

FOR LEASE

# THE GROVE AT WINTER PARK

4270

ALOMA AVE @ HOWELL BRANCH RD

Winter Park, FL 32792



## CONTACT US

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CBRE, Inc | Licensed Real Estate Broker

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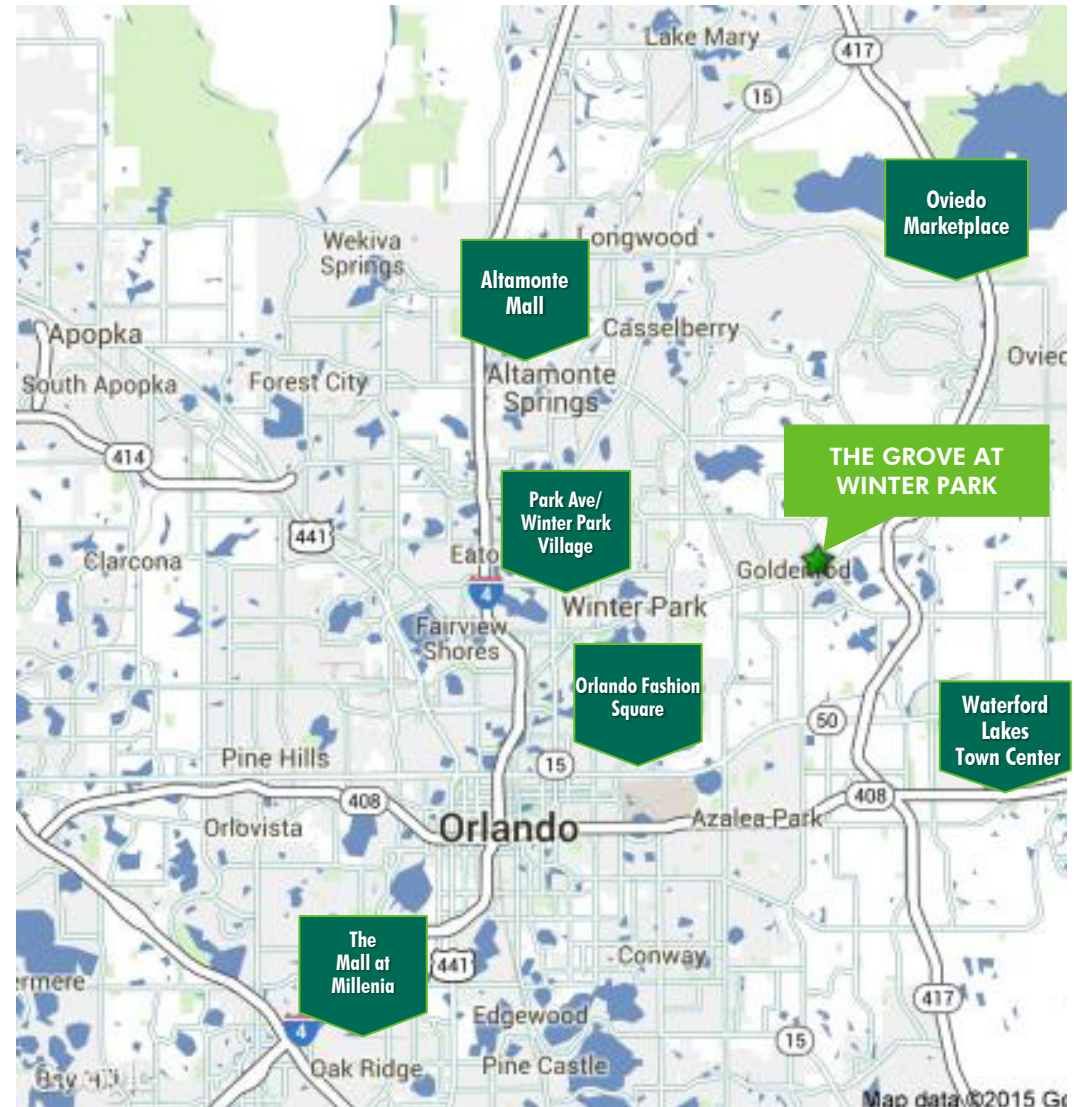
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WINTER PARK, FL 32792

## PROPERTY OVERVIEW

### NOW AVAILABLE

- + 112,292 SF GLA Neighborhood Center
  - **National Fitness Club Lease Pending**
  - Junior Anchor space available: 12,000 ± SF
  - Shop and Restaurant space available: 1,000 SF and up
  - Outparcels available for ground lease
- + Serves affluent Winter Park/Oviedo neighborhoods along major commuter/cut-through SR 417
- + Prominent pylon signage available
- + Located 1,500 feet west of Trinity Preparatory School, 4.5 miles west of University of Central Florida and 1.8 miles northeast of Full Sail University
- + Excellent accessibility from Aloma Ave, Howell Branch Rd, Old Howell Branch Rd and close proximity to SR 417 GreeneWay
- + New 62 single-family Ryan Homes development under construction immediately east of the center (homes starting at \$250,000)

