

FOR LEASE

THE GROVE AT WINTER PARK

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



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CBRE, Inc. | Licensed Real Estate Broker

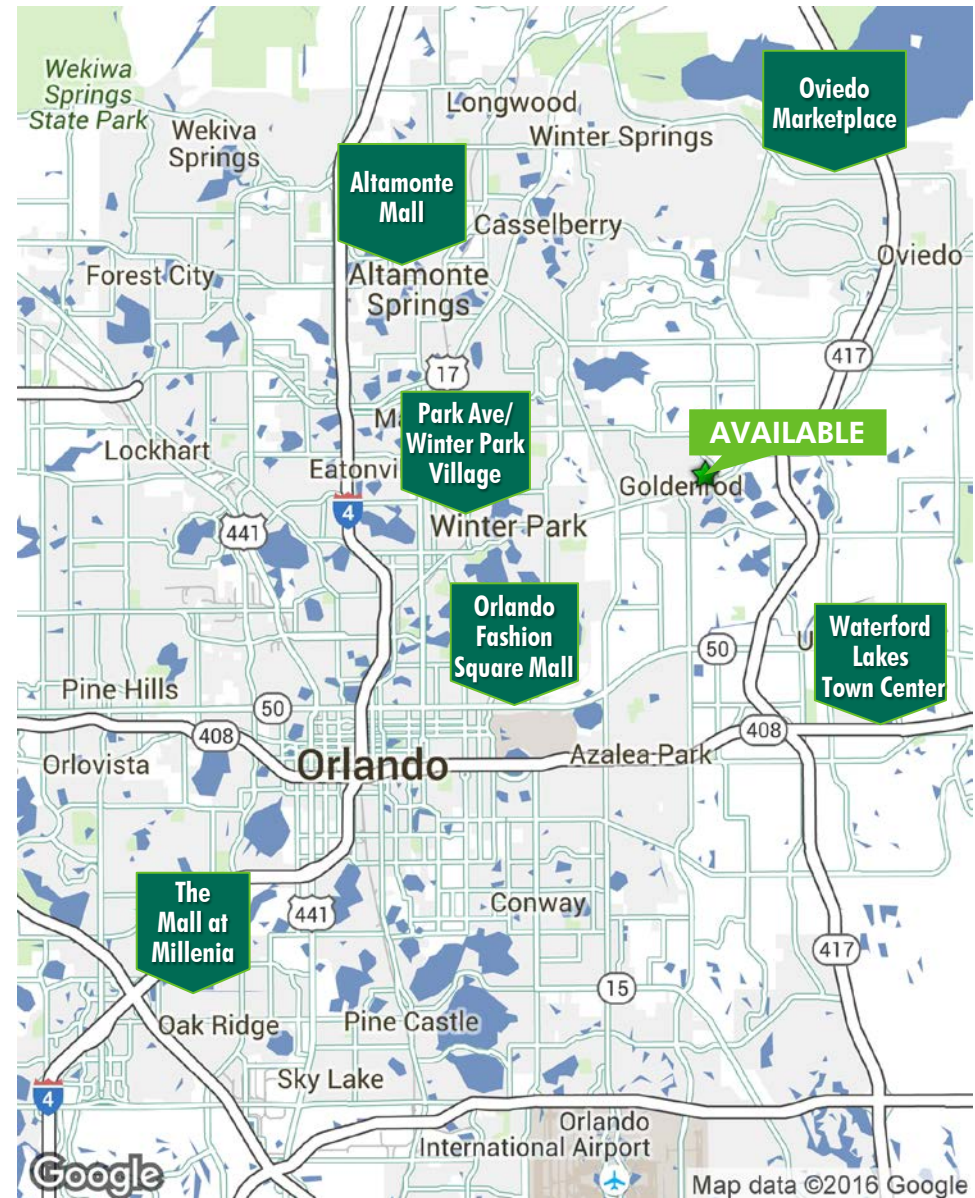
CBRE

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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)

