



# OVIEDO PET RESORT

OVIEDO PET RESORT  
2079 WINTER SPRINGS BOULEVARD  
OVIEDO, FL 32765

**Price: \$2,300,000**

**Triple Net Lease  
from A Rated  
Tenant, thru 2033,  
with 4 -5yr  
renewals**



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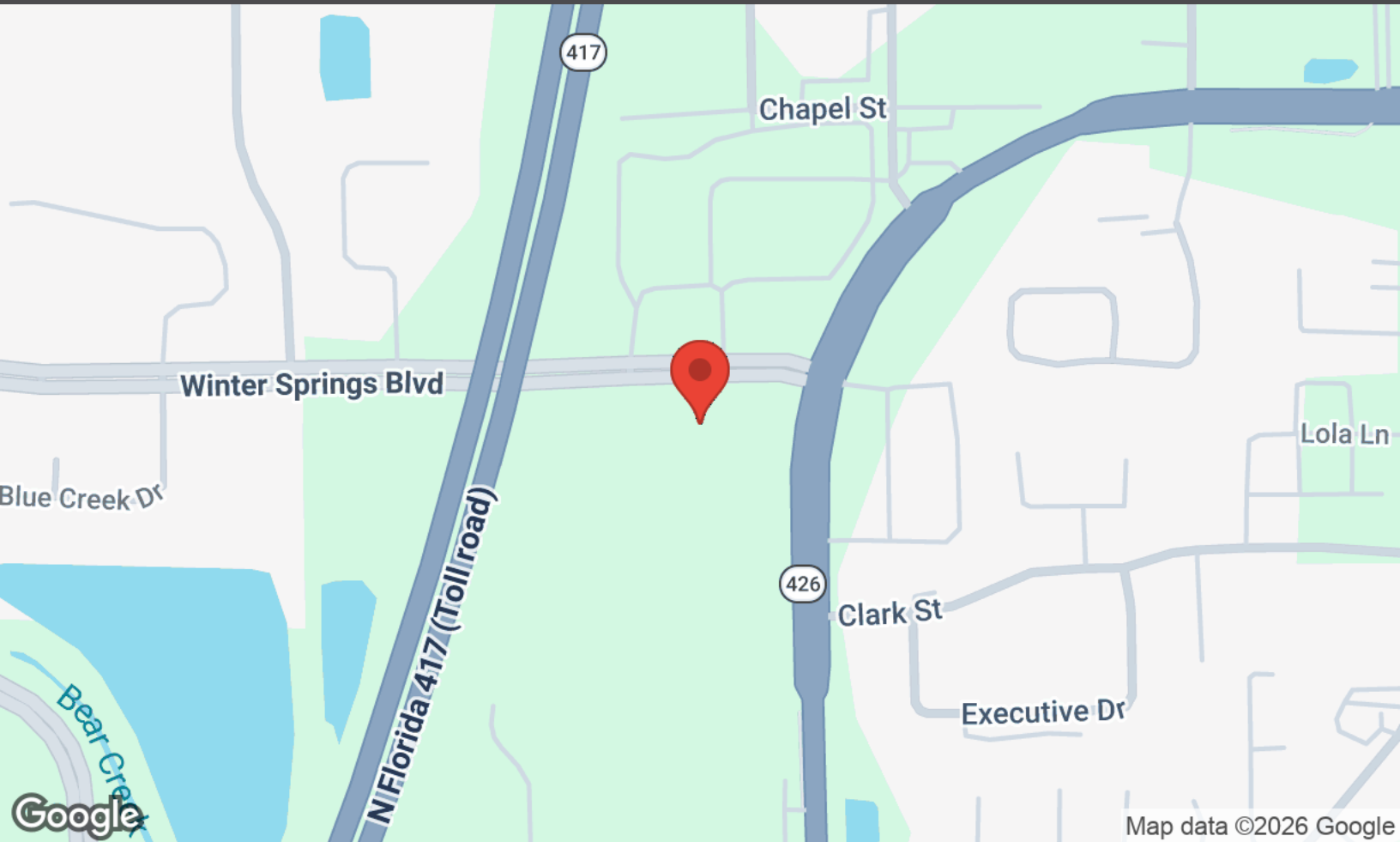
# TABLE OF CONTENTS