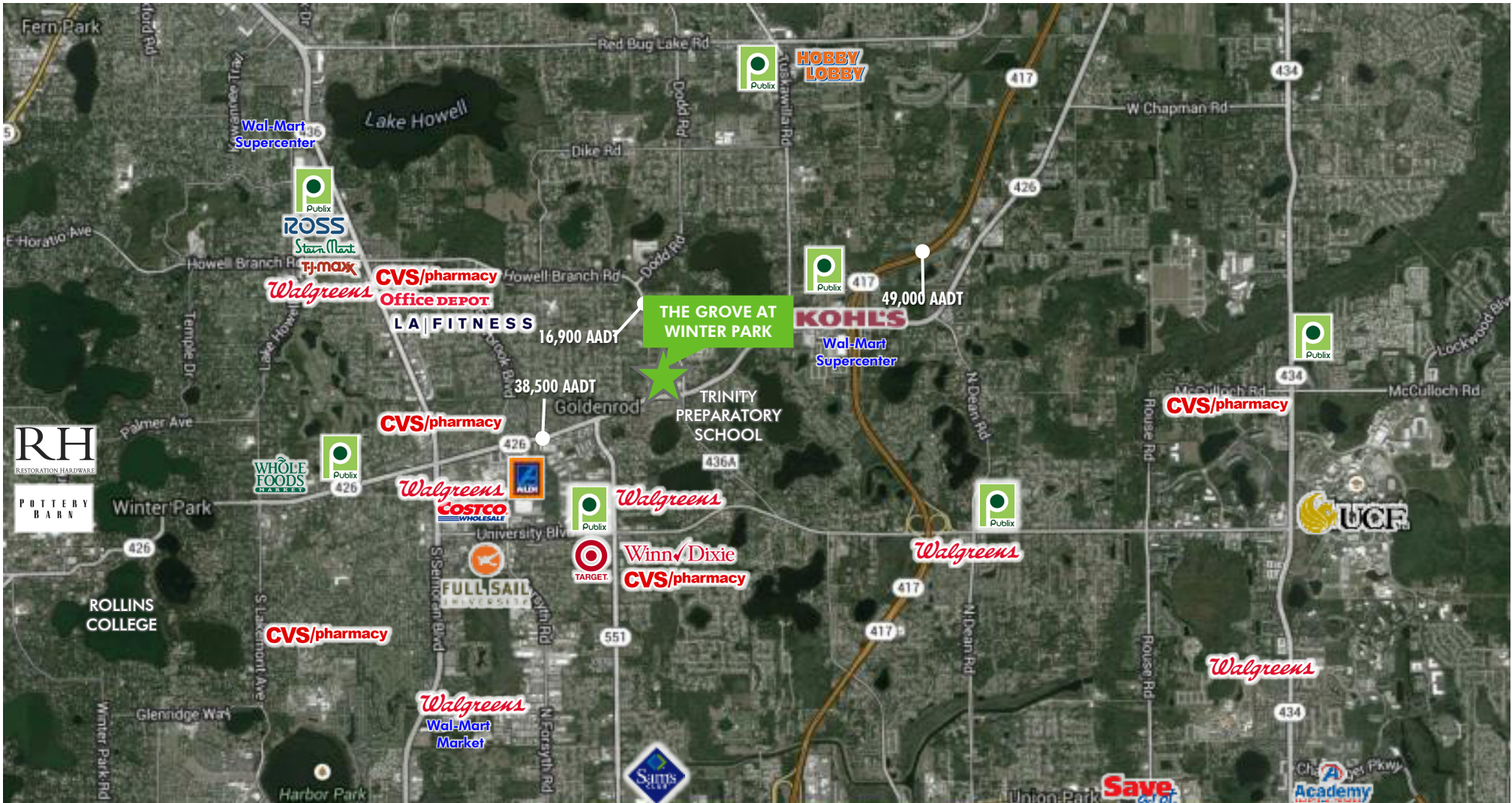




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## EAST ORLANDO AERIAL

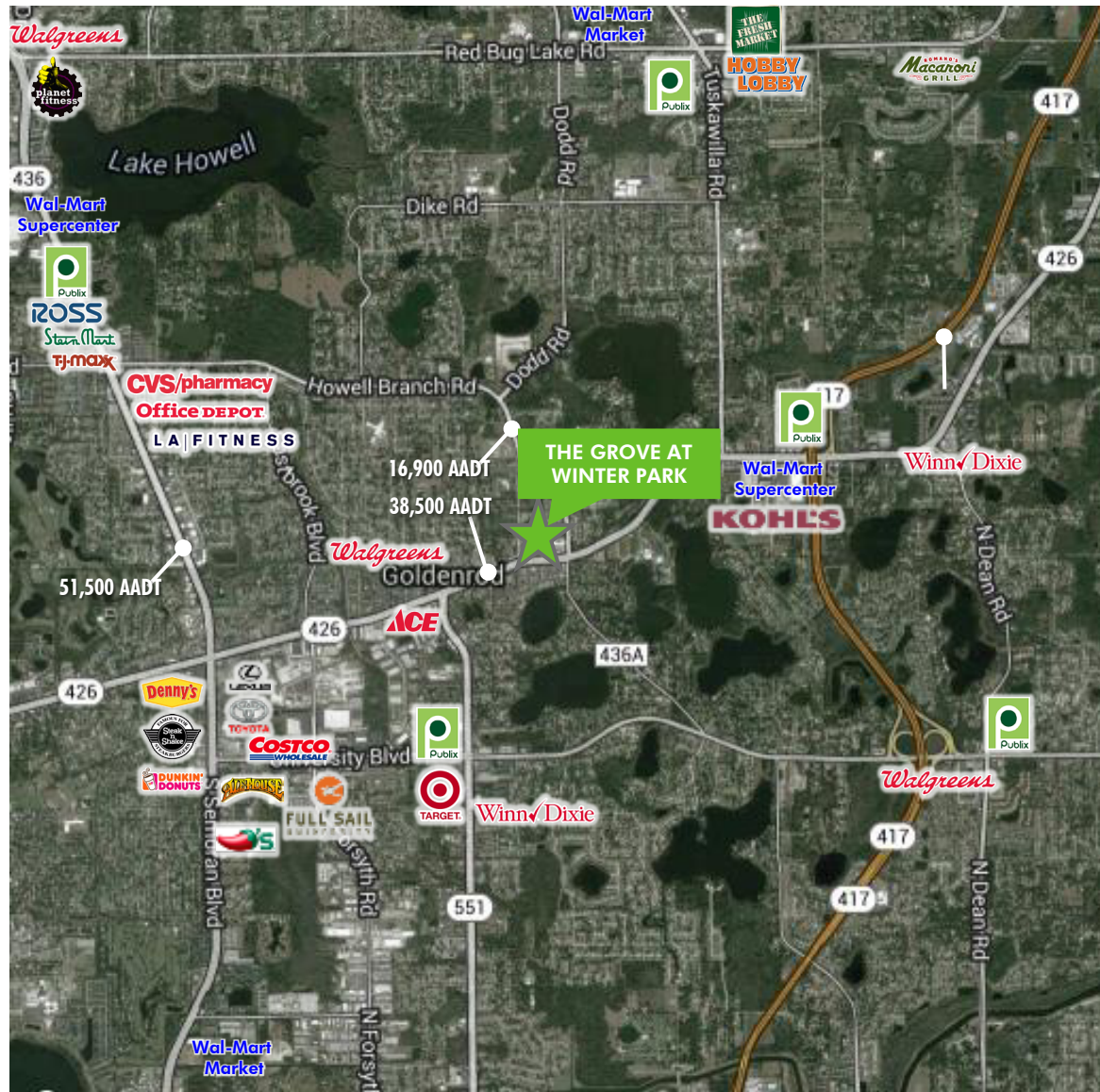




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## SUBMARKET AERIAL

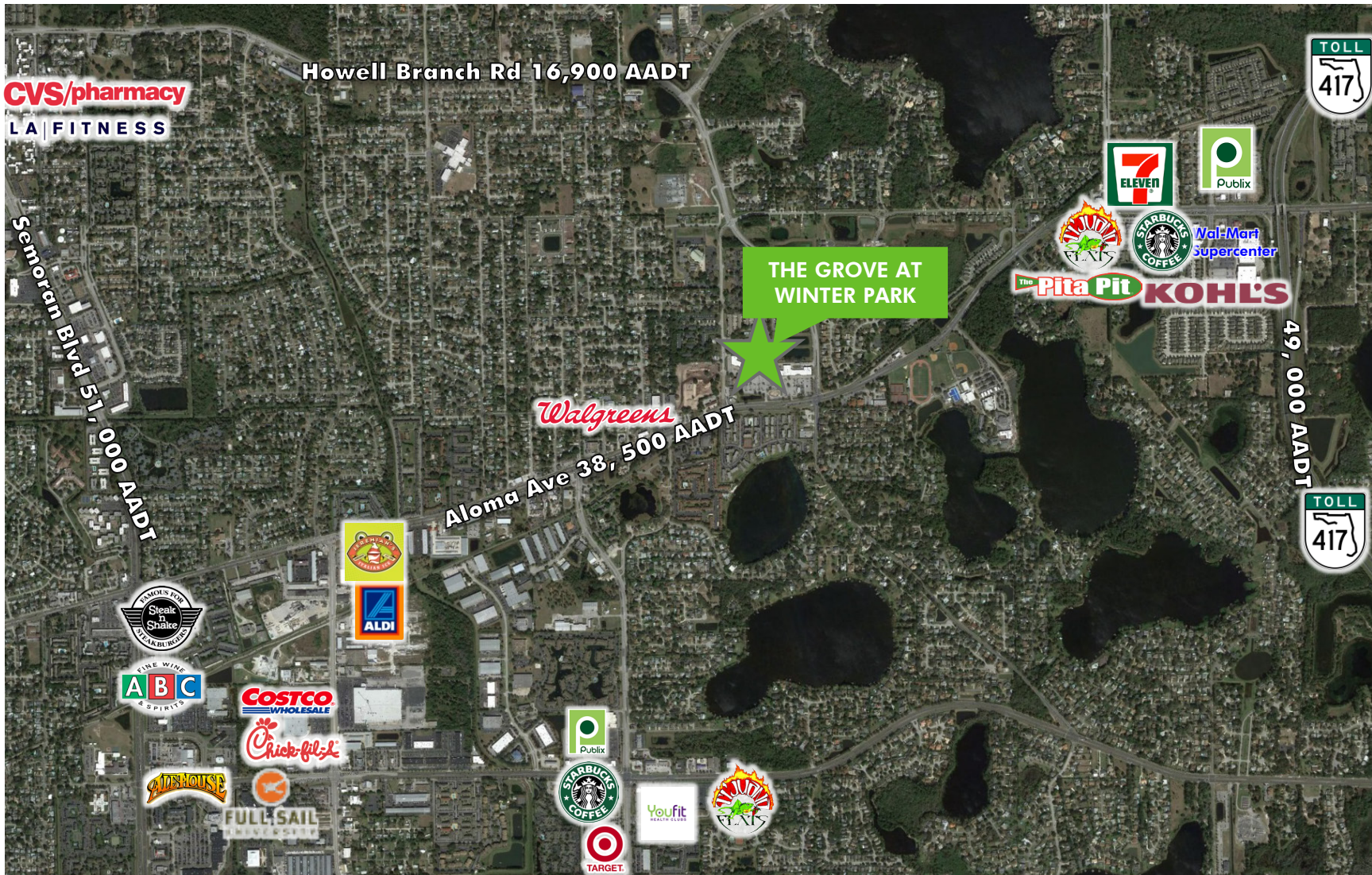




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## NEIGHBORHOOD AERIAL

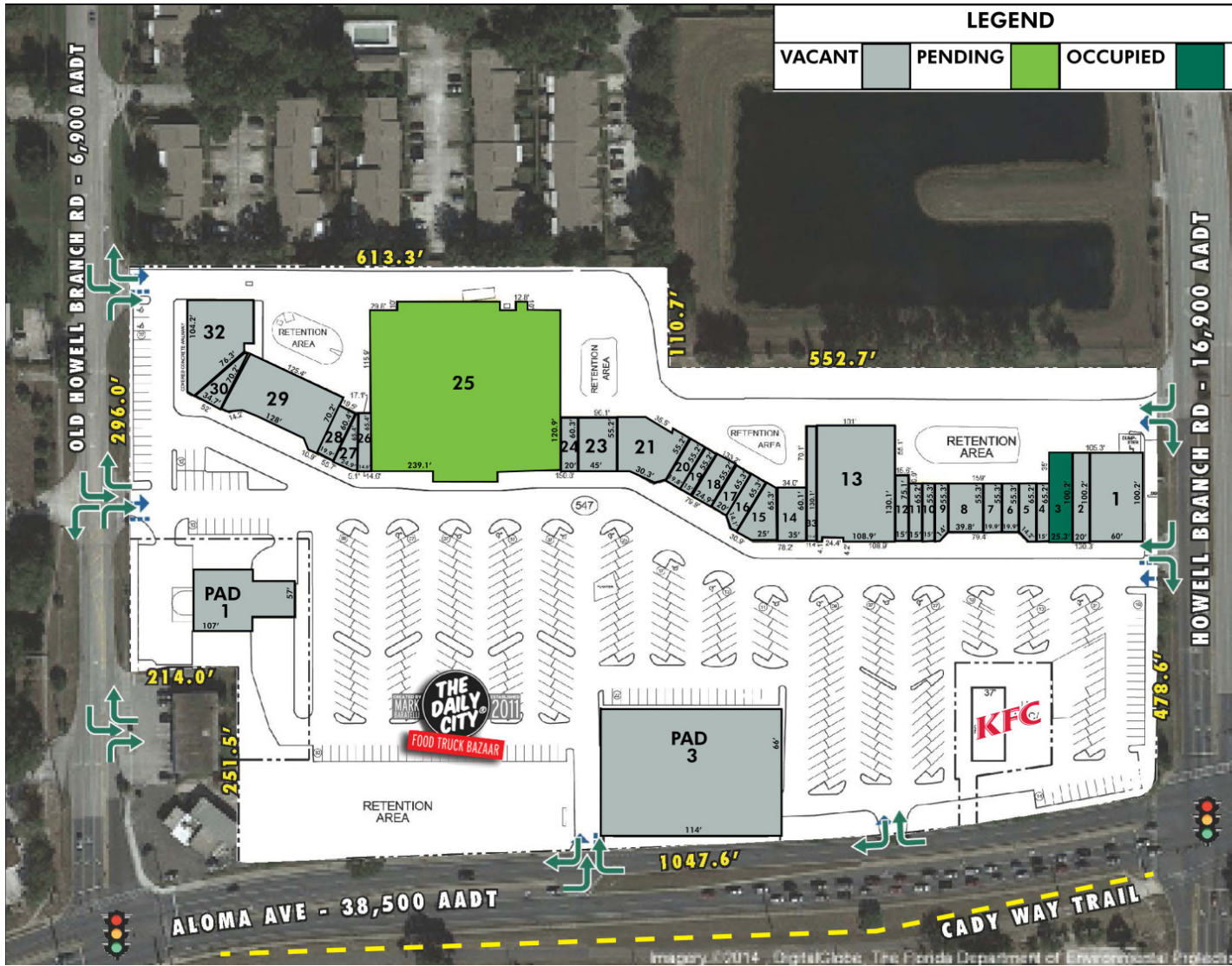