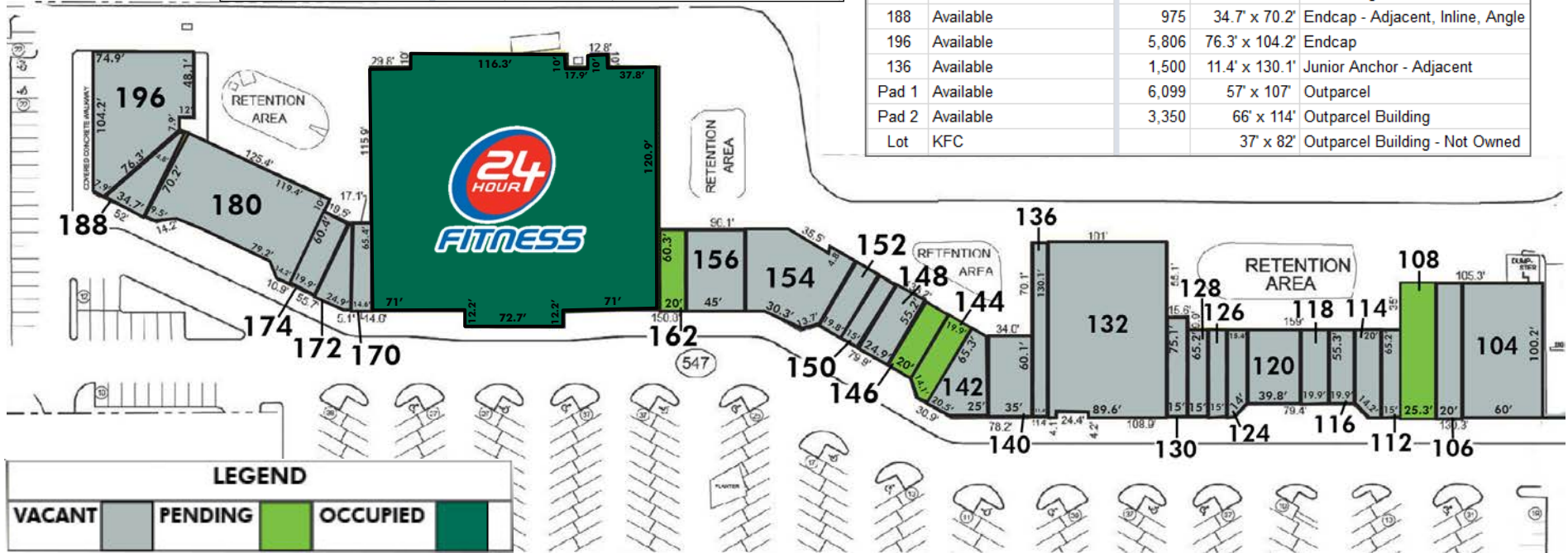


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SITE PLAN

SUITE TENANT		SQ FT	DIMENSIONS	SPACE TYPE
104	Available	6,000	60' x 100.2'	Restaurant, Endcap
106	Available	2,000	20' x 100.2'	Endcap - adjacent
108	Chin Hua Restaurant	2,200	25.3' x 100.2'	Restaurant, Inline
112	Available	975	15' x 65.2'	Inline
114	Available	1,250	14.2' x 65.2'	Inline
116	Available	1,100	19.9' x 55.3'	Inline
118	Available	1,100	19.9' x 55.3'	Inline
120	Available	1,100	39.8' x 55.3'	Inline
124	Available	925	14' x 55.3'	Inline
126	Available	1,350	15' x 55.3'	Inline
128	Available	975	15'x 65.2'	Inline
130	Available	1,125	15' x 75.1'	Inline
132	Available	11,500	89.6' x 130.1'	Junior Anchor
140	Available	2,100	35' x 60.1'	Inline

