

SMD

Southern Management
and Development, L.P.

Prime Corner Site Price Reduced

Oviedo, FL

Alafaya Trail & Chapman Road

List Price: \$1,450,000
(reduced from \$1.6 million)

1.53 acres or 66,646.8 Sq.Ft.

244' frontage on Alafaya
& 231' on Chapman

Zoned: General Commercial C-2
(drive-thru facilities allowed)

Excellent exposure/frontage on
Alafaya Trail, major north-south arterial
in east Metro Orlando area

Established and growing quality
residential subdivision in area

Average daily traffic count: 52,500

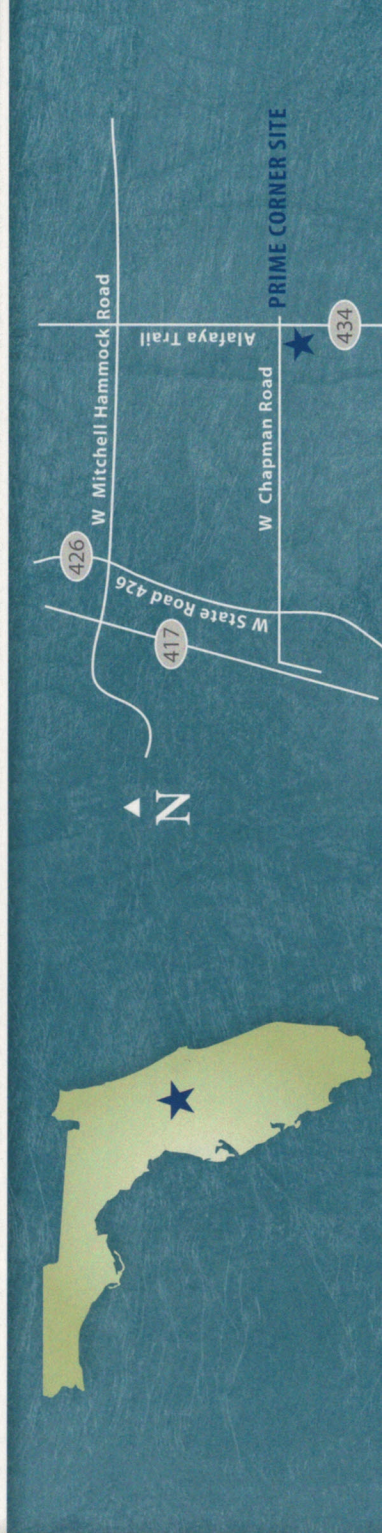
CREATING VALUE

Southern Management and Development, L.P.



CONTACT A LICENSED AGENT

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Oviedo Primer Corner Site

520 Alafaya Trail
Oviedo FL 32765

DEMOGRAPHICS

DESCRIPTION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population			
2010 Projection	6,320	60,474	143,362
2013 Estimate	12,630	81,288	194,730
2010 Census	12,253	79,351	188,483
2000 Census	7,446	59,056	143,146
Population by race			
White	77.38%	76.67%	75.38%
Black	10.25%	9.78%	9.84%
Hispanic Other	12.37%	13.55%	14.78%

2013 Estimate			
Average HH Income	\$56,828	\$62,127	\$61,967

2013 Estimate			
Median HH Income	\$41,000	\$44,853	\$45,359

2013 Estimate			
Median Age	22.5	24.8	30.4

