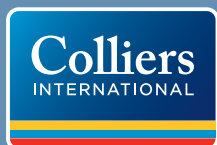




Shoppes at Alafaya

INVESTMENT HIGHLIGHTS

- › Located 1.5 miles from the University of Central Florida (UCF)
- › UCF is the second largest university in the country
- › There are more than 66,000 students enrolled
- › Value-add potential – 87% occupied
- › Potential NOI growth of 20%
- › Cash-on-cash return of nearly 17% after lease-up
- › Excellent frontage and visibility along busy roadway that sees 48,222± VPD
- › The tenant roster is diversified amongst restaurant, retail and service uses – “Amazon-proof”
- › Excellent demographics – Above average income
- › Triple net (NNN) leases – minimal expense leakage
- › Many tenants with long term leases



COLLIERS INTERNATIONAL
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3050 Alafaya Trail Oviedo, FL 32765

Sean Glickman, CCIM, and Mike Milano, CCIM, MAI with the Milano–Glickman Retail Team and Executive Managing Directors at Colliers International are proud to offer for sale Shoppes at Alafaya, a 14,200 SF strip center located 1.5 miles from the University of Central Florida with more than 66,000 students enrolled. Along with a stable rent roll, the property offers excellent value-add potential as it is currently 86.8% occupied. This is an excellent opportunity to acquire a value-add strip center with proximity to the second largest university in the country.

NOI: \$230,614
Cap Rate: 7.5%
Asking Price: \$3,074,851



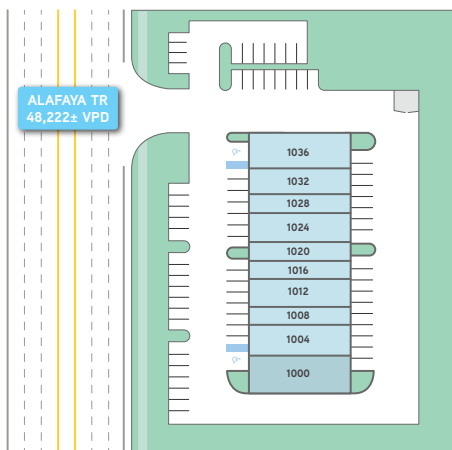
PROPERTY OVERVIEW

Location	3050 Alafaya Trl Oviedo, FL 32765	
GLA	14,200 SF	
Occupancy	86.8%	
Year Built/Renovated	2001	
Units	10	
Lot Size	2.11± Acres	
Traffic Counts	Alafaya Trail	48,222± VPD
Key Tenants	Rumaku Sushi	1,825 SF
	Orlando Scuba Partners	1,500 SF



ALAFAYA TRAIL | 32,500 VPD

SITE PLAN



SUITE	TENANT	RSF
1000	Available	1,875
1004	Gracie Barra Oviedo	1,500
1008	Taipei 101	1,125
1012	Plateau Hookah Lounge	1,500
1016	Middle Eastern Grocer	1,125
1020	Homesick Tattoo Studio & Gallery	1,125
1024	Z Baked	1,500
1028	Halo Zero	1,125
1032	Orlando Scuba Partners	1,500
1036	Rumaku Sushi	1,825
		14,200 SF

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