

OVIEDO ON THE PARK



Oviedo's New Downtown!

PRIME CLASS A RETAIL AT OVIEDO ON THE PARK

PHASE II GROUND BREAKING HELD AUGUST 9, 2019

DELIVERY Q1/Q2 2020 – Retail, Lot 4
Q3 2020 - The Food Factory, Lot 3B
Q4 2021 - {breathe} Wellness Village, Lot 3

RETAIL OPPORTUNITIES

BUILD-TO-SUIT
END-CAP
INLINE



{breathe}
PEAK BODY & LIFE

SITE ATTRIBUTES

EXISTING PHASE I

- 775 Homes/Luxury Apartments On-Site
- 20k Households within a 3 Mile Radius
- Center Lake Park
- Oviedo City Community Center
- Oviedo City Amphitheater
- Children's Splash Pad and Dog Park

PHASE II

- The Food Factory (8 Micro-Restaurant Upscale Food Hall)
- The Factory Bar (Craft Cocktail Bar of The Food Factory)
- Sanford Brewing Co (Restaurant and Brewery w/Rooftop Deck)
- Ford's Garage Restaurant and other tenants
- Walkability from Retail to Lake and City Events
- Multiple Retail and Service Opportunities

PHASE I EXISTING TENANTS



CLEAN JUICE



THE EYE AVENUE



pure barre



Sprint



VAMPD
BROW AND LASH

OVIEDO ON THE PARK

DINING

PHASE II OPENING SOON

Ford's Garage Restaurant
Teriyaki Madness
Sanford Brewing Company w/rooftop
The Food Factory and The Factory Bar:

1. Grain & Ember Pizza
2. Dixie Dharma
3. Rockstar Lobster
4. Kai Asian Street Fare
5. The Steak-Brazilian BBQ
6. AVAILABLE
7. PokeKai Orlando
8. Dulce Pecado

PHASE I EXISTING OPEN

De La Vega's Rum, Tapas & Tequila
Marlow's Tavern
Maple Street Biscuit Company
The Simple Greek
407 Café
Starbucks
Chipotle

RETAIL & SERVICE

PHASE II OPENING SOON

Kennedy's All American Barber Club
Rukus Cycling
Burn Boot Camp
Yoga Co
Artifact Candle Foundry
Beauty Well

