tenant satisfaction. Recent upgrades include a state-of-the-art cooling tower modernization (2025), a brand-new roof (2024), parking lot repaving (2023), and an upgraded common-area HVAC system (2022).

*"Moviegoers can look forward to an immersive viewing experience with **enhanced sound and lighting systems** that elevate the thrill and drama of each scene. Additionally, each theater will feature **brand-new recliner seating**, fulfilling one of the most popular requests from patrons."*  
- Regal Cinemas

## LOCATION, LOCATION, LOCATION

Oviedo Mall boasts a **prime location** just off FL 417 at the Red Bug Lake Road exit, ensuring seamless access to Greater Central Florida. With **above-market parking ratios** and shared parking across the entire mall grounds, the property offers unmatched convenience—an advantage for destination and experiential users alike.

For medical tenants, the site's strategic position—just over **half a mile from HCA Florida Healthcare Oviedo Medical Center**—provides proximity to a key healthcare hub.

The area surrounding Oviedo Mall is poised for significant growth, with a mixed-use development featuring over **925 multifamily units** planned on the eastern side of the property, along with an additional  $\pm 400$  units within a one-mile radius. Numerous other **development projects** in the pipeline further enhance the property's long-term value and potential.



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# THE OVIEDO MALL

## COMMUNITY EVENT HUB

Oviedo Mall hosts over **55 events annually, drawing 2.2 million visitors each year**. These events attract attendees from as far as Miami, FL, and Savannah, GA, underscoring the mall's role as a regional destination. From 5K runs and night markets to carnivals and sip-and-shop gatherings, there's something for everyone.

A standout event, Taste of Oviedo, brings over 27,000 attendees to the mall each year. In 2025, this signature event celebrated its 31st anniversary—marking at least a decade, if not more, of being hosted at Oviedo Mall.

In addition to large-scale events, the mall offers versatile **community spaces** available for rent, providing both tenants and local organizations with a prime venue for meetings, pop-ups, and special gatherings.

## BUSINESS INCUBATOR

Oviedo Mall offers flexible lease structures, adaptable time frames—creating an ideal environment for **startup entrepreneurs** to launch and grow their businesses. Long-term tenants benefit from **exclusivity** options, while strong-credit tenants enjoy enhanced flexibility in suite features, locations, and sizes, with the ability to relocate as needed within the property.

The **dedicated on-site Oviedo Mall team** provides ongoing support, hosting monthly tenant meetings to discuss upcoming events, marketing opportunities, and property updates. Additionally, a private, tenant-only Facebook group serves as a hub for business updates, important management communications, and cross-promotional opportunities. Oviedo Mall's **active social media presence** further amplifies tenant visibility, regularly promoting their products, events, and offerings to a broad audience.



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# MEDICAL MAIN STREET

## MEDICAL MAIN STREET AT THE OVIEDO MALL

Oviedo Mall presents a **prime opportunity for medical office users** seeking a strategic location near Oviedo Medical Center, with immediate access to a major Central Florida thoroughfare. The property offers competitive lease rates, flexible square footage options, and expansive parking—all within a dynamic, **amenity-rich environment**. Tenants and their patients benefit from on-site entertainment, dining, shopping, and even childcare, creating a convenient and engaging atmosphere under one roof.

The **Medical Main Street wing at Oviedo Mall** is anchored by Orlando Orthopaedic Center, a pharmacy, and complementary healthcare providers such as Catalyst Behavior Solutions and Paul Mitchell The School.

Existing suites feature efficient layouts ideal for medical office conversion, providing a strong foundation for customized buildouts. Additionally, **Aggressive Lease Rates Available with Free-Rent period during build-outs** is available for qualifying tenants, tailored to their specific needs.