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## SITE PLAN AERIAL



#	TENANT	SQ FT	DIMENSIONS	SUITE
1	Available	6,000	60' x 100.2'	104
2	Available	2,000	20' x 100.2'	106
3	Chin Hua Restaurant	2,200	25.3' x 100.2'	108
4	Available	975	15' x 65.2'	112
5	Available	1,250	14.2' x 65.2'	114
6	Available	1,100	19.9' x 55.3'	116
7	Available	1,100	19.9' x 55.3'	118
8	Available	1,100	39.8' x 55.3'	120
9	Available	925	14' x 55.3'	124
10	Available	1,350	15' x 55.3'	126
11	Available	975	15' x 65.2'	128
12	Available	1,125	15' x 75.1'	130
13	Available	11,500	108.9' x 130.1'	132
14	Available	2,100	35' x 60.1'	140
15	Available	1,810	25' x 65.3'	142
16	Available	1,250	14.1' x 65.3'	144
17	Available	1,100	20' x 65.3'	146
18	Available	1,375	24.9' x 55.2'	148
19	Available	825	15' x 55.2'	150
20	Available	1,090	19.8' x 55.2'	152
21	Available	4,320	30.3' x 55.2'	154
23	Available	2,700	45' x 55.2'	156
24	Available	1,200	20' x 60.3'	162
25	National Fitness Club	39,795	239.1' x 120.9'	164
26	Available	956	14.6' x 65.4'	170
27	Available	734	24.9' x 65.4'	172
28	Available	1,200	19.9' x 60.4'	174
29	Available	7,500	128' x 70.2'	180
30	Available	975	34.7' x 70.2'	188
32	Available	5,806	76.3' x 104.2'	196
33	Available	1,500	11.4' x 130.1'	136
Pad 1	Available	6,099	57' x 107'	
Pad 2	Food Truck Bazaar	n/a	n/a	-
Pad 3	Available	3,348	66' x 114'	
Lot	KFC		37' x 82'	