PHASE II NOW OPEN

Vamp'd Brow & Lash
The Eye Avenue
Kalitec Medical Headquarters
Pure Barre

PHASE I EXISTING OPEN

Bliss Beauty Bar
Stretch Zone
Bright Smiles Dental
Sprint
Great Clips

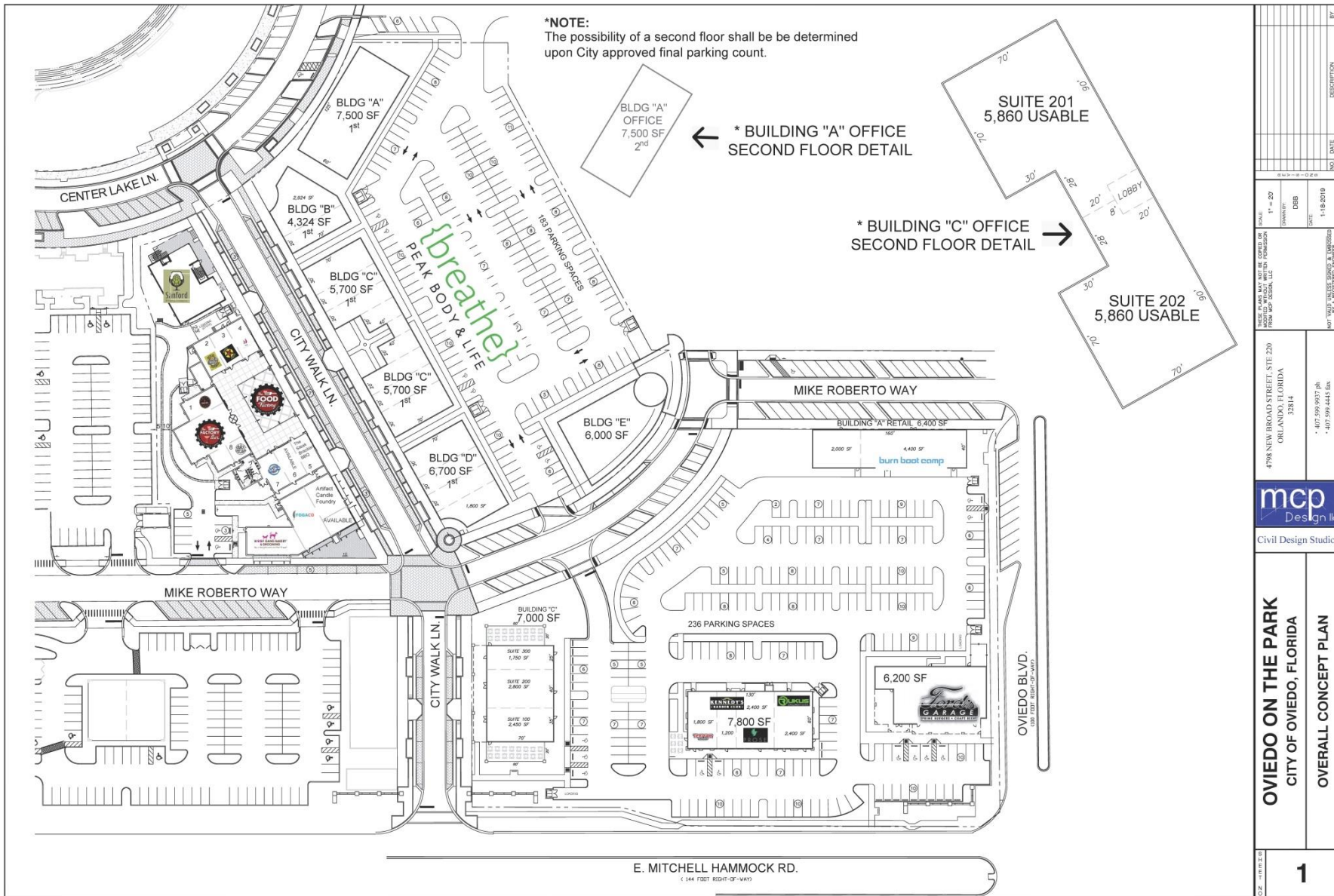


OVIEDO ON THE PARK

Phase II Available Lots Shown in Yellow
Outline with Tenant Delivery Dates



PHASE II MASTER SITE PLAN



{breathe} WELLNESS VILLAGE

{breathe} is a unique wellness village comprised of well designed spaces with high caliber caregivers and wellness-based services and businesses that help residents and visitors achieve whole person peak health and wellness at one destination.
(Note: Site plan can change based on tenant needs.)



Desired Wellness Focused Tenants:

- **Aesthetic** – plastic surgery (will serve as the anchor) day spa/med spa, anti-aging therapy, skincare, body sculpting
- **Physical (medical)** – specialty physician practices, urgent care, surgery center, dermatology, chiropractic care, integrated medicine, hormone therapy, vitamin-infused IV therapy, colon hydrotherapy, cyrotherapy, sleep disorders therapy, fertility, cancer treatment, diagnostic imaging, Platelet Rich Plasma (PRP) therapy, stem cell therapy
- **Physical (wellness)** – yoga, Pilates, fitness studio, high end massage studio, acupuncture, nutritional counseling, with nearby walking, biking, jogging, and dog walk paths
- **Emotional** - Mental health, therapist office, natural and holistic healing/wellness



