### 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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CITY Commercial is the agent of the Landlord or Seller of this property and will be paid by the Landlord or Seller. All information furnished with respect to the subject property has been obtained from sources deemed reliable. No representation as to accuracy thereof is made. This offering is subject to errors, omissions, prior sales or withdrawal without notice.





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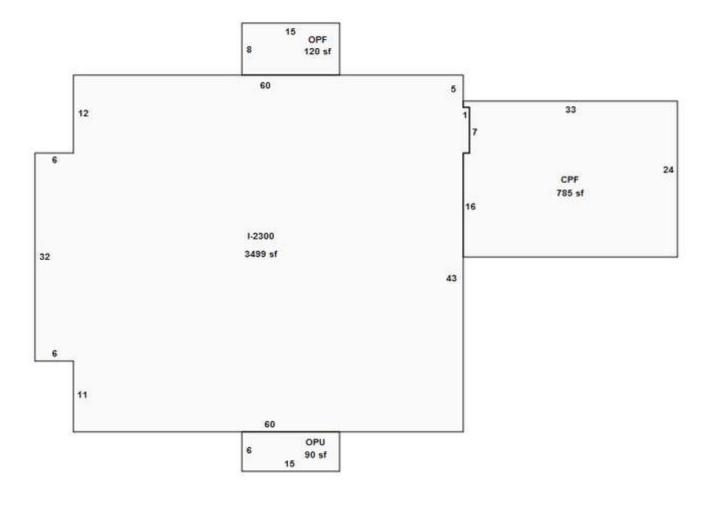
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997 W. BROADWAY ST. | OVIEDO, FL 32765

## Space Plan



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### Aerial

Seminole County Property Appraiser

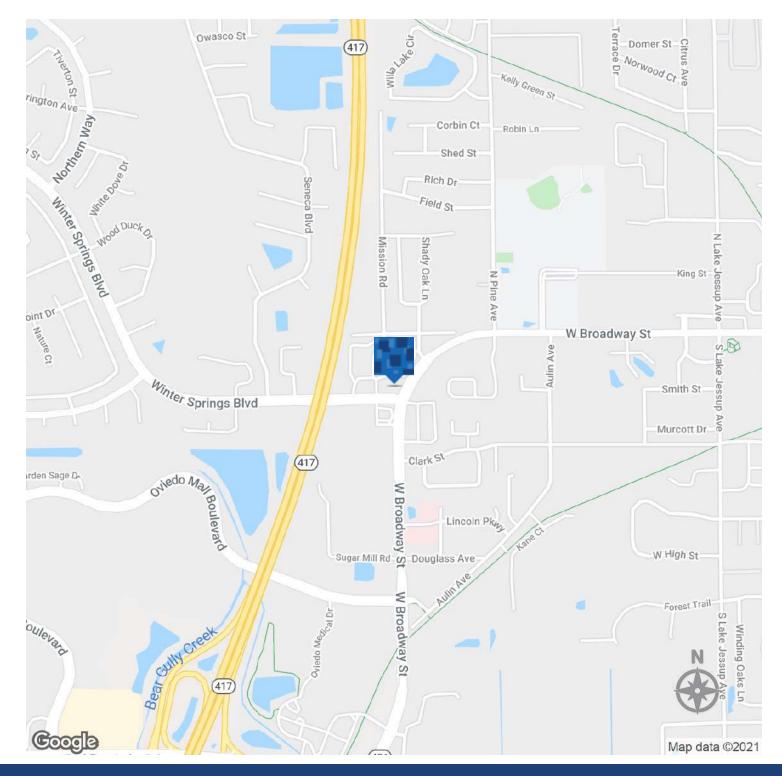


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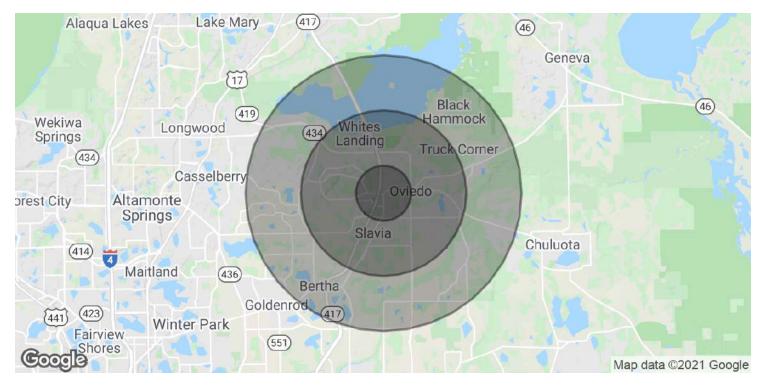
### Location Map



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### 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

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