BEFORE



AFTER



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# MEDICAL MAIN STREET

## CURRENT STOREFRONTS



## MOCKUP STOREFRONTS



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# FORMER DEPARTMENT STORE

Suite D300 comprised of 122,654 SF across two  $\pm$  61,327 SF floorplates with working elevator and escalators in-place

Available for lease or sale; landlord willing to sub-divide

Ideal for medical, office or retail users including schools, professional training centers, experiential venues, or entertainment and leisure users

Situated within Medical Main Street co-anchored by Orlando Orthopaedic Center and District Eat & Play



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# NEIGHBORHOOD



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# NEIGHBORS

## Retail

1. Morningstar Storage
2. Oviedo YMCA Family Center
3. Oviedo Park Crossing
  - A. Ross Dress For Less
  - B. TJ Maxx
  - C. Office Depot
  - D. PetSmart
  - E. Shoe Carnival
  - F. Michaels
  - G. Dollar Tree
  - H. Five Below
  - I. Bath & Body Works
4. Lowe's Home Improvement
5. Trek Bicycle Oviedo
6. Sonny's BBQ
7. Buff City Soap
8. Dunkin'
9. Mattress Firm & AT&T
10. Steak 'n Shake
11. Once Upon a Child & Visionworks
12. Jared Jewelers
13. BJ's Restaurant & Brewhouse
14. ABC Fine Wine & Spirits
15. Chili's Grill & Bar
16. Target
17. Home Depot
18. Oviedo Crossroads
  - A. Staples
  - B. Anytime Fitness
19. McDonald's
20. Pollo Tropical
21. Fairwinds Credit Union
22. CVS
23. Wawa
24. Moe's Southwest Grill
25. Mission BBQ
26. Dairy Queen Grill & Chill
27. Metro Diner & Chicken Salad Chick
28. Culver's
29. Dunkin'
30. Habaneros Mexican Grill
31. Sonic Drive-In
32. Publix

## Medical

1. Nemours Children's Primary Care
2. Oviedo Office Park
  - A. Orlando Dermatology Center
  - B. Aventus Pain & Spine Center
  - C. DaVita Oviedo Dialysis
  - D. Family Practice Physician
  - E. Podiatrist
  - F. Internal Medicine Triandi Med Spa
3. Central Florida Oral and Maxillofacial Surgery PA
4. AdventHealth Centra Care Oviedo
5. Oviedo Medical Center
6. Women's Care
7. Oviedo Point Dental
8. Mid Florida Hematology
9. Women's Care
10. Oviedo Medical Plaza
  - A. Advanced Dermatology and Cosmetic Surgery
11. Extra Care City Pharmacy
12. Oviedo Injury & Wellness Center
13. Speak Easy Solutions
14. Oviedo Vision Center
15. Orlando Health Heart & Vascular Institute
16. Oviedo Endodontics, PLLC

## Developments

1. Broad Oak Oviedo
  - A. 252-Unit Apartment
2. Brentwood Landing
  - A. 58-Unit Townhomes
3. Andrew's Crossing
  - A. Retail/Commercial/Residential Development
4. Aulin Square
  - A. 52-Unit Townhome Development
5. Oasis at Oviedo Marketplace
  - A. 360-Unit Multifamily Development

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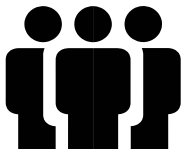


DEMOGRAPHICS



DAYTIME  
POPULATION

± 142,139  
(15 min drive time)



EMPLOYMENT  
POPULATION






± 48,864  
(15 min drive time)



MEDIAN AGE

38.3  
(15 min drive time)



|         |      |  |  |  |  |  |
|---------|------|---|---|---|---|---|
|         |      | Total Population  | Total Families  | Total Households  | Average Income  | Total \$ Spent on Medical Care  |
| 10 mins | 2025 | 30,550  | 8,188   | 11,591  | \$135,039   | \$35,992,463  |
|         | 2030 | 31,764  | 8,637   | 12,225  | \$150,557   |   |
| 15 mins | 2025 | 175,886   | 45,283  | 67,273  | \$115,145   | \$179,327,490   |
|         | 2030 | 180,385   | 46,923  | 69,700  | \$129,090   |   |
| 20 mins | 2025 | 522,772   | 124,556   | 195,813   | \$104,740   | \$471,589,170   |
|         | 2030 | 536,254   | 128,994   | 202,638   | \$117,028   |   |



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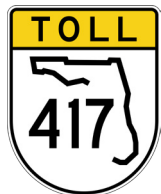
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# LOCATION

## Drive Times & Traffic Counts



1 minute  
(0.5 miles)