THE FOOD FACTORY AND THE FACTORY BAR

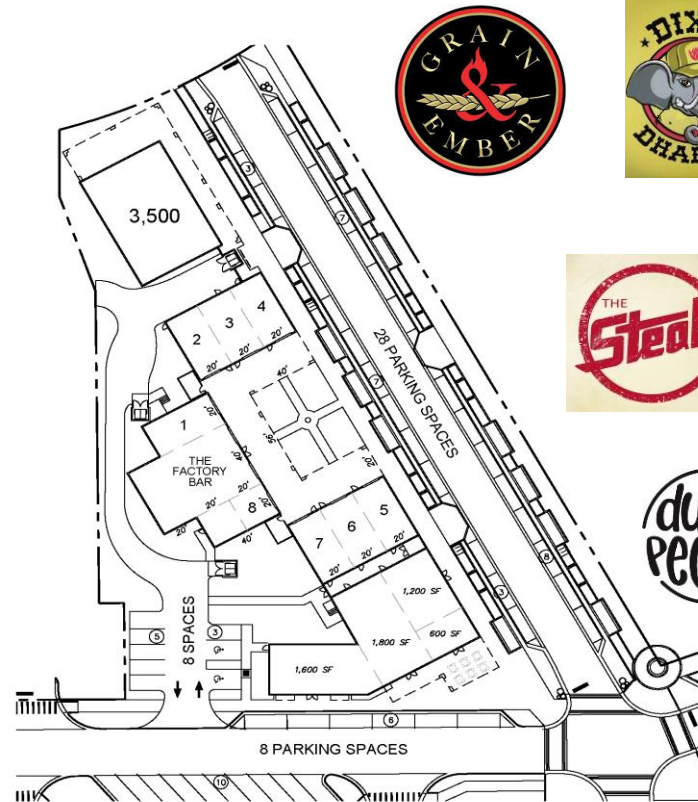


- The Food Factory will be a different take on the food hall trend encompassing approximately 14,500 square feet of well-designed indoor, covered outdoor, and open air courtyard space.
- It will consist of 8 hand selected artisanal micro-restaurants run by local chefs, aspiring and existing restaurateurs, and food truck owners whose menus reflect imaginative and high caliber fast-fine dining offerings.

