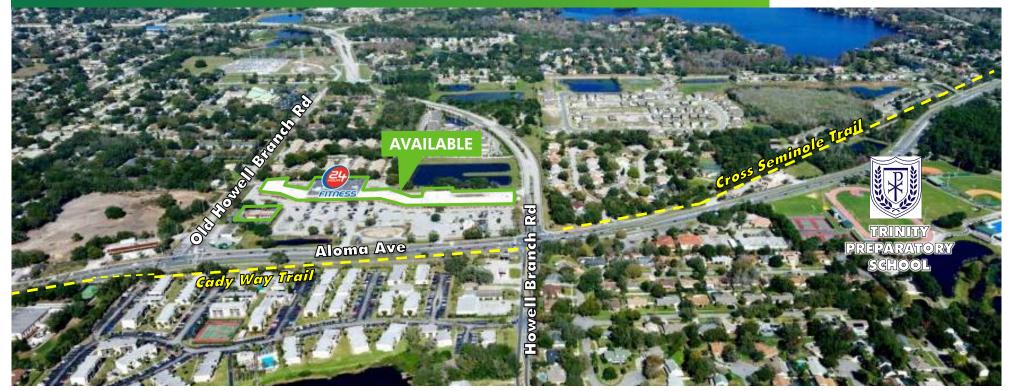
FOR LEASE

THE GROVE AT WINTER PARK

4270 ALOMA AVE @ HOWELL BRANCH ROAD WINTER PARK, FL 32792





CONTACT US

WOOD BELCHER

First Vice President +1 407 839 3110 wood.belcher@cbre.com

BOBBY PALTA

First Vice President +1 407 279 0050

bobby.palta@cbre.com

www.cbre.com/thegrove

CBRE, Inc. | Licensed Real Estate Broker



4270 ALOMA AVE @ HOWELL BRANCH ROAD WINTER PARK, FL 32792

PROPERTY OVERVIEW

- + 112,292 SF GLA Neighborhood Center
 - 24 Hour Fitness Lease Executed Opening Q4 2016/ Q1 2017



- Junior Anchor space: 12,000 to 30,000 SF
- Shop and Restaurant space: 1,000 to 10,000 SF
- Freestanding Bank building with drive thru: 3,350 SF
- 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
- + Serves affluent Winter Park/Oviedo neighborhoods along major commuter/cut-through SR 417
- + Prominent pylon signage available
- + Excellent accessibility from Aloma Ave, Howell Branch Rd, Old Howell Branch Rd and close proximity to SR 417
- + New 62 single-family Ryan Homes development under construction immediately east of the center (homes starting at \$250,000)





4270 ALOMA AVE @ HOWELL BRANCH ROAD WINTER PARK, FL 32792

SITE PLAN AERIAL

		LEGENI)	SUITE	TENANT	SO ET	DIMENSIONS
	VACANT	PENDING	OCCUPIED	JUIL	TENANT	JULI	DIMENSIONS
				108	Chin Hua Restaurant	2,200	25.3' x 100.2'
				112	Available	975	15' x 65.2'
			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	114	Available	1,250	14.2' x 65.2'
				116	Available	1,100	19.9' x 55.3'
				118	Available	1,100	19.9' x 55.3'
a 🖆 Millio de Mile , State de March Million (1998)				120	Available	1,100	39.8' x 55.3'
₩ 613.3 ⁷				124	Available	925	14' x 55.3'
			16,900 AADT	126	Available	1,350	15' x 55.3'
			06	128	Available	975	15'x 65.2'
	Sec. 21		2 L	130	Available	1,125	15' x 75.1'
	552.7'			132	Available	11,500	89.6' x 130.1'
	136			140	Available	2,100	35' x 60.1'
				142	Available	1,810	25' x 65.3'
	44 2	128 AREA	08 🔬 👘 🗸 🔤	144	Mediterranean Restaurant	1,250	14.1' x 65.3'
	132	126 118 114		146	Mediterranean Restaurant	1,100	20' x 65.3'
67 150×		120	104	148	Available	1,375	24.9' x 55.2'
$ \begin{array}{c} & & \\ & & & \\ & & \\ & & & \\ & & \\ & & & \\ & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & \\ & & & $				150	Available	825	15' x 55.2'
	_140 1	30 124 116 11	2 106 5 5	152	Available	1,090	19.8' x 55.2'
	$A \otimes S$	Q 8 2		154	Available	4,320	30.3' x 55.2'
□□□□□●□影彩影影影影影影影	\$ \$ \$	老子学	DO .	156	Available	2,700	45' x 55.2'
	医袋蚤	F & F		162	National Wireless Carrier	1,200	20' x 60.3'
214.07 \ : 亲亲亲亲亲		. ЖГ <u> </u>		164	National Fitness Club	39,795	239.1' x 120.9'
	1 2 3	14 37		170	Available	956	14.6' x 65.4'
	1 2 3	Kre	E E E E	172	Available	734	24.9' x 65.4'
	1 2 3	Ni -	1 20 5	174	Available	1,200	19.9' x 60.4'
1	20		11111111	180	Available	7,500	128' x 70.2'
RETENTION AREA [1 ii		188	Available	975	34.7' x 70.2'
		5		196	Available	5,806	76.3' x 104.2'
1047.6		-		136	Available	1,500	11.4' x 130.1'
ANE - 38,500 AADT	and the state		V TRAIL	Pad 1	Available	6,099	57' x 107'
ALOMA AVE - 38,500 AADT		- CADY WA	A CO CO CO	Pad 2	Available	3,350	66' x 114'
Imagery (0014)	DigitalGlobe, Te	Ponda Department	of Environmental Protection	Lot	KFC		37' x 82'