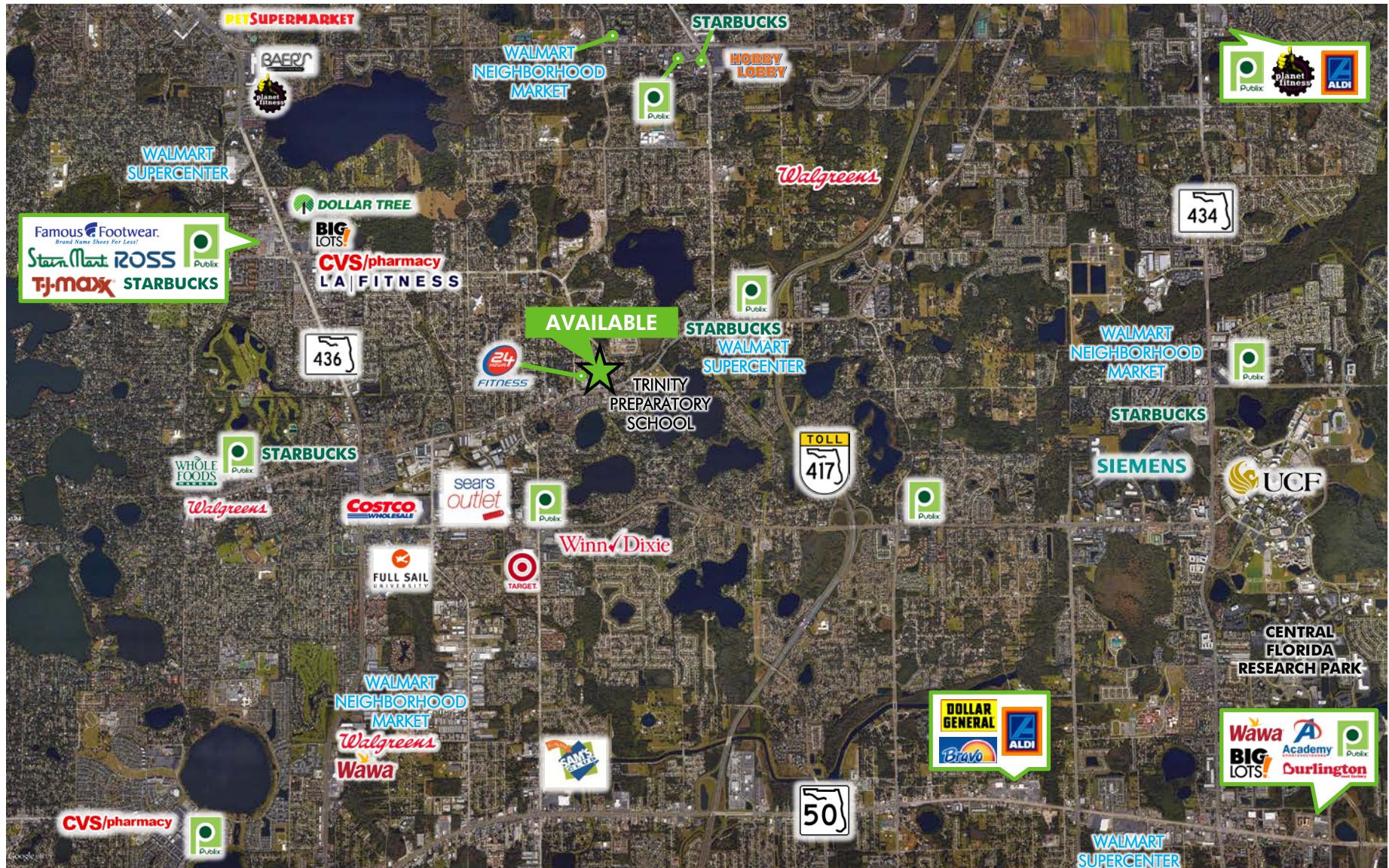
SUITE	TENANT	SQ FT	DIMENSIONS	SPACE TYPE
142	Available	1,810	25' x 65.3'	Inline, Angle
144	Mediterranean Restaurant	1,250	14.1' x 65.3'	Inline, Angle
146	Mediterranean Restaurant	1,100	20' x 65.3'	Inline, Angle
148	Available	1,375	24.9' x 55.2'	Inline, Angle
150	Available	825	15' x 55.2'	Inline, Angle
152	Available	1,090	19.8' x 55.2'	Inline, Angle
154	Available	4,320	30.3' x 55.2'	Inline, Angle
156	Available	2,700	45' x 55.2'	Inline
162	National Wireless Carrier	1,200	20' x 60.3'	Inline
164	National Fitness Club	39,795	239.1' x 120.9'	Anchor
170	Available	956	14.6' x 65.4'	Inline
172	Available	734	24.9' x 65.4'	Inline, Angle
174	Available	1,200	19.9' x 60.4'	Inline, Angle
180	Available	7,500	128' x 70.2'	Inline, Angle
188	Available	975	34.7' x 70.2'	Endcap - Adjacent, Inline, Angle
196	Available	5,806	76.3' x 104.2'	Endcap
136	Available	1,500	11.4' x 130.1'	Junior Anchor - Adjacent
Pad 1	Available	6,099	57' x 107'	Outparcel
Pad 2	Available	3,350	66' x 114'	Outparcel Building
Lot	KFC		37' x 82'	Outparcel Building - Not Owned