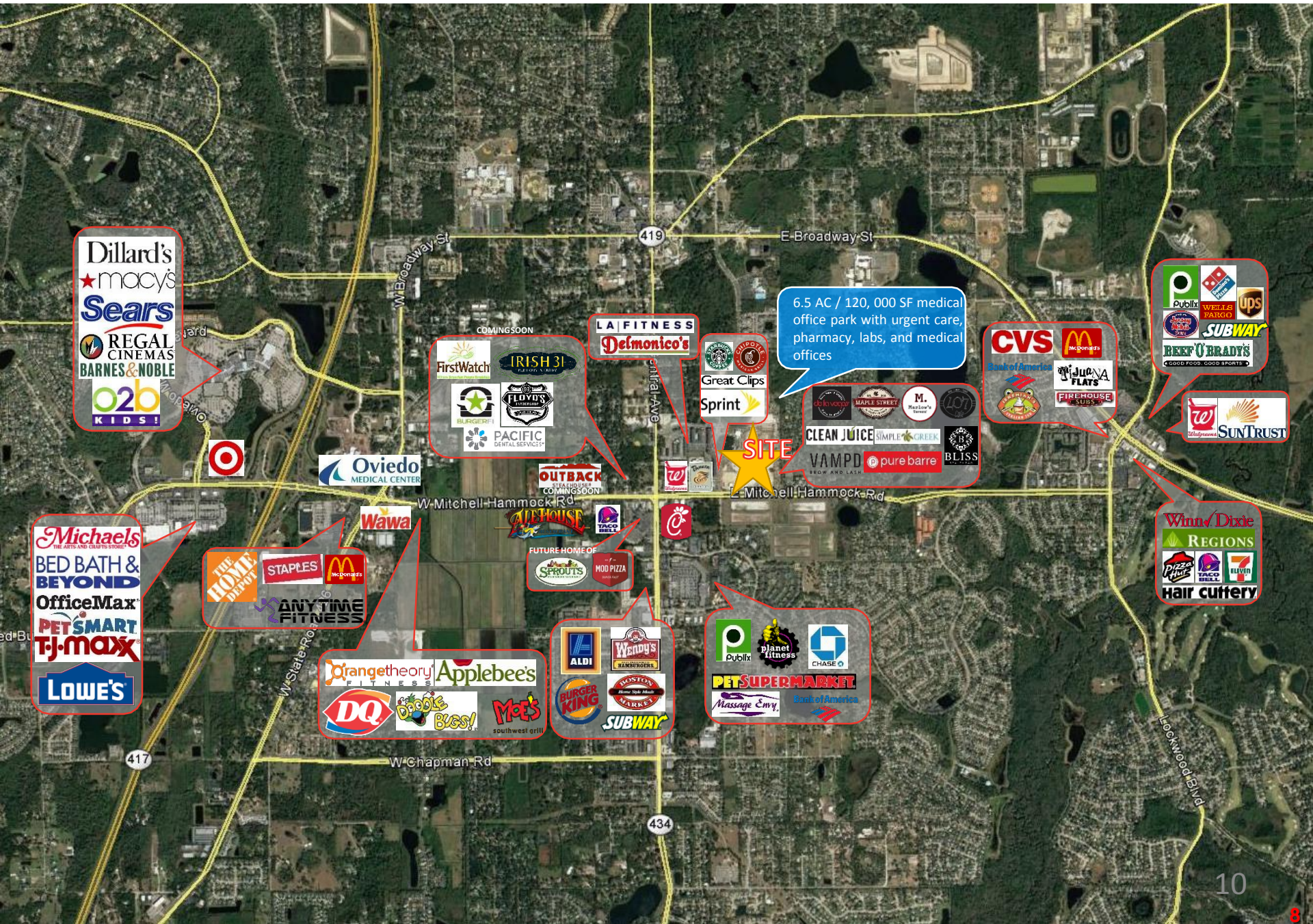


THE FOOD FACTORY AND THE FACTORY BAR

- The Food Factory will be a dog and kid friendly communal gathering space with open-air courtyard for games, social activities and events.
- Located next to Sanford Brewing Company with Oviedo's first rooftop restaurant and bar.
- The Food Factory is framed by The Factory Bar, a full-service bar specializing in craft cocktails, beer & wine in a "factory industrial chic" setting. At 2,400 square feet, it will accommodate extra seating for the micro-restaurants, large parties and private parties/event space.
- The Food Factory will feature air conditioned interior seating in each micro-restaurant and in The Factory Bar, along with covered courtyard exterior seating.
- Overlooks City Plaza Way, Oviedo on the Park's main artery to Center Lake Park.



**#6
AVAILABLE**



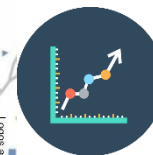
LOCATION

JOIN STRONG NATIONAL TENANTS IN
OVIEDO'S FAST-GROWING TRADE AREA!