4270 ALOMA AVE @ HOWELL BRANCH ROAD WINTER PARK, FL 32792

SITE PLAN

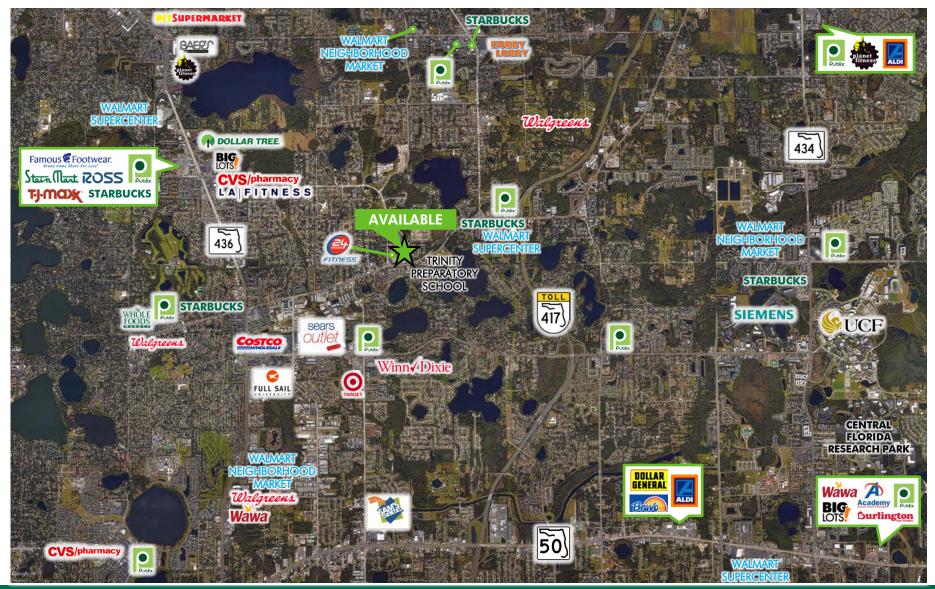
SUITE TE	ENANT SQ FT	DIMENSIONS	SPACE TYPE	SUITE	TENANT	SQ FT	DIMENSIONS	SPACE TYPE
104 Ava	ailable 6,000	60' x 100.2'	Restaurant, Endcap	142	Available	1,810	25' x 65.3'	Inline, Angle
106 Ava	vailable 2,000	20' x 100.2'	Endcap - adjacent	144	Mediterranean Restaurant	1,250	14.1' x 65.3'	Inline, Angle
108 Chi	nin Hua Restaurant 2,200	25.3' x 100.2'	Restaurant, Inline	146	Mediterranean Restaurant	1,100	20' x 65.3'	Inline, Angle
112 Ava	vailable 975	15' x 65.2'	Inline	148	Available	1,375	24.9' x 55.2'	Inline, Angle
114 Ava	ailable 1,250	14.2' x 65.2'	Inline	150	Available	825	15' x 55.2'	Inline, Angle
116 Ava	ailable 1,100	19.9' x 55.3'	Inline	152	Available	1,090	19.8' x 55.2'	Inline, Angle
118 Ava	vailable 1,100	19.9' x 55.3'		154	Available	4,320	30.3' x 55.2'	Inline, Angle
120 Ava	vailable 1,100	39.8' x 55.3'	Inline	156	Available	2,700	45' x 55.2'	Inline
124 Ava	vailable 925	14' x 55.3'	Inline	162	National Wireless Carrier	1,200	20' x 60.3'	Inline
126 Ava	ailable 1,350	15' x 55.3'	Inline	164	National Fitness Club	39,795	239.1' x 120.9'	Anchor
128 Ava	vailable 975	15'x 65.2'		170	Available	956	14.6' x 65.4'	Inline
130 Ava	ailable 1,125	15' x 75.1'	Inline	172	Available	734	24.9' x 65.4'	Inline, Angle
132 Ava	ailable 11,500		Junior Anchor	174	Available	1,200	19.9' x 60.4'	Inline, Angle
140 Ava	ailable 2,100	35' x 60.1'	Inline	180	Available	7,500	128' x 70.2'	Inline, Angle
<u> </u>				188	Available	975	34.7' x 70.2'	Endcap - Adjacent, Inline, Angle
		12.8		196	Available	5,806	76.3' x 104.2'	Endcap
196 196 196 12 12 12 12 12 12 12 12 12 12	29.8' 🗎 116.3'	وَلِيا فِ	37.8	136	Available	1,500	11.4' x 130.1'	Junior Anchor - Adjacent
	1			Pad 1	Available	6,099	57' x 107'	Outparcel
	.)	_		Pad 2	Available	3,350	66' x 114'	Outparcel Building
	7 150		» DIT 2	Lot	KFC		37' x 82'	Outparcel Building - Not Owned
AREA 188 188 188 174 188 174 174 172 170 174 172 170 174 174 174 172 170 160 174 174 174 174 174 174 174 174								
VACANT PENDING	OCCUPIED	E	亲亲亲	X	the set	And a	the the	



