

# The Paseo

## At Main Entrance to UCF



**FOR LEASE | RETAIL**



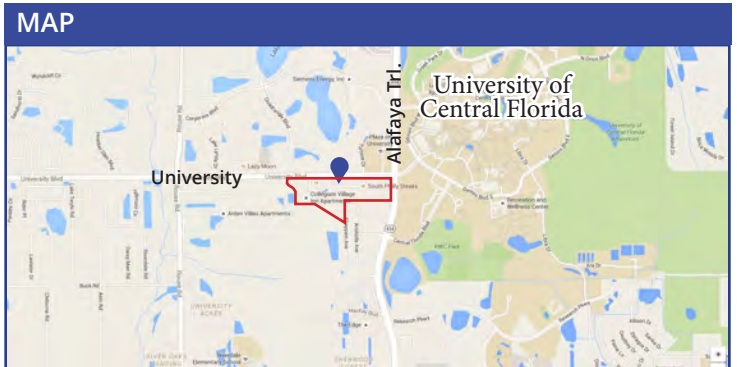
**12100 COLLEGIATE WAY, ORLANDO, FL 32817**

### PROPERTY FEATURES:

- 1,635 new students beds being built in new student housing facility
- Across from the main entrance to the University of Central Florida on the corner of Alafaya Trail/SR 434 and University Blvd.
- Within one mile of 2,700,000 SF of office and 4,200 apartment units
- Solid mix of tenants
- Ample parking
- Short Term spaces currently available
- Parking Count 4/1000

2020 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Average Population	13,479	92,298	227,581
Daytime Population	27,874	70,396	119,151
Average Age	22.6	26.7	31.4
Average HH Income	\$32,728	\$59,064	\$62,437

TRAFFIC COUNT	
University Blvd.	50,205 AADT
Alafaya Trail	61,208 AADT



**Contact us now for more information**

**RUSTY STOECKEL**  
 Broker/Associate  
 (407) 449-1881  
 rusty@dresi.com

**Demetree Real Estate Services**  
 941 W. Morse Blvd, Suite 315 | Winter Park, FL 32789  
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# Market Aerial: A Closer Look



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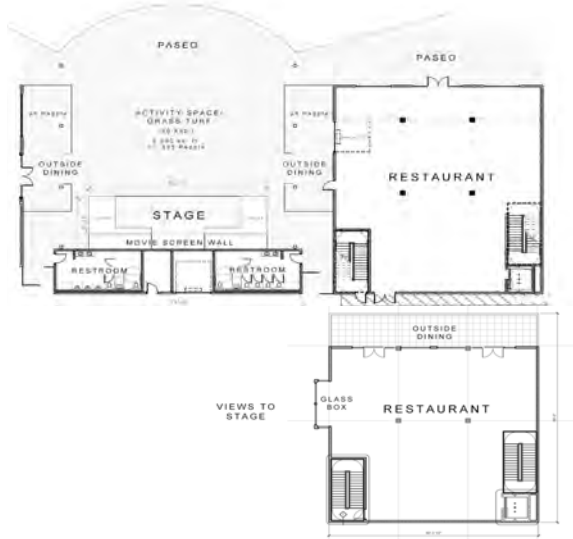
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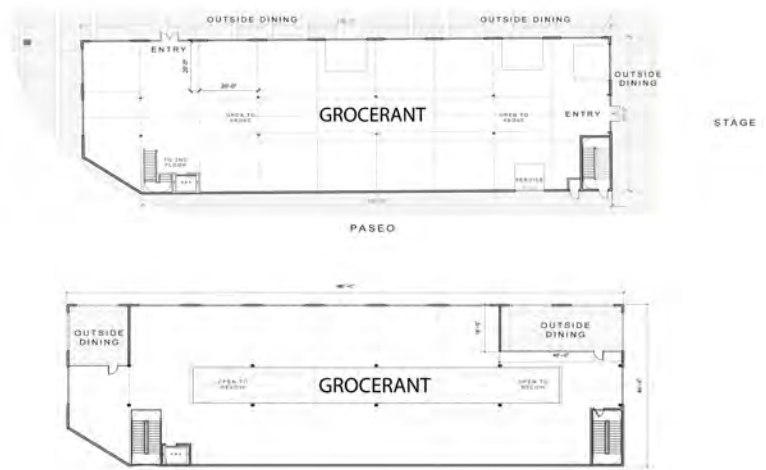
# Phase 1