RANKED IN THE 93rd PERCENTILE OF BEST
PLACES TO LIVE IN CENTRAL FLORIDA

Wallethub study 2018



246.8%

POPULATION GROWTH
SINCE 2000



76%

HOMEOWNERS
IN OVIEDO



3%

RECENT JOB GROWTH



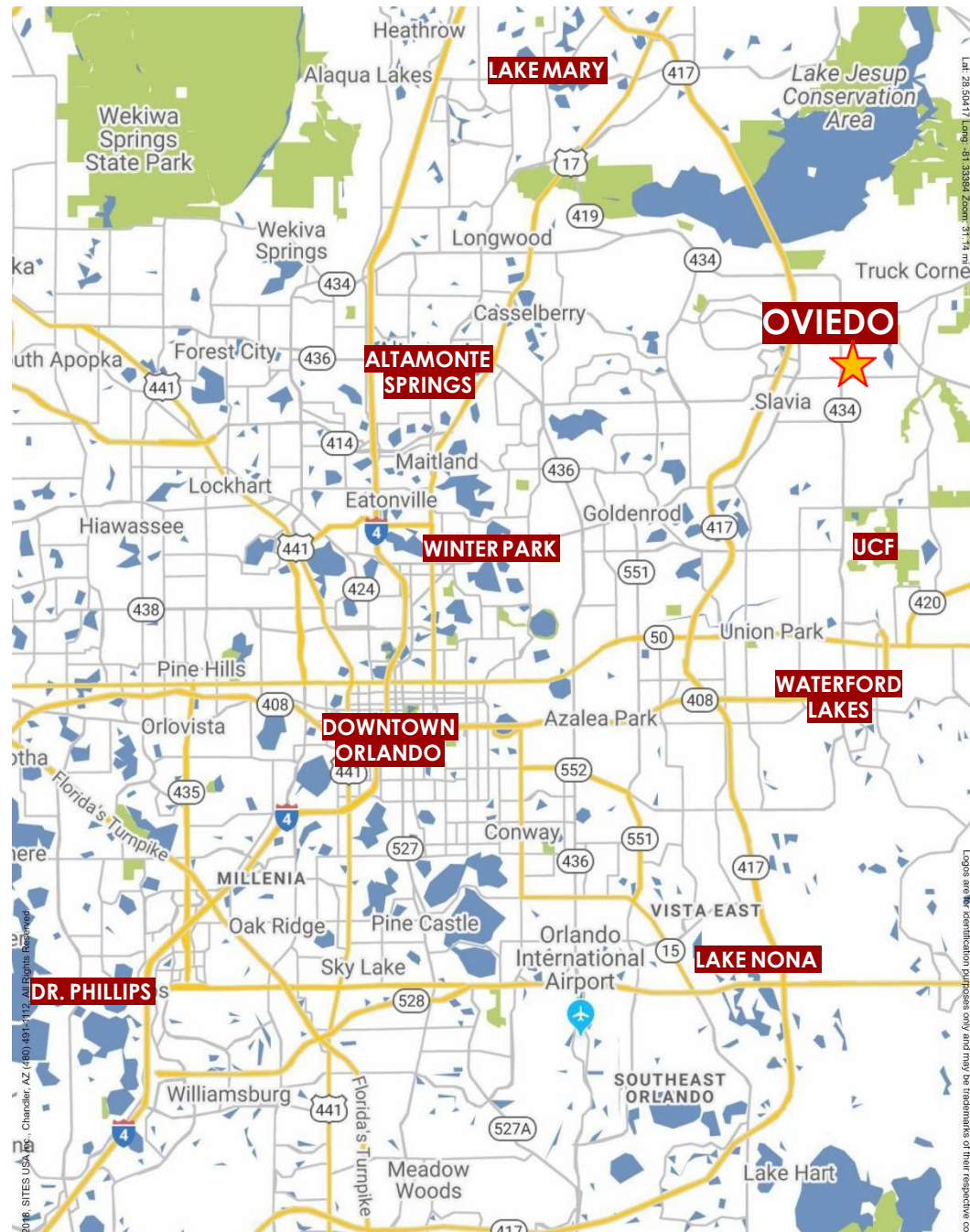
A-RATED

SCHOOL DISTRICT
(SEMINOLE COUNTY)



\$95,525

AVG. HH INCOME
(3 MI)



DEMOGRAPHICS

	1 mile	3 mile	5 mile	10 mile	10 minute
Population	9,925	57,614	137,828	526,553	191,037
Average HH Income	\$70,569	\$95,525	\$94,710	\$80,114	\$86,072
Median HH Income	\$69,978	\$86,277	\$80,442	\$65,199	\$72,964
Households	3,522	20,230	46,342	194,527	65,806
Daytime Population	4,454	15,953	50,675	176,952	72,278
Median Age	32.7	37	34.6	35.9	33.7



57,614
Population (3 mi)



\$685 MIL
Household Retail
Expenditure (3 mi)



20,230
Households (3 mi)