Location Maps	3
Property Summary	4
Property Photos	5
floorplan	6
Survey	7
Demographics	8
Professional Bio	9

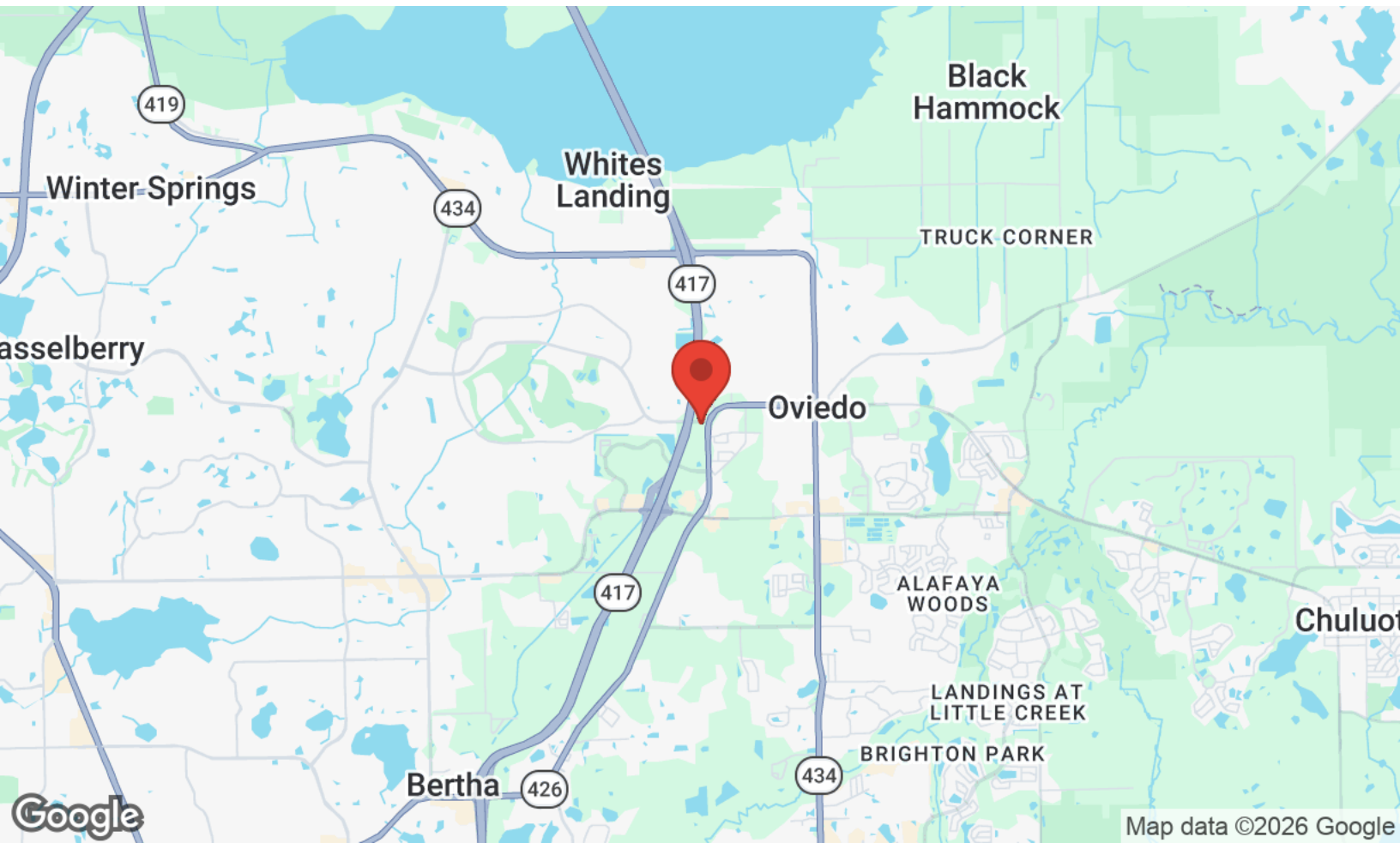
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# LOCATION MAPS