**GROSS SF**  
 - 1ST FLOOR: 4,139  
 - 2ND FLOOR: 4,200  
**BLDG. GROSS SF : 8,278**

**NET SF**  
 - 1ST FLOOR: 3,495  
 - 2ND FLOOR: 3,555  
**BLDG. GROSS SF : 7,050**

**PATIO SF: 582**



**GROSS SF**  
 - 1ST FLOOR: 10,659  
 - 2ND FLOOR: 9,374 BLDG.  
**GROSS SF : 20,033**

**NET SF**  
 - 1ST FLOOR: 9,958  
 - 2ND FLOOR: 8,673  
**BLDG. GROSS SF : 18,631**

**+/- 30 BAYS**  
 @ AVG. 400 SF EACH  
 PATIO SF: 413



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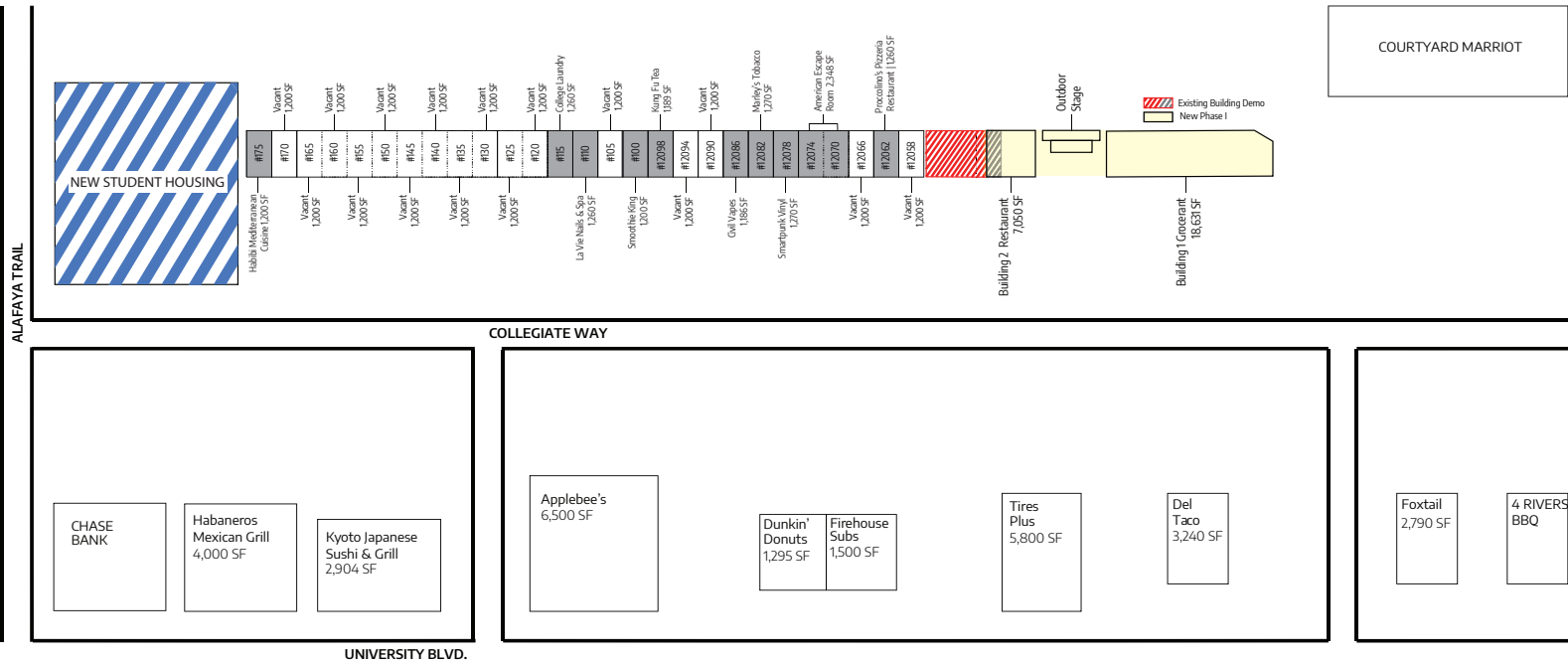
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**BUILDING TWO SECOND FLOOR**

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# Existing Building / Parking



TOTAL OUTPARCEL PARKING		
LOTS 7-9	Retail Center	
		398
		190
TOTAL PARKING		700 SPACES
		560 SPACES

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