



Oxford Commons

Fern Park (Orlando), Florida

Bradley M. Schwartz

Vice President, Leasing

bschwartz@rdmanagement.com

w. 212.265.6600 x298 c. (215) 450-3967



Property Overview

Address

103-191 Route 436
Fern Park (Orlando), Florida 32730

Type

Neighborhood Strip Center

GLA

139,504 sf on 10.561 Acres

Parking

460 Cars

Traffic

Two way average daily traffic 70,000
CPD

Anchors

Ross Dress for Less, Bealls Outlet, Aldi,
Dollar Tree

Vital Statistics

- Located between the Altamonte Springs and Casselberry Retail Corridor on one of the busiest intersections in Central FL
- Adjacent to Lowe's
- Across from Casselberry Exchange
- Orlando has the highest workforce housing rent growth in the country at a 7.4% increase for the year
- Strive at Fern Park, a senior living community, is 1 mile from center



Area Demographics



Population

1 Mile: 11,000
3 Mile: 97,000
5 Mile: 252,000



Daytime Population

1 Mile: 9,800
3 Mile: 84,000
5 Mile: 244,000



Median Age

1 Mile: 41
3 Mile: 43
5 Mile: 42



Number of HH

1 Mile: 4,900
3 Mile: 43,000
5 Mile: 110,000



Average HH Income

1 Mile: \$87,000
3 Mile: \$104,000
5 Mile: \$116,000



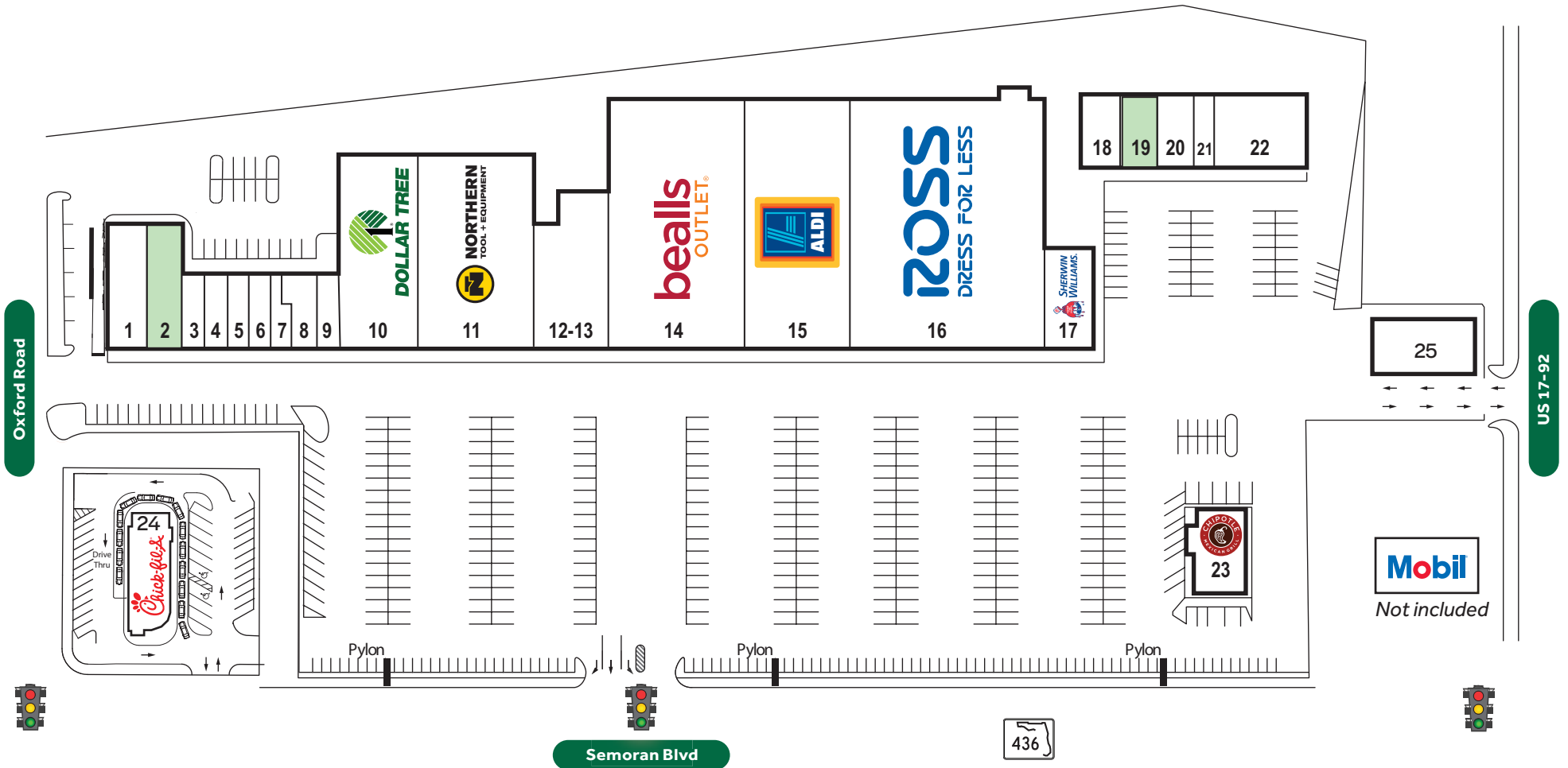
Median HH Income

1 Mile: \$70,000
3 Mile: \$79,000
5 Mile: \$86,000



Oxford Commons Fern Park (Orlando), Florida

Information furnished is from sources deemed reliable, but is not guaranteed by RD Management and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.



Space	Suite #	Tenant	Size	Space	Suite #	Tenant	Size	Space	Suite #	Tenant	Size
1.	191	Zaza Cuban Comfort Food	3,000 sf	11.	167	Northern Tool (90' x 161')	14,490 sf	21.	111	Secure Tax	1,000 sf
2.	189	Available	3,000 sf	12-13.	161	Bright Light Books	7,000 sf	22.	109	Starz Dance	4,400 sf
3.	187	Chinese Take Out	1,050 sf	14.	157	Bealls Outlet	22,000 sf	23.	103	Chipotle	2,400 sf
4.	185	Postal Pack N' Print	1,080 sf	15.	153	Aldi	17,000 sf	24.		Chick-fil-a	4,000 sf
5.	183	Cricket Wireless	1,050 sf	16.	145	Ross Dress for Less	31,122 sf	25.		Top Tread Tires & Lube (6155 S US Hwy 17-92)	4,000 sf
6/7.	181	Jersey Mike's	1,650 sf	17.	131	Sherwin Williams	3,200 sf				
8.	177	Boost Mobile	1,462 sf	18.	125	Pharmacy	1,875 sf				
9.	173	Sunshine Nails	1,200 sf	19.	117	Available	1,800 sf				
10.	169	Dollar Tree	10,000 sf	20.	115	Starz Dance	1,725 sf				