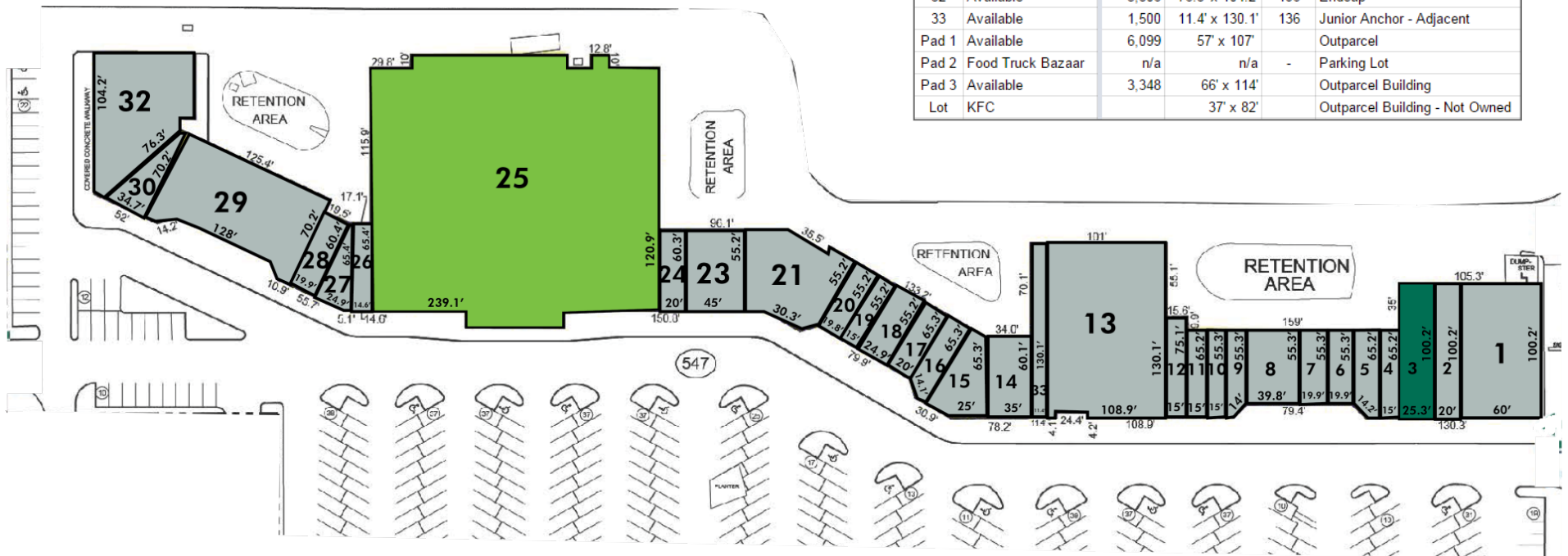
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## SITE PLAN

#	TENANT	SQ FT	DIMENSIONS	SUITE	SPACE TYPE
1	Available	6,000	60' x 100.2'	104	Restaurant, Endcap
2	Available	2,000	20' x 100.2'	106	Endcap - adjacent
3	Chin Hua Restaurant	2,200	25.3' x 100.2'	108	Restaurant, Inline
4	Available	975	15' x 65.2'	112	Inline
5	Available	1,250	14.2' x 65.2'	114	Inline
6	Available	1,100	19.9' x 55.3'	116	Inline
7	Available	1,100	19.9' x 55.3'	118	Inline
8	Available	1,100	39.8' x 55.3'	120	Inline
9	Available	925	14' x 55.3'	124	Inline
10	Available	1,350	15' x 55.3'	126	Inline
11	Available	975	15' x 65.2'	128	Inline
12	Available	1,125	15' x 75.1'	130	Inline
13	Available	11,500	108.9' x 130.1'	132	Junior Anchor
14	Available	2,100	35' x 60.1'	140	Inline

#	TENANT	SQ FT	DIMENSIONS	SUITE	SPACE TYPE
15	Available	1,810	25' x 65.3'	142	Inline, Angle
16	Available	1,250	14.1' x 65.3'	144	Inline, Angle
17	Available	1,100	20' x 65.3'	146	Inline, Angle
18	Available	1,375	24.9' x 55.2'	148	Inline, Angle
19	Available	825	15' x 55.2'	150	Inline, Angle
20	Available	1,090	19.8' x 55.2'	152	Inline, Angle
21	Available	4,320	30.3' x 55.2'	154	Inline, Angle
23	Available	2,700	45' x 55.2'	156	Inline
24	Available	1,200	20' x 60.3'	162	Inline
25	National Fitness Club	39,795	239.1' x 120.9'	164	Anchor
26	Available	956	14.6' x 65.4'	170	Inline
27	Available	734	24.9' x 65.4'	172	Inline, Angle
28	Available	1,200	19.9' x 60.4'	174	Inline, Angle
29	Available	7,500	128' x 70.2'	180	Inline, Angle
30	Available	975	34.7' x 70.2'	188	Endcap - Adjacent, Inline, Angle
32	Available	5,806	76.3' x 104.2'	196	Endcap
33	Available	1,500	11.4' x 130.1'	136	Junior Anchor - Adjacent
Pad 1	Available	6,099	57' x 107'	-	Outparcel
Pad 2	Food Truck Bazaar	n/a	n/a	-	Parking Lot
Pad 3	Available	3,348	66' x 114'	-	Outparcel Building
Lot	KFC		37' x 82'	-	Outparcel Building - Not Owned



FOR LEASE  
**THE GROVE AT WINTER PARK**

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**RENDERING - ANCHOR**



CONSOLIDATED - TOMOKA LAND CO.