4 minutes  
(2.0 miles)



8 minutes  
(5.4 miles)



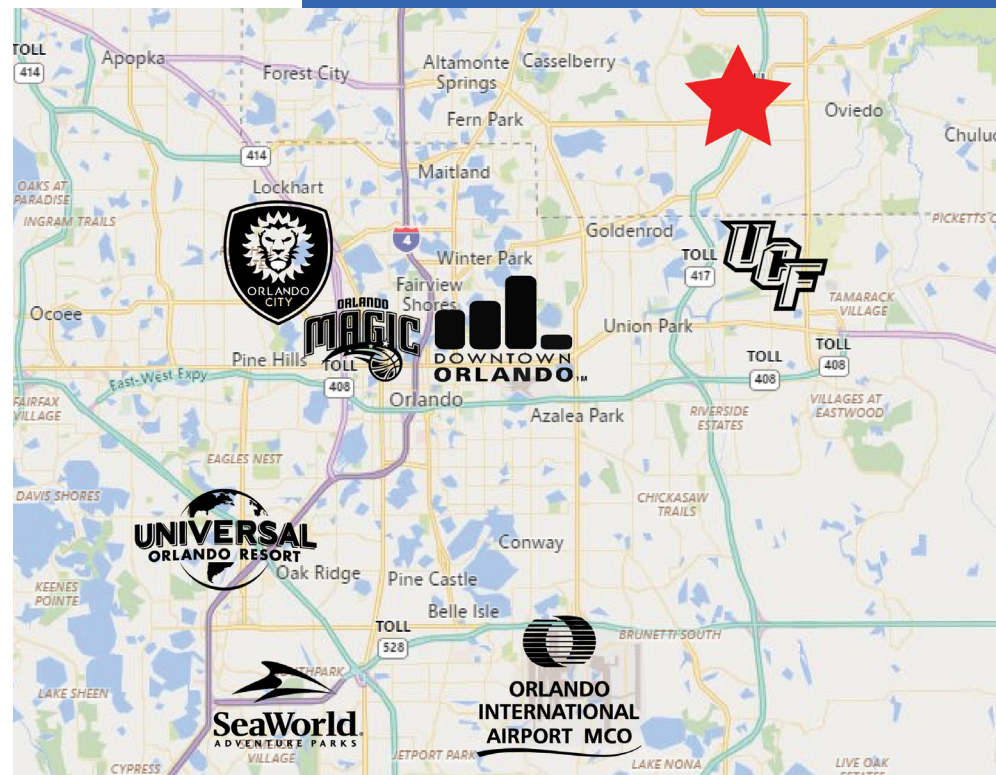
8 minutes  
(5.8 miles)



10 minutes  
(9.2 miles)



15 minutes  
(11 miles)



## Average Annual Daily Trips

### 2024

|                       |        |
|-----------------------|--------|
| Oviedo Mall Boulevard | 24,500 |
| Red Bug Lake Road     | 39,500 |
| FL-417                | 65,300 |

## Surrounding Businesses

### 2025

|                         | 10 Mins | 10 Mins | 15 Mins |
|-------------------------|---------|---------|---------|
| Retail Businesses       | 361     | 1,087   | 3,698   |
| Food & Drink Businesses | 135     | 371     | 1,197   |

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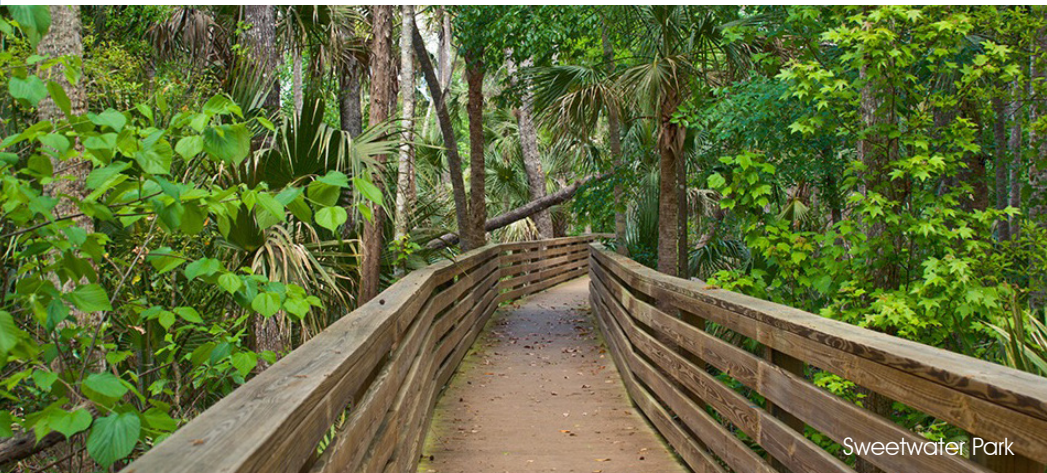