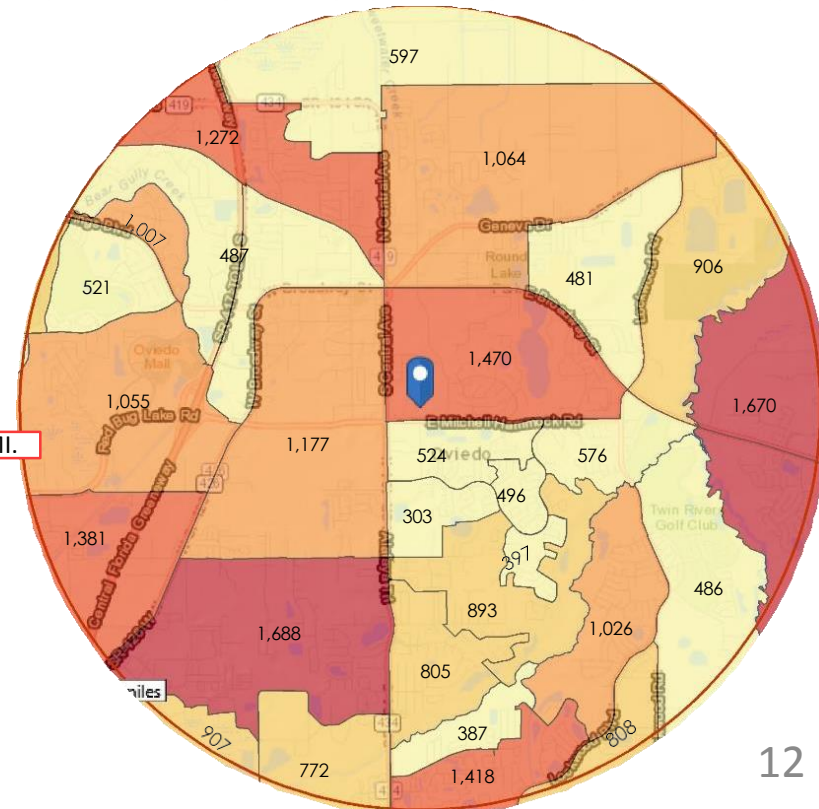


15,953
Employees (3 mi)



1,935
Businesses (3 mi)

NUMBER OF HOUSEHOLDS- 3 MILES



CENTER LAKE PARK



Center Lake Park is a big attraction of Oviedo on The Park, Oviedo's New Downtown, featuring a cultural center with a large banquet hall, outdoor amphitheater + outdoor stage, dog park, walking path, bike trail, splash pad, veterans memorial tribute, playground and a marina for swan paddle boats.

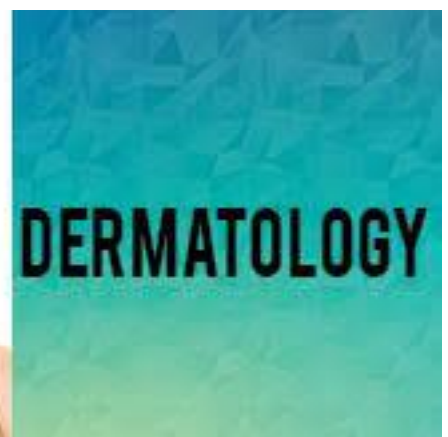
PARK EVENTS INCLUDE:

- Food Truck Rallies
- Concerts in the Park
- Movies in the Park
- Art Festivals
- Family Festivals
- Food Festivals
- AND SO MUCH MORE!

