



1,064 SF Available



# Sublease Opportunity Oviedo

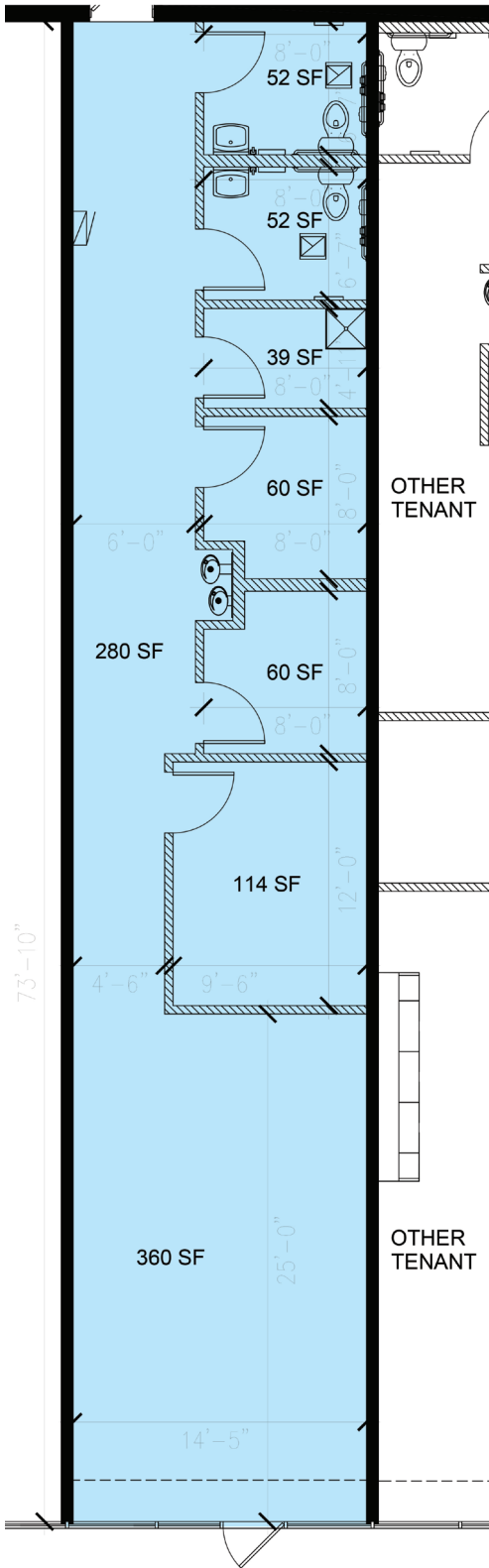
3050 Alafaya Trail, Unit 1028  
Oviedo, FL 32765

**Stephanie Addis**  
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- 1,064 SF available; general office/retail buildout
- Dedicated entrance and storefront signage
- Located less than 2 miles from University of Central Florida (UCF) with nearly 70,000 student enrollment for 2025
- High traffic counts of 45,000 cars per day on Alafaya Trail
- Average household income of \$120,042 within 1 mile
- Area retailers include: Walmart Neighborhood Market, Publix, Starbucks, Wawa, Pep Boys, Wells Fargo, Ace Hardware, O'Reilly Auto Parts, AutoZone and more

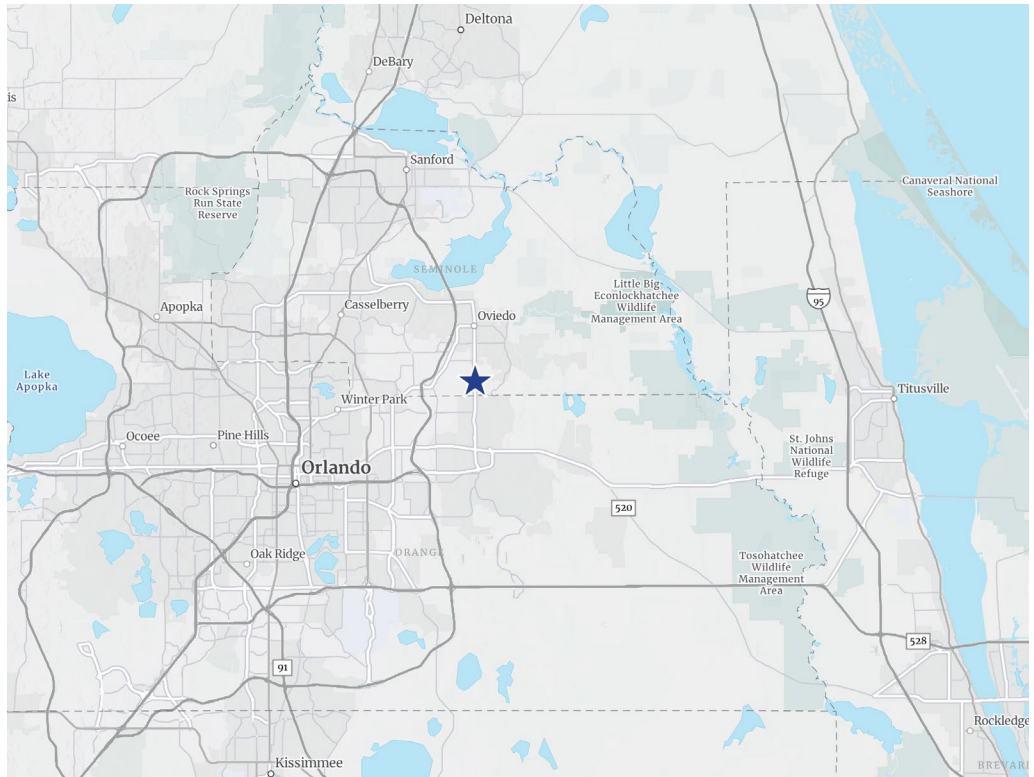
# Floor Plan

1,064 SF Available



## Demographics

	1-Mile	3-Mile	5-Mile
Total Population	10,156	86,003	202,033
Daytime Population	7,427	110,453	213,708
Avg. Household Income	\$120,042	\$116,648	\$116,581
Median Age	34.2	25.7	30.7



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