# OVIEDO MARKET HIGHLIGHTS

## SPANISH HERITAGE

Oviedo traces its origins back to the aftermath of the Civil War in 1865 when pioneers settled along Lake Jesup's shores to start anew. Before these settlers arrived, the land was inhabited by the Timucua, a group within the Seminole tribe, although little evidence remains of their early presence. The Lake Jesup Community eventually evolved into modern-day Oviedo, featuring a blend of residential developments, shopping centers, parks, and interstate roadways that facilitate travel across the state.

Early settlers were drawn to the fertile land, cultivating celery and citrus crops and transporting their produce to markets in Orlando and Sanford. Travel was initially arduous, with Orlando accessible via rough wagon roads, but steamships like the Volusia and Hattie Baker provided crucial transport, docking at Solary's Wharf and Mitchell dock. Mail service arrived twice a week by riverboat, leading to the establishment of a post office with Andrew Aulin as postmaster. Aulin, favoring a Spanish name to reflect Florida's heritage, renamed the community "Oviedo" on March 13, 1879, after the city in Spain known for its historic architecture and dedication to education. Today, Oviedo retains its unique character, transitioning from its agricultural roots to a modern suburban city while maintaining its connection to its Spanish namesake.



## DEMOGRAPHICS

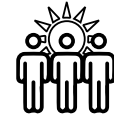
### Population



**POPULATION**  
± 84,105



**PROJECTED  
ANNUAL GROWTH**  
0.38%



**DAYTIME  
POPULATION**  
± 70,600



**MEDIAN AGE**  
± 37.6

### Income



**AVERAGE  
HOUSEHOLD INCOME**  
\$142,547



**AVERAGE  
DISPOSABLE INCOME**  
\$110,789



**AVERAGE NET  
WORTH**  
\$1,781,738

## CENTER LAKE PARK

Center Lake Park stands as the centerpiece of Oviedo's vibrant Oviedo on the Park development, offering a wealth of amenities and recreational opportunities. Nestled around scenic Center Lake, the park features the Oviedo Cultural Center, boasting a spacious banquet room ideal for indoor events and gatherings. The outdoor space includes the impressive Oviedo Amphitheatre, providing a picturesque setting for large-scale performances and community events, complemented by smaller stages and events lawns for more intimate gatherings. Visitors can enjoy a range of activities, from strolling along the lakeside promenade and boardwalk to cooling off at the splash pad or exploring the dog park with furry companions. The park's diverse offerings, including paddle boat rentals, a children's playground, and an outdoor chess lounge, create a welcoming environment that enriches the quality of life for residents and visitors alike in Oviedo.

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# SEMINOLE COUNTY: MARKET DRIVERS

## POPULATION BOOM

Seminole County is located within the **Orlando MSA, 2023's 2nd fastest growing MSA in the country** at 2% annual increase only behind Austin, TX. Seminole County saw 9.6% of the net migration for the 4-county Orlando MSA between 2020 and 2023, the least of the counties but continues to remain strong. From July 2022 - July 2023, the international migration exceeded domestic migration in Seminole County and Central Florida was the top destination for international migrants with over 32,000 people moving to area in the 12 month period.

"We've seen people from South Florida **moving up this way because it's just more affordable to live.** These renters are really the backbone of our economy. They do all the service work." - bizjournals.com/orlando Miami, San Juan, and New York/Newark/New Jersey MSA's dominated the Average Annual Net Migration of the Orlando MSA from 2016-2020 (US Census Bureau).