PHASE 1 TENANT LINEUP



PHASE 2 TARGET TENANT LINEUP

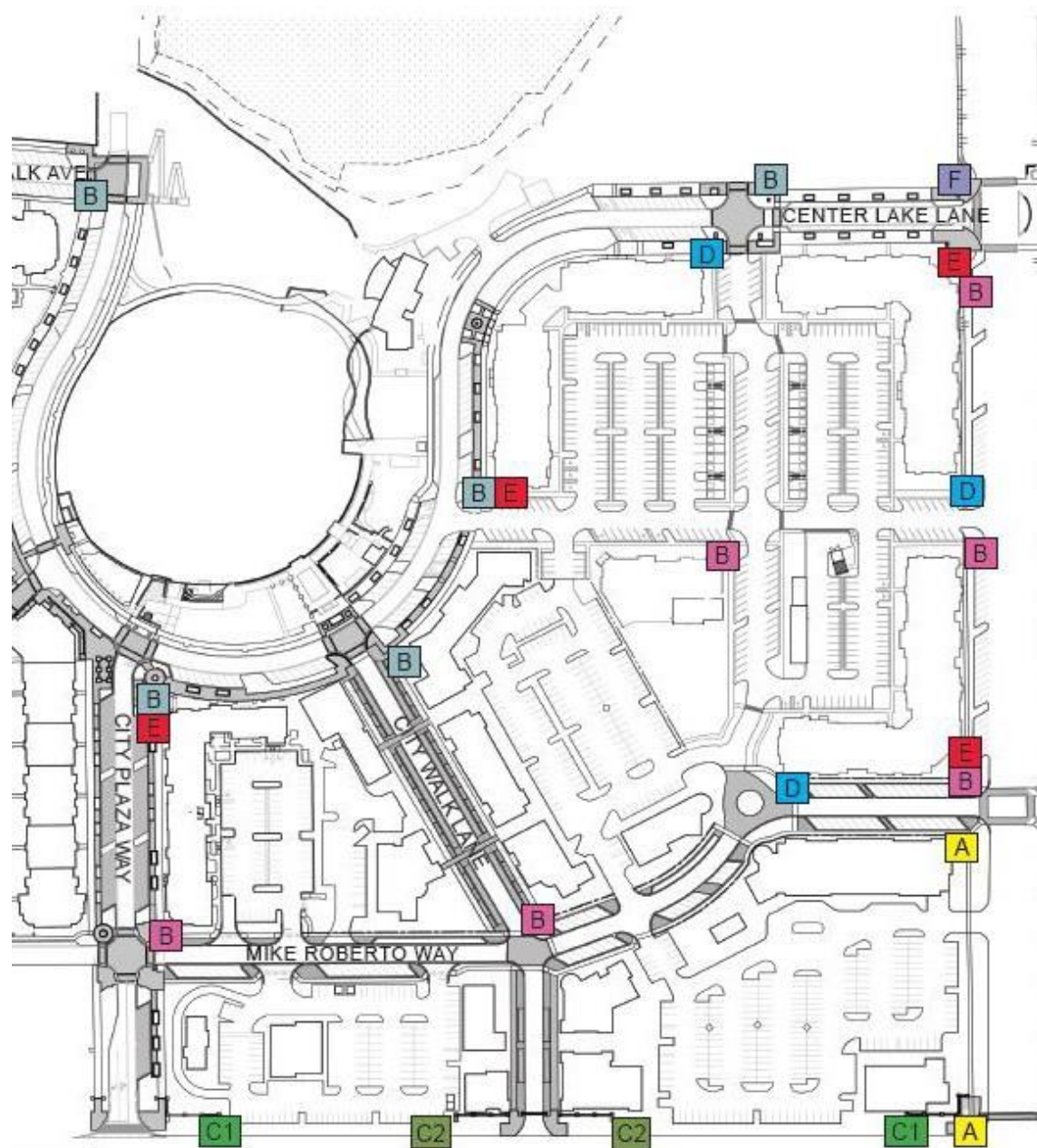


MASTER SIGNAGE + DESIGN



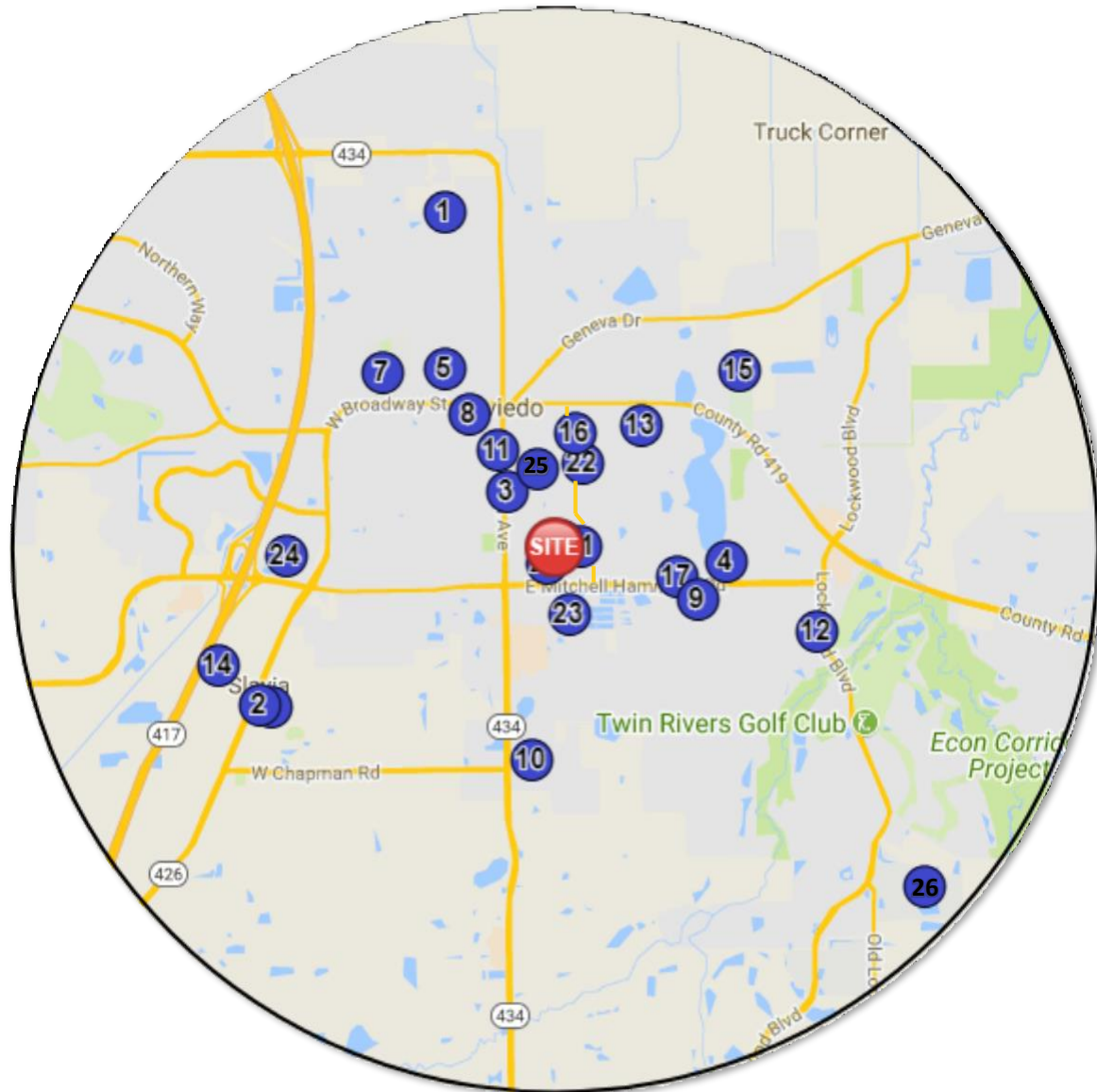
PROPERTY OWNER AND CITY PERMANENT SIGN TYPE LEGEND

A	Entry Sign	P
B	Post Sign	P
B	Post Sign (includes City signs)	P
C1	Multi-tenant Sign A	P
C2	Multi-tenant Sign B	P
D	Apartment Ground Mounted Sign	P
E	Building Mounted Sign	P
F	Existing Entry Sign	P



TRAFFIC GENERATORS

#	Name
1	The Church of Jesus Christ of Latter-Day Saints
2	St. Lukes Lutheran Church
3	Church of God and Prophecy
4	Reformed Theological Seminary
5	First United Methodist of Oviedo
6	St. Luke's Lutheran School
7	Oviedo High School
8	Lawton Elementary School
9	Stenstrom Elementary School
10	Evans Elementary School
11	Oviedo Montessori School
12	Twin Rivers Montessori Academy
13	Jackson Heights Middle School
14	The Master's Academy
15	Oviedo Sports Complex
16	Oviedo Aquatic Center
17	Kingsbridge Palms Bay Resort Hotels
18	Center Lake Park
19	Oviedo Amphitheatre and Cultural Center
20	Park Place Apartments
21	The Strand Apartments
22	Oviedo Town Centre Apartments
23	Oviedo City Hall
24	Oviedo Medical Center
25	120K SF Nursing School + Medical- Under Construction
26	Seminole State College



FOR MORE INFORMATION AND FOR LEASING
AVAILABILITY, VISIT OVIEDO ON THE PARK AT:

www.CollardProperties.com

www.CollardProperties.com/OvedoOnThePark

www.CollardProperties.com/TheFoodFactory

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