

# Oviedo on the Park



At The Main Entrance To A Brand New 108-Acre Mixed Use Development  
NNN Leased Retail Center – Long-Term Leases – Brand-New Construction

## BRING ALL OFFERS

### INVESTMENT HIGHLIGHTS

- › Main entrance to a new 108-acre master planned development
- › National Organic Market opening 2019, the site will be grocery anchored
- › Maple Street Biscuit Co will have over 30 stores as of 2018 and this location is one of their top grossing stores
- › Marlow's Tavern open for business as of January 8, 2018
- › The entire development is now restaurant restricted
- › New ten (10) year leases
- › Adjacent to Starbucks, Chipotle, and Panera
- › Live-Work-Play environment with great walkability
- › Surrounded by 1,272 multi-family & residential units
- › Brand-new construction
- › Corporate guarantee
- › Quality tenants with strong company financials
- › Minimal landlord responsibilities
- › Four (4) miles from University of Central Florida
- › Dense population with high income
- › Strong retail corridor
- › Along major roadway with high traffic counts



COLLIERS INTERNATIONAL  
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## 352 Mike Roberto Way Oviedo, Florida 32765

Sean Glickman, CCIM, with the Milano-Glickman Retail Team and Managing Director at Colliers International in conjunction with Scott Corbin, Managing Director of Retail Services at Colliers International are proud to offer for sale Oviedo on the Park – Marlow's Tavern and Maple Street Biscuit Company. This brand-new development includes 5,956 SF of gross leasable area that is fully occupied by two quality tenants, both with ten (10) year, corporately guaranteed leases that require minimal landlord obligations as the tenants reimburse their full pro-rata share of Cam, Taxes, and Insurance. This is a rare opportunity to acquire a quality retail asset that is just one component of a major 108-acre, master planned mixed-use development with proximity to the largest university in the country.

**Asking Price: \$3,642,015**

**Cap Rate: 6.5%**





Address	352 Mike Roberto Way Oviedo, FL 32765
GLA	5,956 SF
Lot Size	1.00± AC
Year Built	2017
Lease Terms	Ten (10) Years
Renewal Options	Two (2) five (5) year
Rent Increases	Marlow's Tavern: Five percent (5%) every five (5) years Maple Street: Ten percent (10%) every five (5) years
Lease Type	NNN
Guarantor	Corporate



## CONTACT US

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