Looking forward, Seminole County's population is estimated to hit **505,142 by 2025, a 6% increase since 2020**, according to the Florida Office of Economic and Demographic Research. The University of Florida "suggests the Orlando region could welcome close to another one million residents by 2045."

The demand for affordable housing, good neighborhoods, strong jobs and ultimately established well-planned infrastructure as well as entertainment, schools, and service provides for the **growing population are shaping the development within the region and Seminole County.**

### Population Growth, 30 Most Populous MSAs

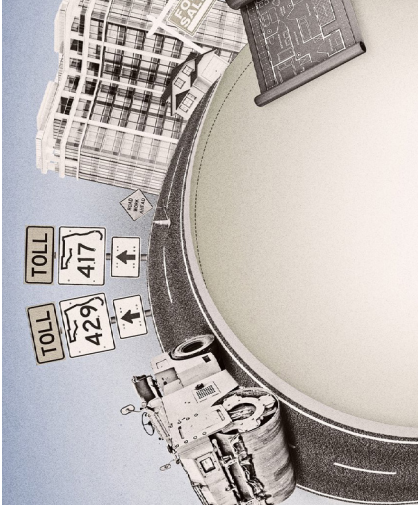
July 1, 2022 - July 1, 2023

| MSA                                    | 2022 Population* | 2023 Population* | Numeric Change | % Change    |
|--|------------------|------------------|----------------|-------------|
| 1 Austin-Round Rock-San Marcos, TX     | 2,423,170        | 2,473,275        | 50,105         | 2.1%        |
| 2 <b>Orlando-Kissimmee-Sanford, FL</b> | <b>2,763,017</b> | <b>2,817,933</b> | <b>54,916</b>  | <b>2.0%</b> |

### Average Annual Migration In/Out of Orlando MSA

Top 20 Net Flows by MSA, 2016-2020

| MSA  | Inbound       | Outbound     | Net          |
|--|---------------|--------------|--------------|
| 1 <b>Miami-Fort Lauderdale-Pompano Beach, FL</b> | <b>17,016</b> | <b>8,998</b> | <b>8,018</b> |
| 2 <b>San Juan-Bayamón-Caguas, PR</b>             | <b>9,451</b>  | <b>1,526</b> | <b>7,925</b> |
| 3 <b>New York-Newark-Jersey City, NY-NJ-PA</b>   | <b>9,861</b>  | <b>3,650</b> | <b>6,211</b> |



## ORLANDO'S BELTWAY LOOP COMPLETION

The 100-mile tollroad beltway around Orlando that connects the suburbs of the region was completed in January 2024 with the **connection of S.R. 429, S.R. 417 and I-4** just adjacent to Seminole Towne Center (3). This 3-decade initiative drives Orlando forward in its evolution towards a "big-time city." Furthermore, the connection provided by the Beltway changes the "region's development landscape." The new connections provide opportunities for development and redevelopment.

The ability to bypass traffic of the Orlando core expands the development options for industrial product in secondary areas. The industrial opportunity is exemplified by the 88-acre industrial component of Wyld Oaks in Apopka, just adjacent to Seminole County (2).

Retail and residential developments are no different. "The beltway has given people the **ability to commute from further out** to where the majority of the jobs are. It has created the ability for there to be affordability for people who couldn't afford to buy a house closer to Orlando." Retail developments follow rooftops. (bizjournals.com/orlando)

The next phase of roadway improvements includes a **\$300 million state project** to widen S.R. 417 from four lanes to eight lanes from Aloma Ave to north of S.R. 434. The project includes enhancements to the interchange and existing ramp exit at Red Bug Lake Rd. improving access to Oviedo Mall.

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# SEMINOLE COUNTY: MARKET DRIVERS

## A MAGNET FOR BUSINESS GROWTH

Seminole County's business climate, already renowned for fostering quality development, has increasingly become **a magnet for a diverse array of dynamic corporations and headquarters**. The presence of major corporations such as American Automobile Association (AAA), Mitsubishi Power Americas, and Charter Communications highlight the region's appeal.