ELEVATION STUDY

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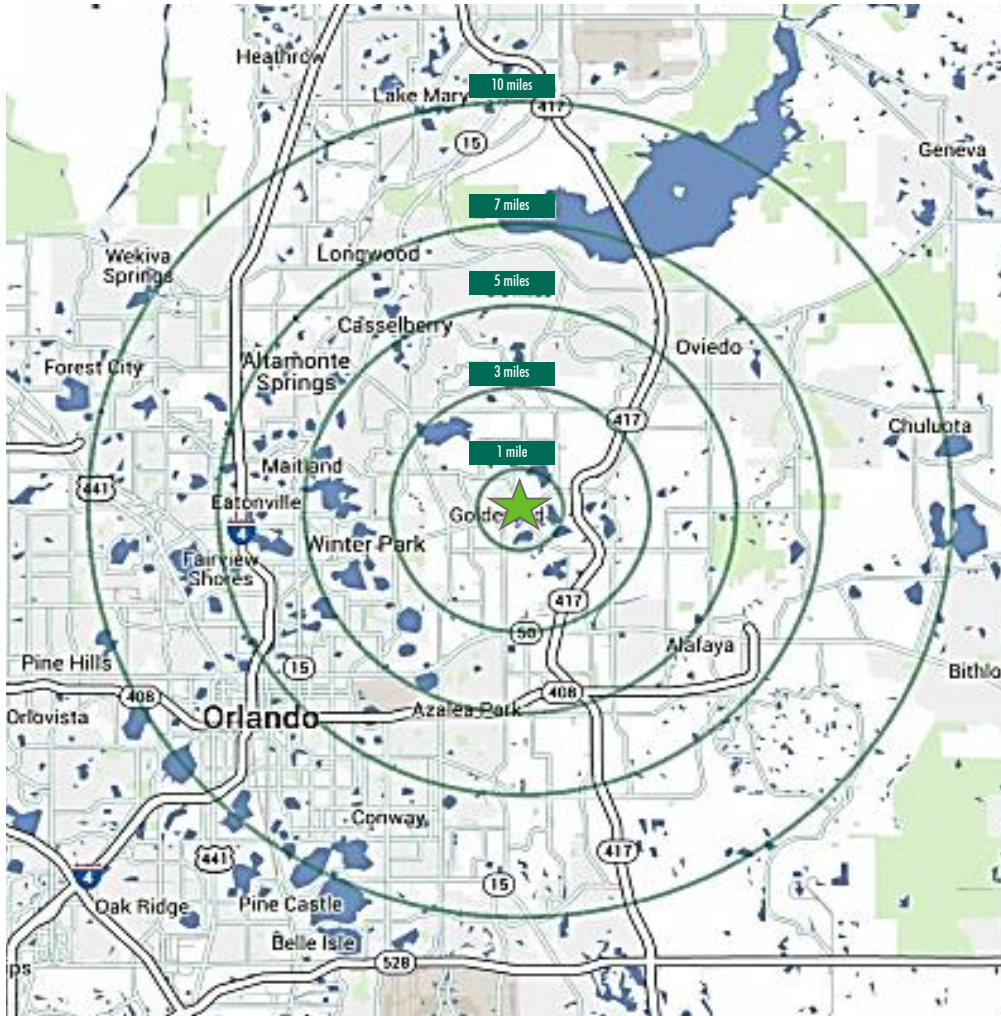
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## RADIUS RINGS DEMOGRAPHICS

