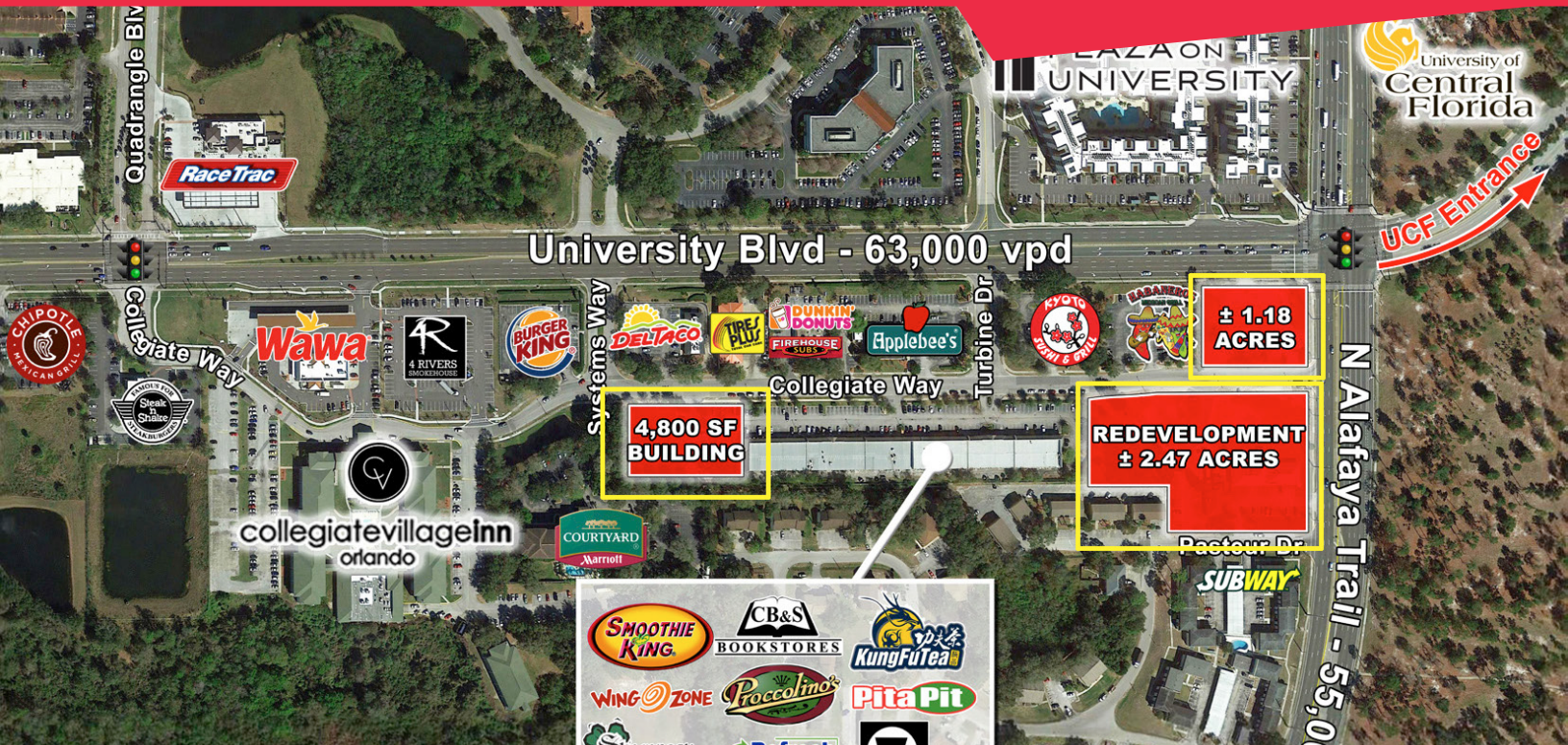


Collegiate Village Commercial Retail Expansion next to UCF



PRE-LEASING | RETAIL/OFFICE



UNIVERSITY BLVD. & ALAFAYA TRAIL (AT THE MAIN ENTRANCE OF UCF) ORLANDO

PROPERTY FEATURES:

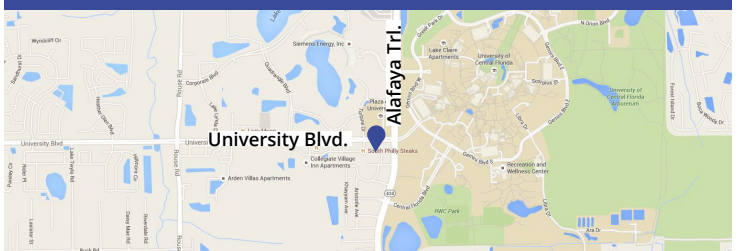
- Next to the main entrance of UCF and its 60,000 students & 11,000 faculty/staff
- High-traffic intersection of University Blvd. and Alafaya Trail
- Excellent residential and daytime demographics
- Within one mile of 2,700,000 SF of office and 4,200 apartment units
- Existing strip center undergoing a remodel soon

2015 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	11,929	87,482	146,672
Average HH Income	\$35,064	\$63,270	\$67,105
Medium Age	22.7	26.3	29.7

TRAFFIC COUNT

University Blvd.	63,000 AADT
Alafaya Trail	55,000 AADT

MAP



Contact us now for more information

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Demetree Real Estate Services
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Expanded View



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Surrounding Area



Potential Redevelopment Options