Oviedo Pet Resort  
2079 Winter Springs Boulevard | Oviedo, FL 32765



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# PROPERTY SUMMARY

Oviedo Pet Resort  
2079 Winter Springs Boulevard | Oviedo, FL 32765



## Property Summary

Building SF:	5,401
Lease Rate:	\$24.44 NNN psf
Lot Size:	1 Acres
Parking Ratio:	4/1000
Parking:	20
Price:	\$2,300,000
Year Built:	2020
Zoning:	GW
Features	Dog Pool and Specialty Dog Fence Specialty Cat Room

## Property Overview

1.00 acre commercial site net of wetlands and access easement totals 1.00 acres..Located in Flood Zone X. The property has a ten year lease with three renewals from a National Company. This nearly new building was thoughtfully constructed in 2020. The lease is a true triple net. This facility offers a specialty anti jumping fence, dog pool, grooming, day care and boarding. The facility is open for dogs and cats!

## Location Overview

Off-site master retention in place. Street access on two sides - Winter Springs Boulevard and Exxon Lane ( leads to Broadway Ave).. Close to medical and professional offices, banks shopping, fast food, gas and more. SR 417 access ramp located one mile south and SR 434 just one mile east of site.. This business services the very desirable Oviedo and Winter Springs demographics.

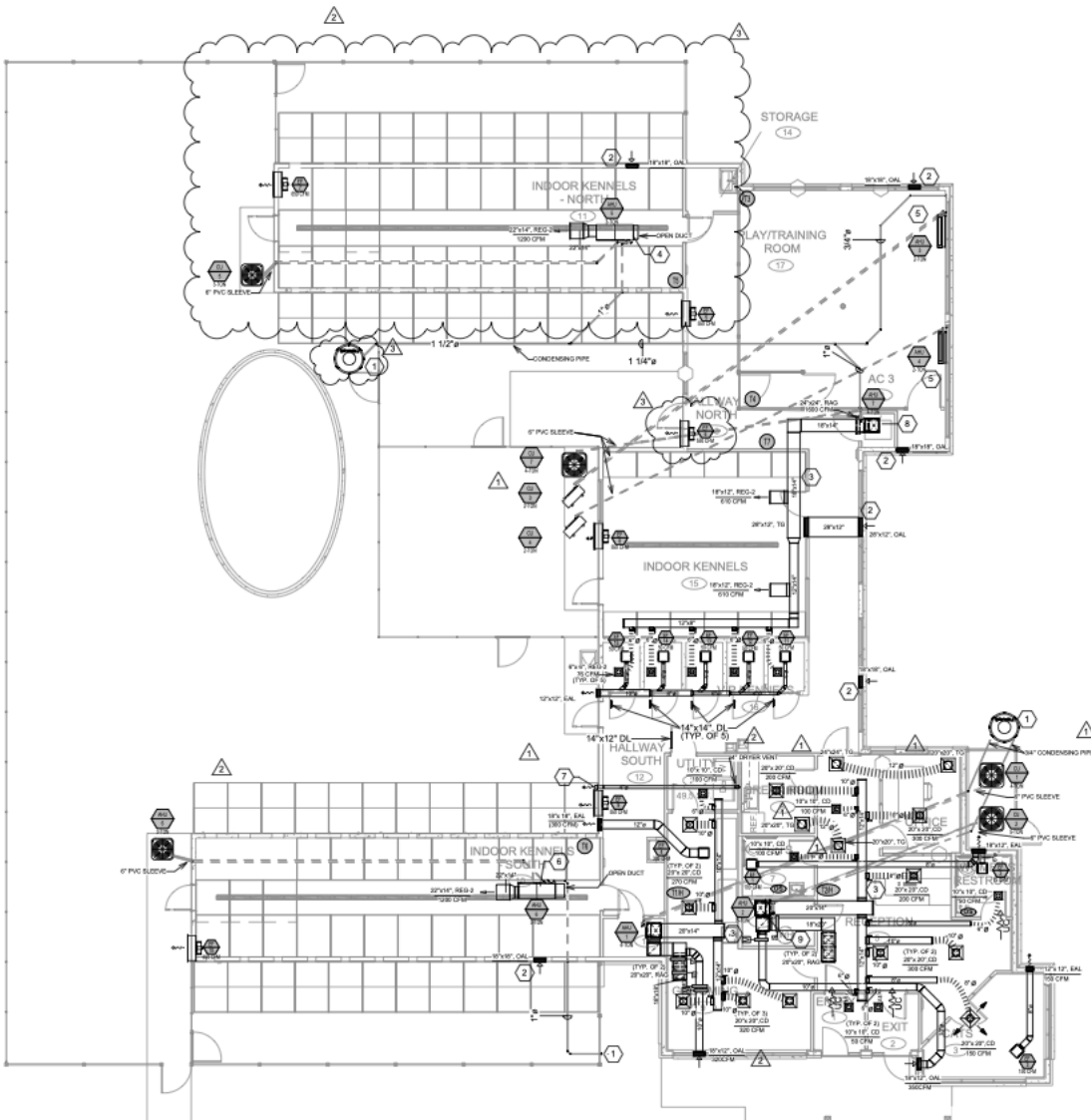
# PROPERTY PHOTOS

Oviedo Pet Resort  
2079 Winter Springs Boulevard | Oviedo, FL 32765



# FLOORPLAN

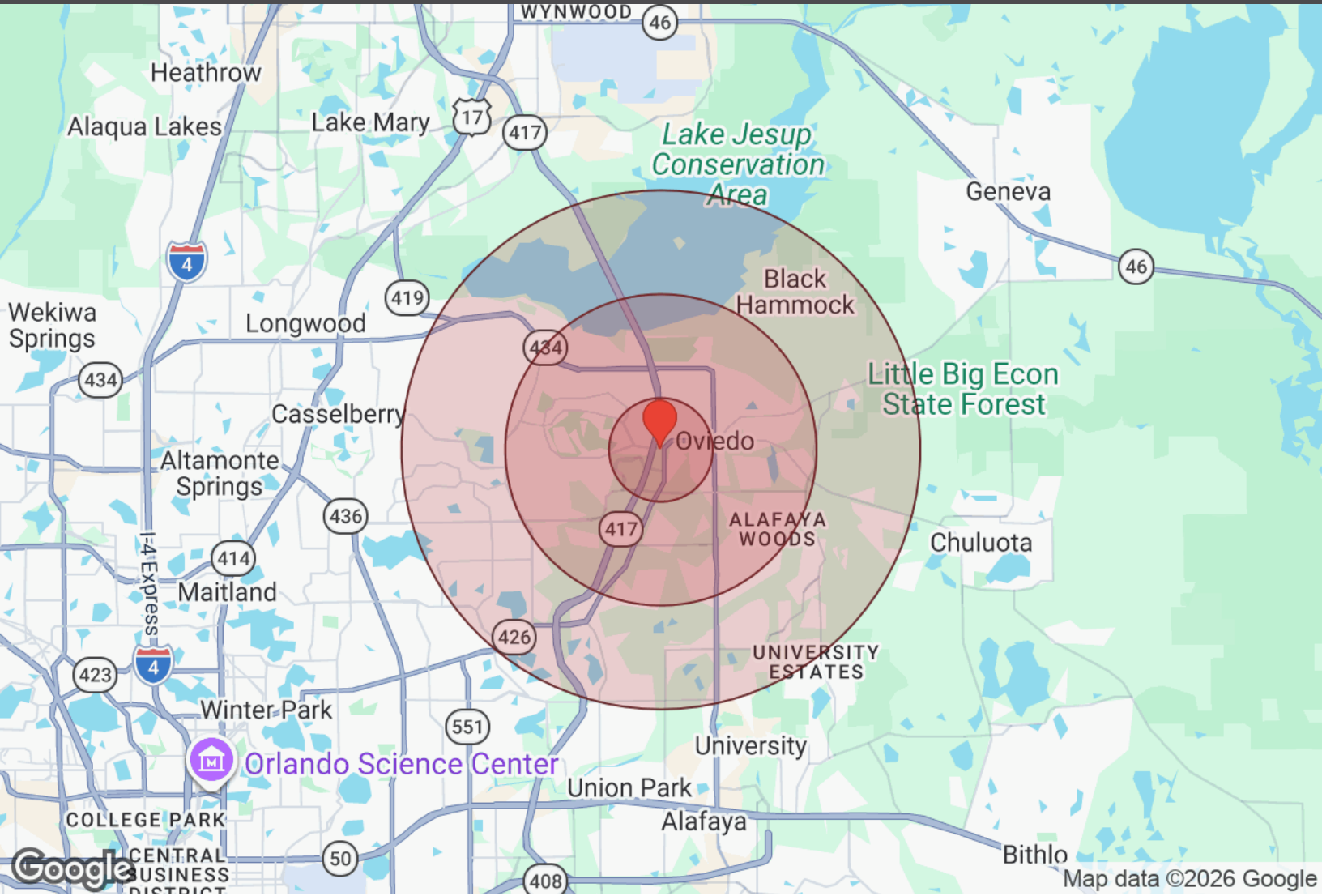
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# DEMOGRAPHICS

