

# SMD

Southern Management  
and Development, L.P.

## University Commons

4498 N Alafaya Trail #200 - 352  
12226 Corporate Boulevard #100 - 192  
Orlando, FL 32826

*Conveniently located at the  
signalized intersection on the  
SW corner of Corporate  
Boulevard and Alafaya Trail*

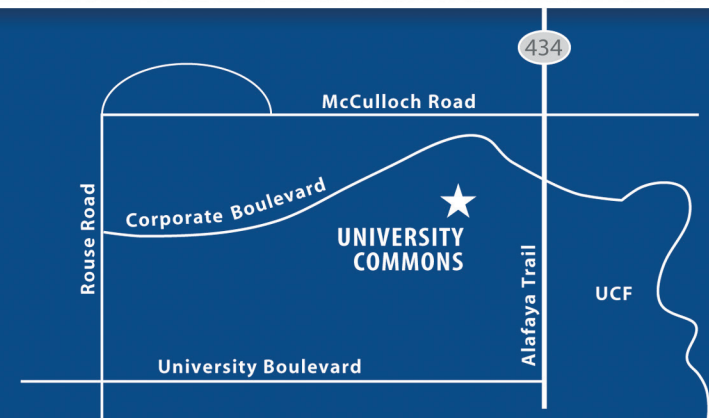
Adjacent to University of Central Florida  
with enrollment of over 46,000 students

Average daily traffic count: 39,000

Gross leasable area: 66,412 Sq. Ft.



CONTACT A LICENSED AGENT | 561.948.7100 | F: 561.948.7120 | 800.570.3261 | 2300 NW Corporate Boulevard, Suite 135, Boca Raton, FL 33431