1

4270 ALOMA AVE @ HOWELL BRANCH ROAD WINTER PARK, FL 32792

EAST ORLANDO AERIAL

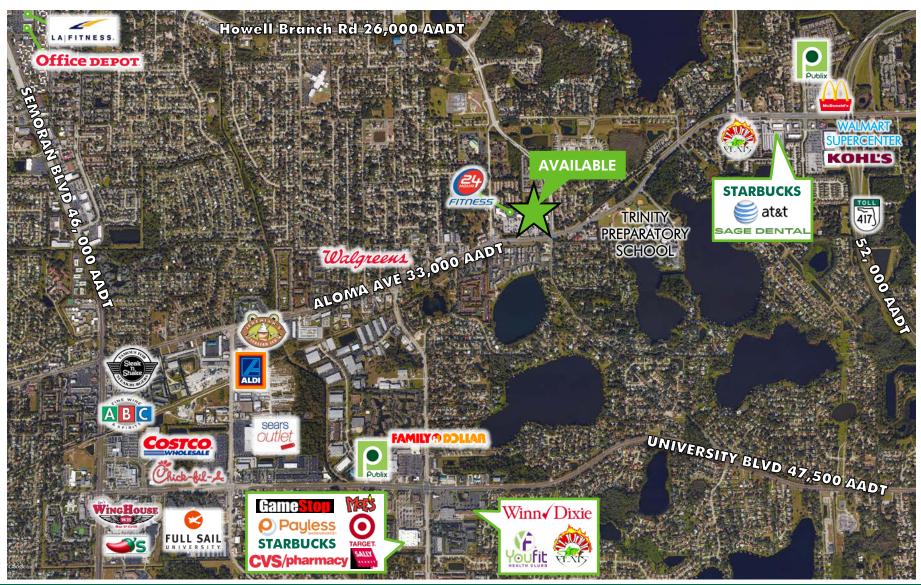




4270 ALOMA AVE @ HOWELL BRANCH ROAD WINTER PARK, FL 32792

NEIGHBORHOOD AERIAL

STARBUCKS





4270 ALOMA AVE @ HOWELL BRANCH ROAD WINTER PARK, FL 32792

PROPERTY RENDERINGS

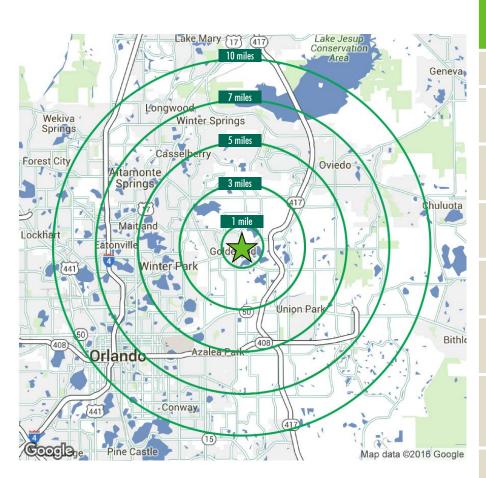






4270 ALOMA AVE @ HOWELL BRANCH ROAD WINTER PARK, FL 32792

RADIUS RINGS DEMOGRAPHIC



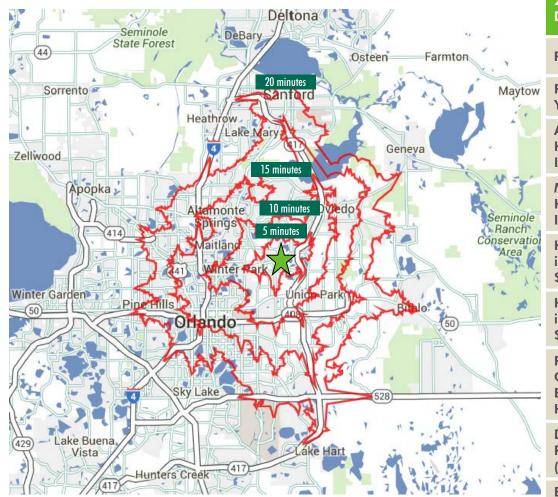
2016 Estimated Demographics	1 mile	2 miles	3 miles	5 miles	7 miles	10 miles
Population	10,045	42,837	95,725	253,924	474,554	848,920
Pop Growth 5 Year Projection	10,388	44,885	100,467	267,246	500,532	900,567
Average Household Income	\$56,161	\$58,954	\$61,184	\$70,777	\$68,252	\$68,354
Median Household Income	\$40,437	\$43,701	\$45,694	\$49,634	\$49,079	\$49,718
Households with income over \$50,000	840	3,464	8,017	18,947	35,925	64,737
Households with income over \$75,000	474	1,987	4,241	10,139	19,671	35,761
Population College Educated or Higher	2,783	12,403	29,684	80,904	149,128	263,173
Daytime Population (Employees)	3,309	14,958	30,853	105,944	254,811	495,474