This influx is further complemented by high-tech companies such as Deloitte Consulting's U.S. Delivery Center, and Faro Technologies, which mark Seminole County as a **burgeoning tech hub**. The county's preparation for growth through initiatives such as new expressways, pre-approved development sites, specialized job training, and infrastructure incentives ensure a robust foundation for further business success.

These strategic developments coupling government, community groups, and organizations, have established **Seminole County as a vibrant and progressing community**. The thriving economic sectors, strategic central location, and a population that values innovation and quality business development create an environment primed for further sustained growth and prosperity.

## MAJOR EMPLOYERS IN SEMINOLE COUNTY

[bizjournals.com/orlando](https://bizjournals.com/orlando)

| EMPLOYER                             | EMPLOYEES | BUSINESS OR SERVICES OFFERED      |
|--------------------------------------|-----------|-----------------------------------|
| Seminole County Public Schools       | 10,500    | Public school district            |
| AdventHealth                         | 6,500     | Health care system                |
| Publix Super Markets                 | 3,736     | Supermarket chain                 |
| Orlando Health                       | 3,500     | Health care system                |
| Walmart                              | 2,350     | Big-box retailer                  |
| Deloitte Consulting LLP              | 1,991     | Consulting Services               |
| Seminole County Government           | 1,532     | County government                 |
| Seminole County Sheriff's Office     | 1,373     | Law enforcement                   |
| Liberty Mutual Insurance             | 1,325     | Insurance                         |
| Seminole State College of Florida    | 1,221     | Public college                    |
| Verizon Corporate Resources Group    | 1,143     | Telecommunications                |
| Mitsubishi Power Americas            | 850       | Power, generation, energy storage |
| Wayne Automatic Fire Sprinklers Inc. | 694       | Life safety contractor            |

## CORPORATE HEADQUARTERS & REGIONAL OFFICES



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# SEMINOLE COUNTY: MARKET DRIVERS

## TOURISM

Seminole County benefits from a mix of **eco-tourism and sports tourism** as well as the bustling tourism industry of their neighbors to the south including but not limited to the major theme parks. Tourism brought **\$1.2 billion economic impact** to Seminole County in 2023 with over 2 million visitors having visited the area.

## SPORTS TOURISM

Much of those visitors were driven by Boombah Sports Complex, a 100-acre county owned sports complex. It is estimated to have brought \$31 million economic impact in the fiscal year 2021. Sports Tourism generated **\$64 million in revenue and economic development** in 2023.

Capitalizing on this industry, Seminole County is exploring adding a major indoor Sports Complex adjacent to Boombah. (See page 12 for more information.)

Additionally, commissioners are exploring the addition of **Orlando All Sports Dome, an inflatable sports dome** less than 2 miles from Boombah. Traditionally found in snowy or cold weather location, the dome would allow for a climate controlled multi-use turf field for "local or national sports tournaments in its dome, as well as community events like graduations, corporate meetings, summer camps and more. Sports the facility could host include football, baseball, lacrosse, volleyball, basketball, tennis and pickleball, among others." [\[bizjournal.com/orlando\]](https://bizjournal.com/orlando)



Boombah Sports Complex



Black Bear Wilderness Loop

## ECO-TOURISM

Seminole County, Florida, is renowned for its diverse natural attractions that drive ecotourism in the area. **The Wekiva River Basin and Econlockhatchee River** offer rich biodiversity, providing habitats for various wildlife species. **The Black Bear Wilderness Loop** is a popular spot for wildlife enthusiasts, offering encounters with alligators, black bears, and numerous bird species.

The county's extensive trail system, including the **Seminole Wekiva Trail and Cross Seminole Trail**, attracts hikers, bikers, and wildlife observers. **Wekiwa Island**, which is located along Wekiva River and connects to Wekiva Springs State park, is a eco-tourism attraction. Wekiva Island offers a food truck, bar, general store, private cabana rentals, sand volleyball, kayak rentals, and more in addition to providing an event space, Education and Learning Center, and marina. All of these amenities are provided with a focus on **Sustainability, Education and Art**. These natural assets draw ecotourists seeking to explore and appreciate the unspoiled beauty of Seminole County.



Wekiwa Island

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