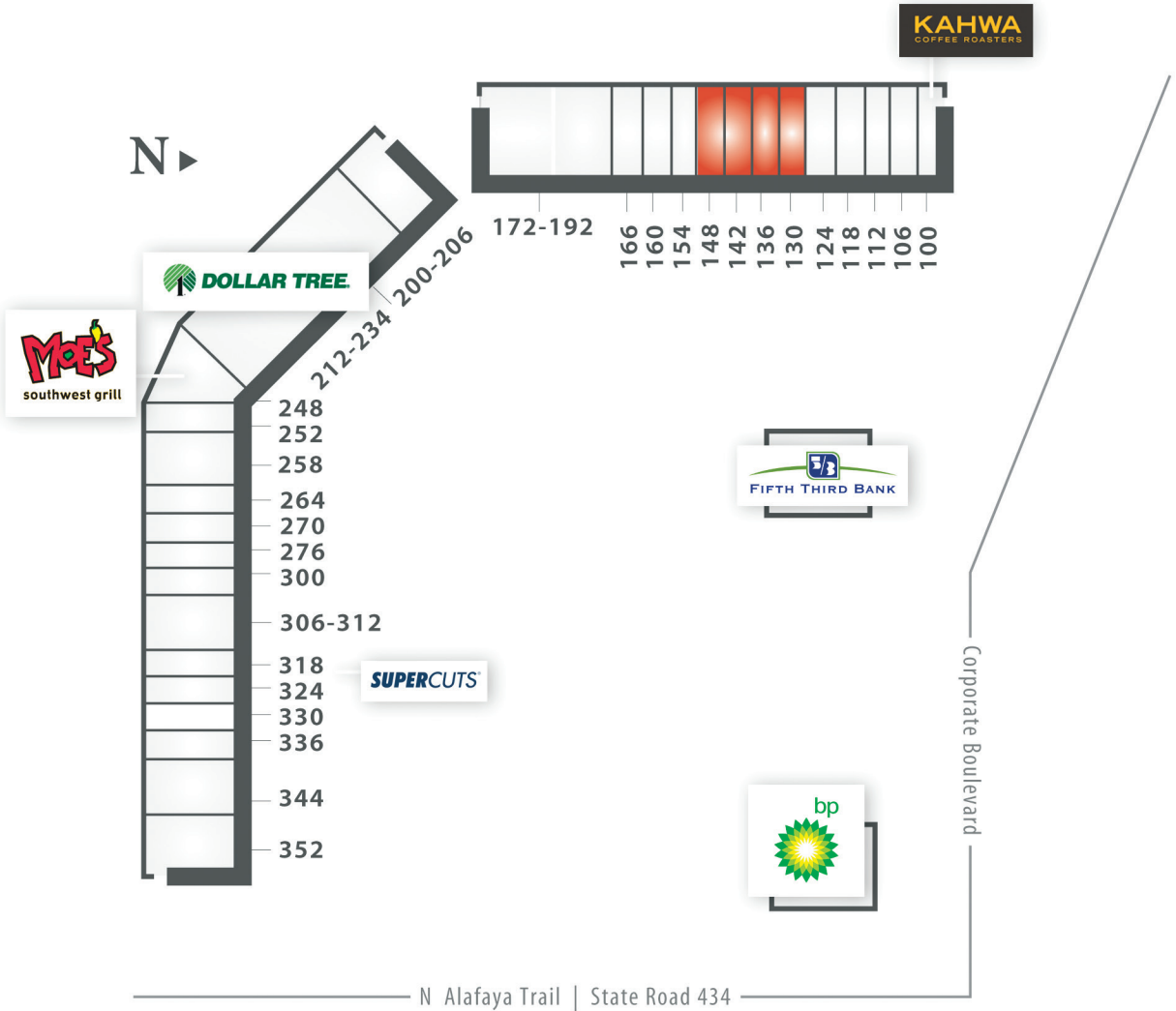
CREATING VALUE

Southern Management and Development, L.P.

[SMDPROPERTY.COM](http://SMDPROPERTY.COM)

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### DEMOGRAPHICS

DESCRIPTION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
<b>Population</b>			
2026 Projection	15,480	96,656	240,541
2021 Estimate	14,655	91,458	225,392
2010 Census	12,693	80,101	191,036
2000 Census	8,094	59,537	143,819
<b>Population by race</b>			
White	75.30%	74.17%	72.38%
Black   African American	11.91%	11.04%	11.14%
Hispanic   Other	12.77%	14.80%	16.48%
<b>2021 Estimate</b>			
Average HH Income	\$82,182.00	\$93,361.00	\$94,277.00
<b>2021 Estimate</b>			
Median HH Income	\$49,083.75	\$66,368.62	\$68,713.13
<b>2021 Estimate</b>			
Median Age	23.07	27.59	33.37

### LEGEND 4498 N Alafaya Trail #200 - 352

UNIT	TENANT	SQ.FT.	UNIT	TENANT	SQ.FT.
200-206	Up In Smoke	2,760	276	Chinese Restaurant	1,501
212-234	Dollar Tree	9,906	300	Urban Rag Shop	1,501
248	Moe's Southwest Grill	4,199	306-312	Spice Indian Grill	3,002
252	Nail Salon	2,002	318	SuperCuts	1,501
258	Carte Blanche Beauty Bar	2,152	324	Sushi Restaurant	1,501
264	Carte Blanche Salon	1,401	330	Nitro Zone	1,501
270	Sno Tea	1,501	336	Top Tier Nutrition	1,501
			344	Liquor Store	3,003
			352	Chop 5 Salad Kitchen	3,003

### 12226 Corporate Boulevard #100 - 192

UNIT	TENANT	SQ.FT.	UNIT	TENANT	SQ.FT.
100	Kahwa Coffee	1,442	142	Available	1,442
106	Tattoo	1,442	148	Available	1,442
112	Age of Ink	1,442	154	Faith Barber	1,442
118	So Dough Pizza	1,442	160	Valkyrie Donuts	1,442
124	Orlando Medical Alliance	1,407	166	Tenders Chicken	1,443
130	Available	1,442	172-192	Indian Grocer	7,206
136	Available	1,442			