

DOWNTOWN OVIEDO - BANK BRANCH or REPURPOSE



OFFERING SUMMARY

Sale Price:	\$1,295,000
Building Size:	3,499 SF + 785 SF canopy
Land:	1.07ac
YB:	2000
Construction:	Block & Stucco
Marked parks:	19
Zoning:	Oviedo C-2

PROPERTY OVERVIEW

Downtown Oviedo - bank branch (no restrictions for another bank)
Publix Outparcel with minimal restrictions (available upon request)
Multiple-use repurpose options: Bank, Medical, Retail or Redevelopment
Hard corner, traffic light intersection
Directly across from Orlando Health Medical Pavilion
Heart of Downtown Oviedo shopping and restaurants
Excellent Demographics

PROPERTY HIGHLIGHTS

- Intersection of Broadway (main thoroughfare) & Winter Springs Blvd.
- Half mile to Oviedo Mall
- Easy access to 417 / Mitchell Hammock
- 2 prominent monument signs
- Move-in ready. Excellent Condition. Barrel tile roof.
- Vault & fire sprinkler system in-place
- 2 drive-thru lanes with canopy + ATM lane

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FOR SALE

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Space Plan

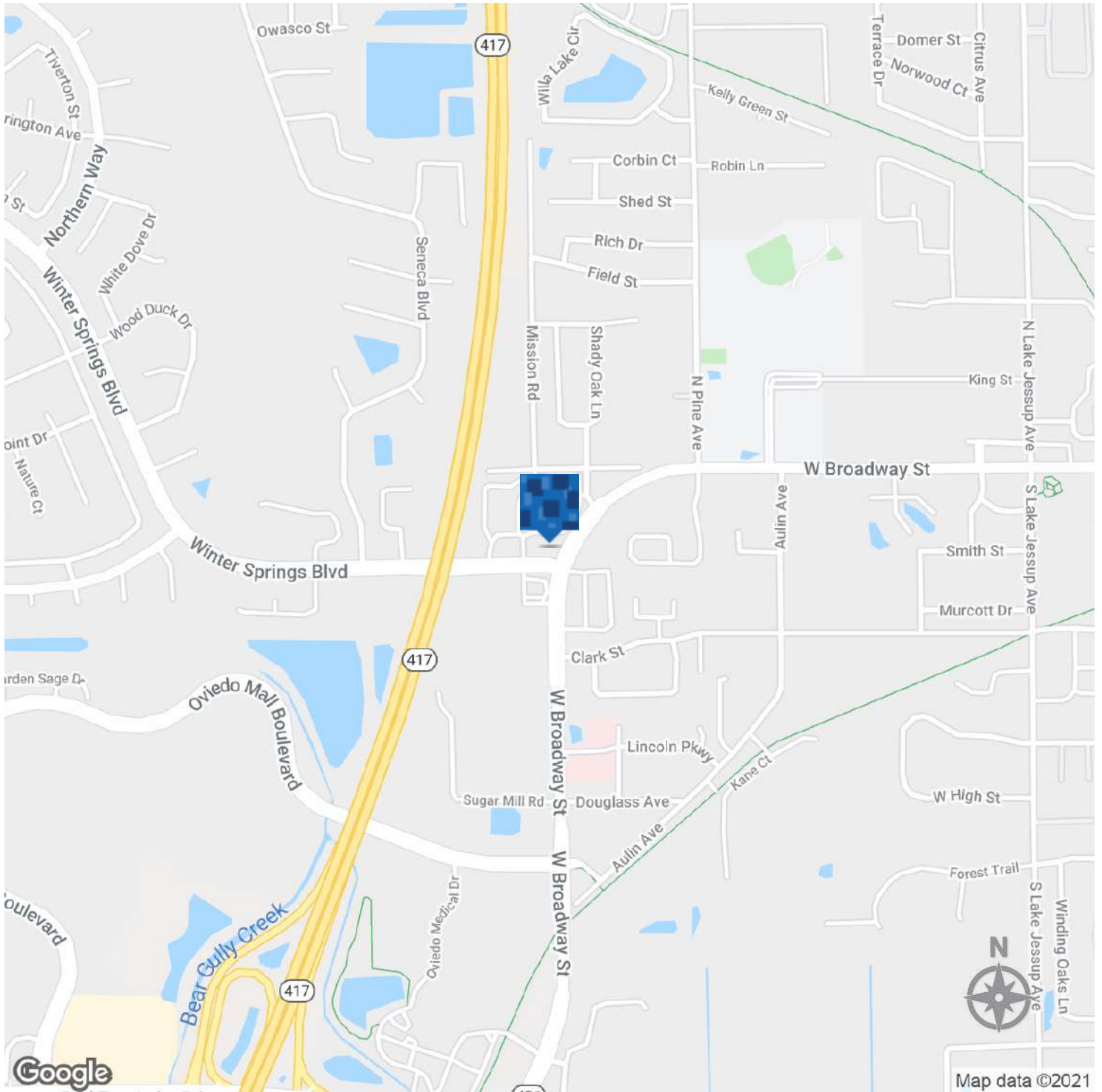


Aerial

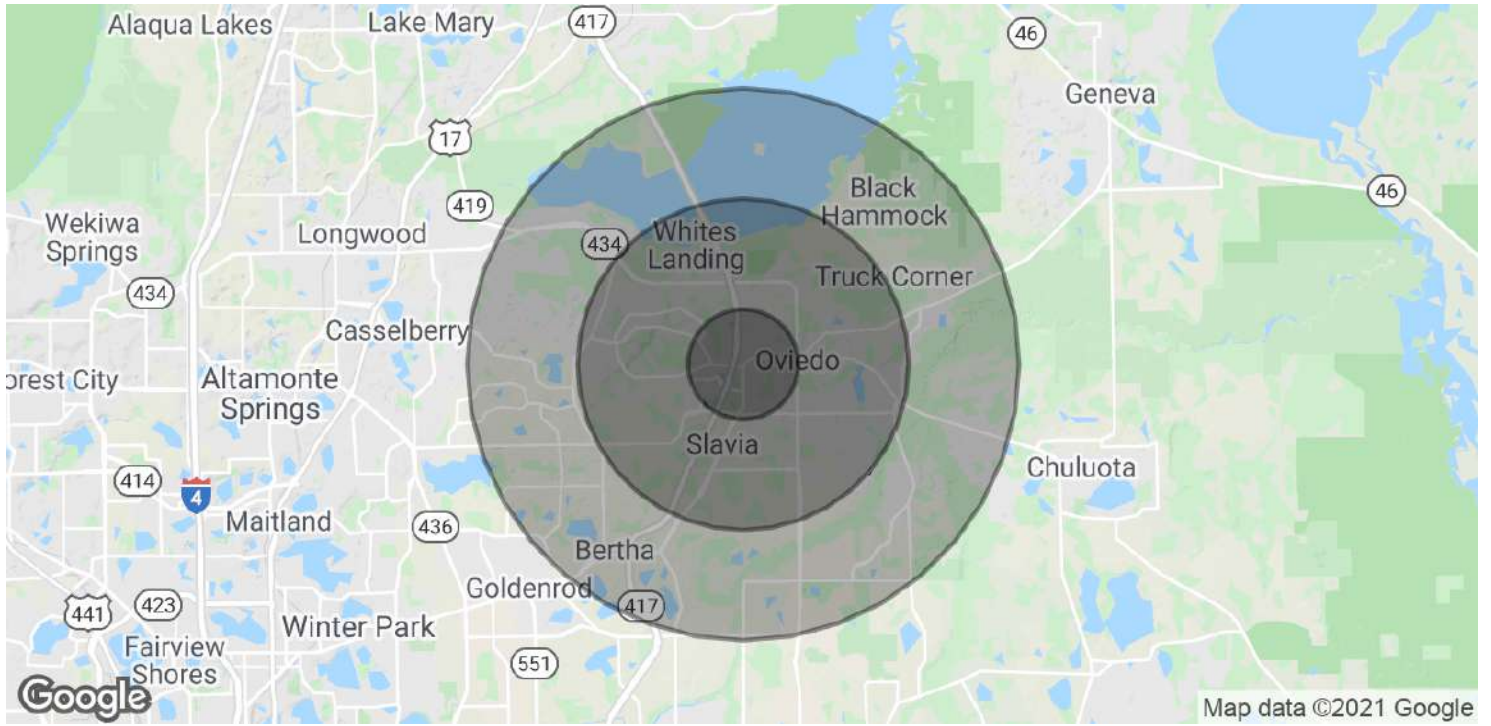
Seminole County Property Appraiser



Location Map



Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,651	43,034	117,657
Average age	40.4	36.7	35.2
Average age (Male)	34.8	35.0	33.7
Average age (Female)	43.1	37.8	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,340	14,552	40,116
# of persons per HH	2.7	3.0	2.9
Average HH income	\$84,709	\$91,351	\$86,687
Average house value	\$337,148	\$340,849	\$319,566

* Demographic data derived from 2010 US Census