Oviedo Pet Resort  
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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,776	30,157	77,360
Female	2,711	31,916	72,263
Total Population	5,487	62,073	149,623

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,514	37,144	87,066
Black	485	5,798	14,080
Am In/AK Nat	2	37	105
Hawaiian	2	12	45
Hispanic	1,057	13,724	34,533
Asian	236	3,762	9,965
Multiracial	162	1,434	3,486
Other	29	161	359

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,008	24,252	57,119
Occupied	1,941	23,405	54,979
Owner Occupied	1,528	16,792	37,720
Renter Occupied	413	6,613	17,259
Vacant	66	848	2,139

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	968	10,468	22,756
Ages 15 - 24	586	7,713	28,688
Ages 25 - 54	2,179	24,576	56,163
Ages 55 - 64	707	8,093	17,885
Ages 65+	1,047	11,226	24,132

Income	1 Mile	3 Miles	5 Miles
Median	\$102,510	\$112,719	\$106,834
Under \$15k	135	1,091	3,162
\$15k - \$25k	39	637	1,853
\$25k - \$35k	21	713	1,935
\$35k - \$50k	46	1,535	3,695
\$50k - \$75k	387	3,453	8,201
\$75k - \$100k	319	2,957	6,970
\$100k - \$150k	469	5,099	11,363
\$150k - \$200k	186	2,949	7,286
Over \$200k	340	4,969	10,514

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Optima Real Estate  
1108 Howell Creek Winter Springs, FL 32708

Robin is a Broker Associate/Part Owner/Commercial Manager of Optima Real Estate in the Oviedo/Winter Springs area since 2011.

Robin left a twenty-year banking career to form The Kesler Team in commercial real estate in January 2001. Her resume includes Senior Vice President at NationsBank and Bank of America.

Robin specializes in Office, Medical, Retail, Industrial/Flex, and Specialty Commercial Real Estate as a Seller/Buyer Broker and Leasing Broker.

Robin earned a BA in Economics/ English from Agnes Scott College, completed MBA work at UNCC, earned a Management Certificate from the prestigious Crummer Business School, and the CCIM designation in 2006 as well as the Certified Property Landlord designation.

□□  
Civic activities include ten years on the Executive and General Board of Directors for the Central Florida Zoo, Leadership Orlando, membership in the Oviedo- Winter Springs Chamber, the EOCC Chamber, and numerous community help outreaches. Currently, Robin is the Past President of the Central Florida Commercial Association of Realtors for 2016 and earned the Florida Outstanding Realtor for Commercial Real Estate in 2017.

Robin currently is a member of the CCIM Society, Florida CCIM chapter, CFCAR, ICSC, NAR & FAR.