Business Establishments	473	1,827	4,019	11,161	25,762	46,673





4270 ALOMA AVE @ HOWELL BRANCH ROAD WINTER PARK, FL 32792

DRIVE TIME DEMOGRAPHIC



2014 Estimated Demographics	5 minutes	10 minutes	15 minutes	20 minutes
Population	40,478	178,265	497,960	875,404
Pop Growth 5 Year Projection	42,742	187,961	525,263	926,584
Average Household Income	\$58,023	\$67,458	\$68,280	\$65,340
Median Household Income	\$41,901	\$46,364	\$48,498	\$47,173
Households with income over \$50,000	3,350	13,870	38,469	65,658
Households with income over \$75,000	1,801	7,182	20,876	35,562
Population College Educated or Higher	11,841	56,229	159,496	257,409
Daytime Population (Employees)	17,702	69,112	201,088	504,323
Business Establishments	2,198	9,005	22,584	47,698





4270 ALOMA AVE @ HOWELL BRANCH ROAD WINTER PARK, FL 32792

TRAFFIC COUNTS | MONUMENT SIGNAGE



2014 Traffic Counts	AADT
Aloma Ave	39,000
Howell Branch Rd	17,100
Old Howell Branch Rd	6,900







4270 ALOMA AVE @ HOWELL BRANCH ROAD WINTER PARK, FL 32792

CBRE





BOBBY PALTA

+1 407 279 0050 bobby.palta@cbre.com

© 2016 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.