



Bishop Beale Duncan  
COMMERCIAL REAL ESTATE

Lockwood Boulevard  
Oviedo, Florida 32765

## 6.4 ACRE RETAIL / MEDICAL SITE IN OVIEDO



## AVAILABLE

- + **Sale Price:** Negotiable
- + **Site Size:** 6 AC Gross / 3 AC Net
- + **Land Size:** ±6.4 Acres
- + **Signage:** Monument & Facade



## Highlights

- Ideal Uses: Self-storage, Day Care, Medical, Senior Housing
- Within Close Proximity to Many of Oviedo's A-Rated Elementary, Middle & High Schools
- Adjacent to Seminole State College with a Student Population of 7,000.
- Situated Within the Highest Concentration of Incomes in Oviedo
- Only Commercial Opportunity in the Highly-Populated Communities of Carillon & Twin Rivers in Oviedo

Radius	Population	HH Income	Businesses	Employees
2-Mile	34,604	\$99,983	598	4,155
3-Mile	65,790	\$99,116	1,566	14,331
5-Mile	132,383	\$93,058	4,485	56,240

### JILL ROSE

VP of Retail Services  
(407) 734.7204  
Jill@BBDRE.com

This offer is subject to errors, omissions, prior sale or withdrawal without notice.

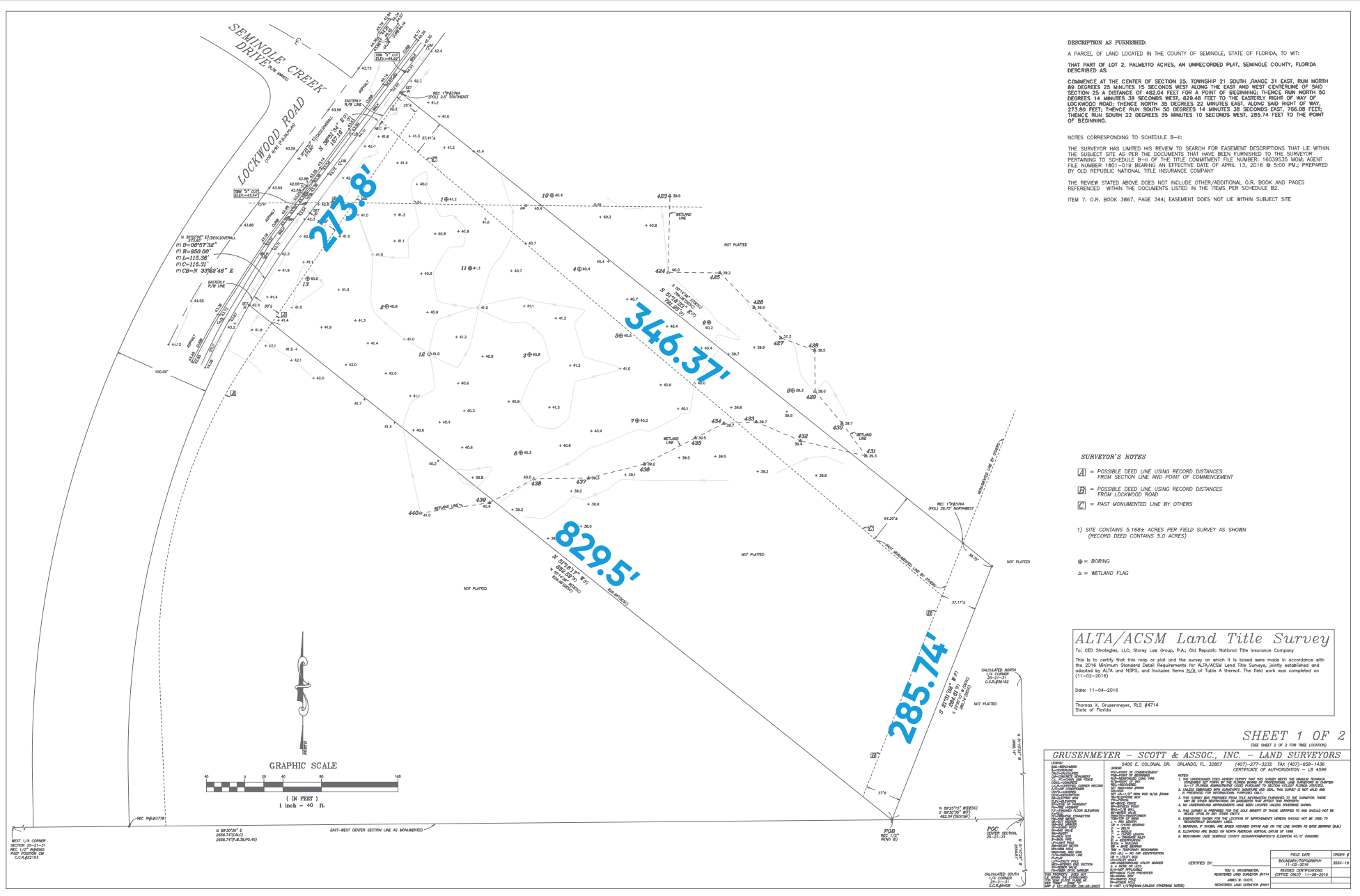


### BISHOP BEALE DUNCAN

250 N. Orange Ave., Ste. 1500  
Orlando, FL 32801 + (407) 426.7702

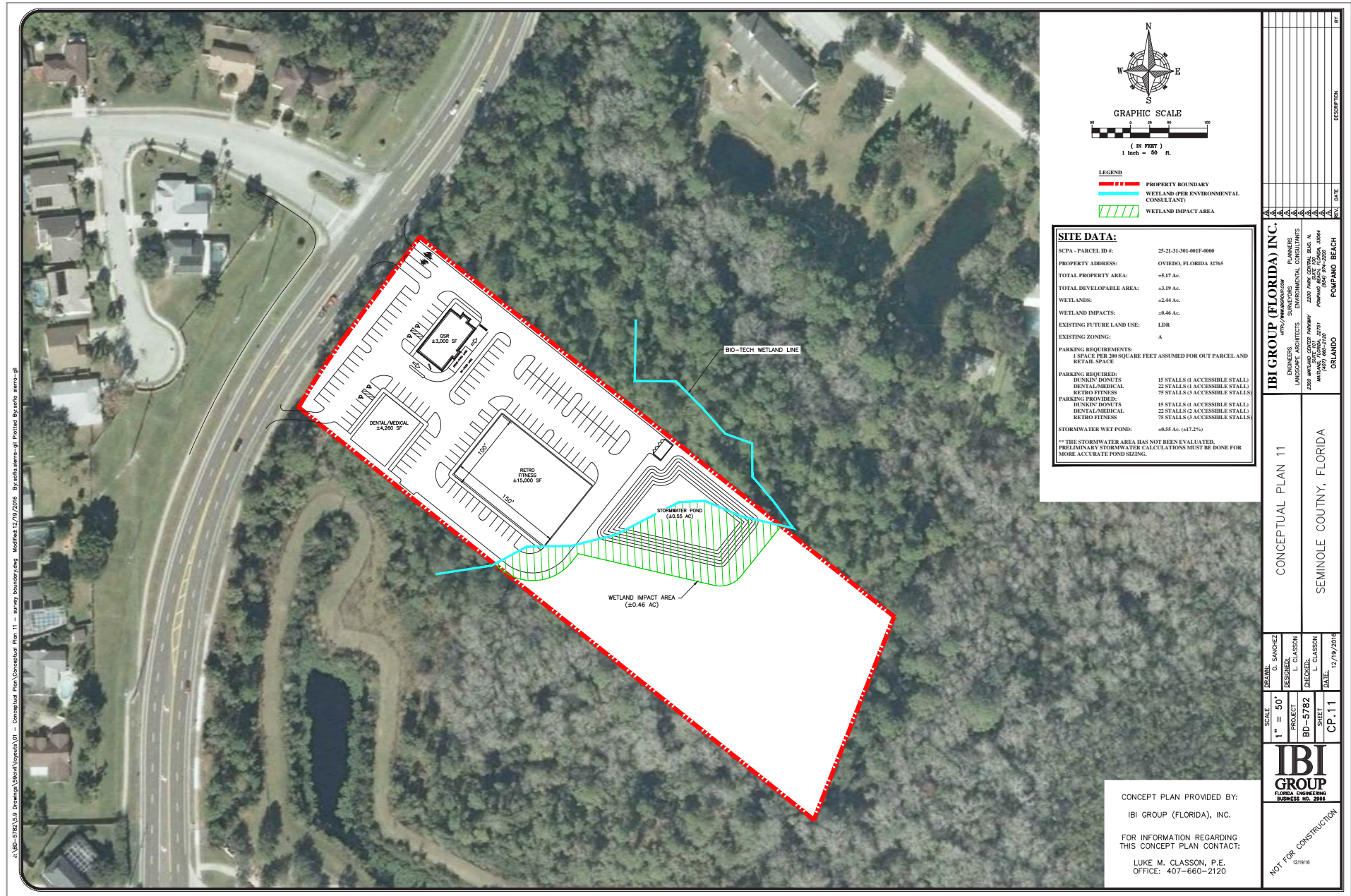
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Property Survey





# Conceptual Site Plan Option 1





# Conceptual Site Plan Option 2