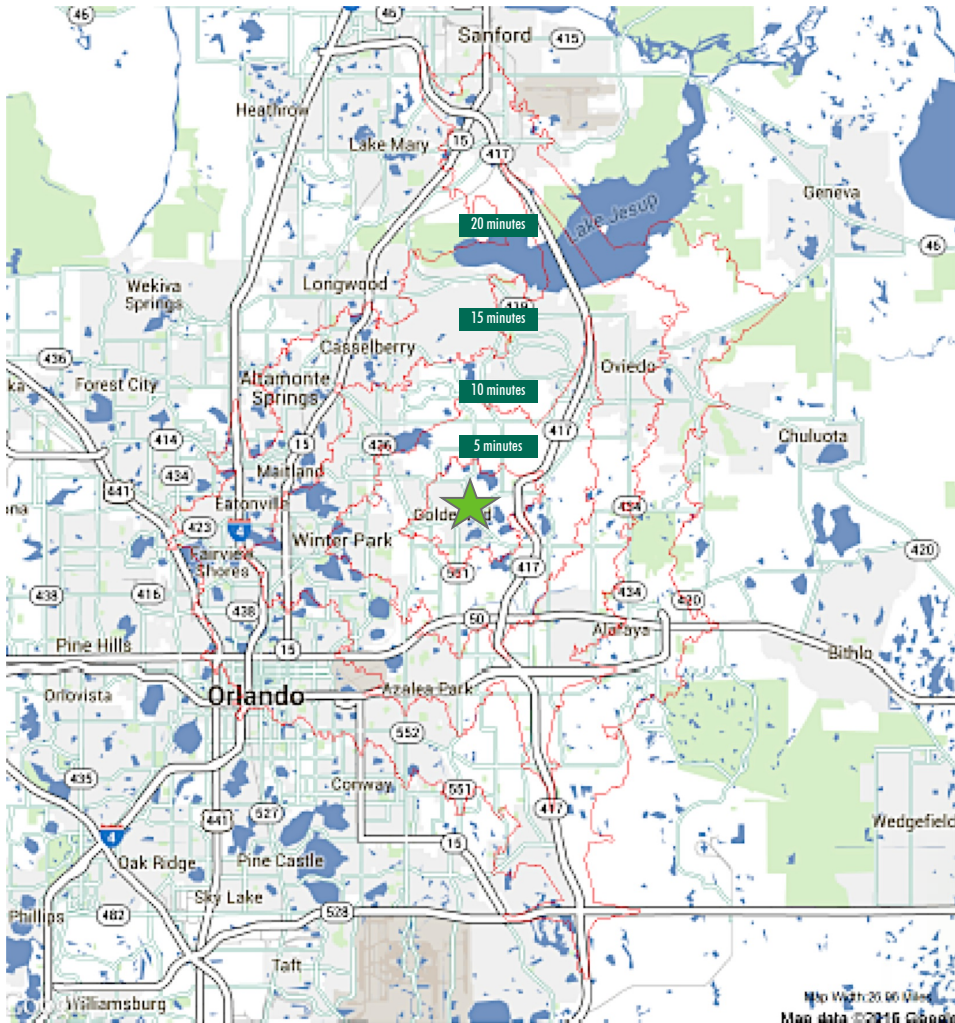


2014 Estimated Demographics	1 mile	2 mile	3 mile	5 mile	7 mile	10 mile
POPULATION	9,518	42,238	93,181	247,469	460,889	823,962
POP GROWTH 5 YEAR PROJECTION	3.07%	4.79%	5.04%	5.16%	5.27%	5.96%
AVG HOUSEHOLD INCOME	\$52,981	\$56,400	\$56,944	\$65,480	\$63,487	\$63,407
MEDIAN HOUSEHOLD INCOME	\$34,572	\$38,133	\$40,173	\$45,369	\$63,487	\$63,407
HOUSEHOLDS WITH INCOME OVER \$50,000	652	3,173	7,249	17,521	33,063	60,516
HOUSEHOLDS WITH INCOME OVER \$75,000	546	4,143	9,262	27,181	49,473	89,205
POPULATION COLLEGE EDUCATED OR HIGHER	2,711	12,020	27,110	73,784	135,523	241,623
DAYTIME POPULATION (EMPLOYEES)	3,261	16,095	33,063	111,066	258,433	500,420
BUSINESS ESTABLISHMENTS	489	2,099	4,329	12,404	27,476	49,918

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## DRIVE TIME DEMOGRAPHICS



2014 Estimated Demographics	5 minutes	10 minutes	15 minutes	20 minutes
POPULATION	21,713	102,295	251,684	526,125
POP GROWTH 5 YEAR PROJECTION	4.92%	5.14%	5.37%	5.81%
AVGERAGE HOUSEHOLD INCOME	\$55,998	\$59,441	\$65,881	\$63,088
MEDIAN HOUSEHOLD INCOME	\$37,207	\$40,728	\$45,514	\$44,438
HOUSEHOLDS WITH INCOME OVER \$50,000	1,533	7,793	18,535	38,237
HOUSEHOLDS WITH INCOME OVER \$75,000	2,191	10,524	28,616	56,454
POPULATION COLLEGE EDUCATED OR HIGHER	6,235	30,593	76,991	155,942
DAYTIME POPULATION (EMPLOYEES)	10,763	42,561	120,843	343,102
BUSINESS ESTABLISHMENTS	1,615	5,379	15,444	35,194



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## TRAFFIC COUNTS | MONUMENT SIGNAGE



### 2014 Traffic Counts

Aloma Avenue.....	38,500 AADT
Howell Branch Road.....	16,900 AADT
Old Howell Branch Road.....	6,900 AADT



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**PROPERTY PHOTOS**



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## FOOD TRUCK BAZAAR



## EVERY 2<sup>ND</sup> FRIDAY OF THE MONTH

- + 6:00 PM – 9:00 PM
- + The Daily City Food Trucks is the nation's original food truck tour based in Florida



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