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EAST ORLANDO AERIAL

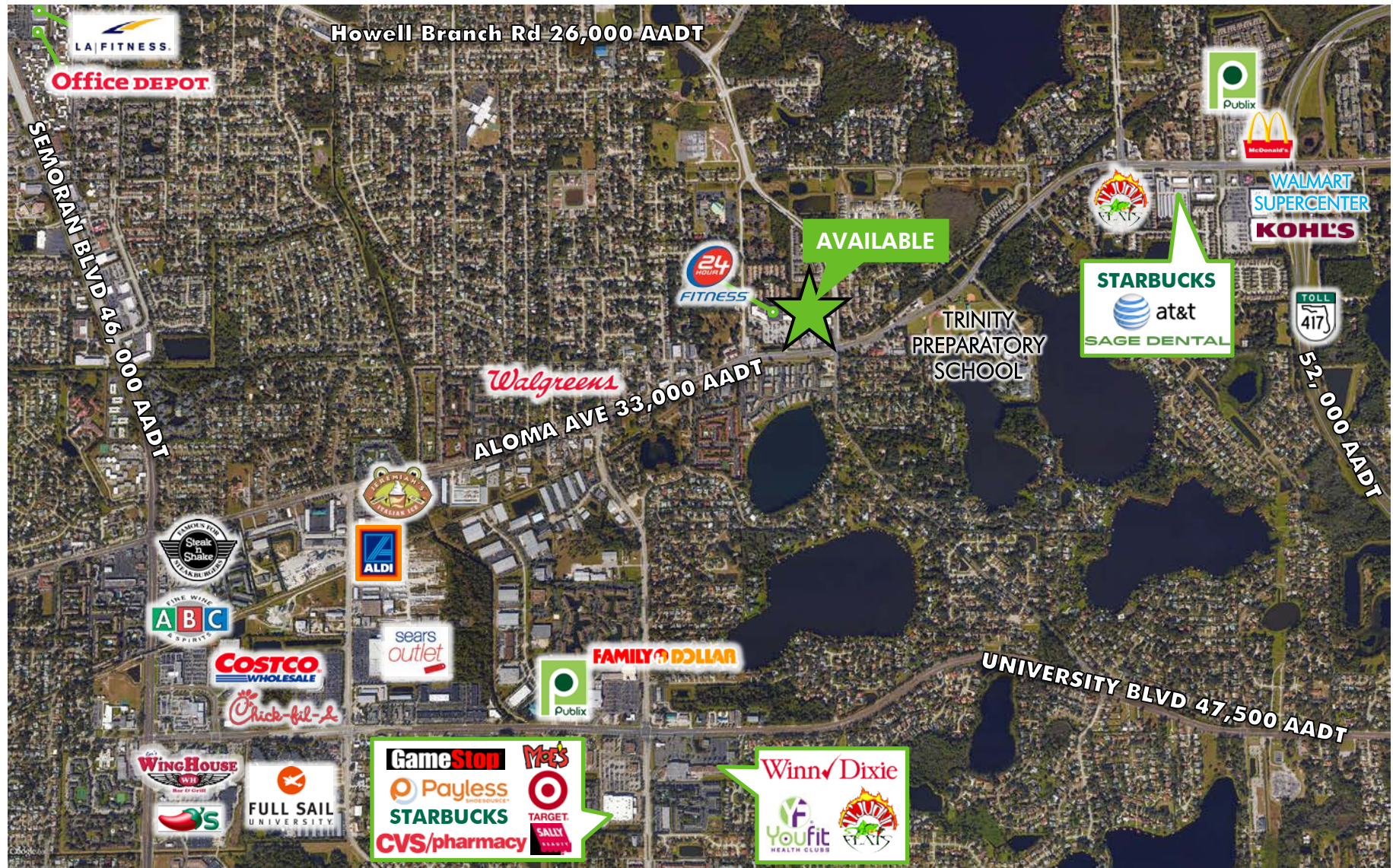


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NEIGHBORHOOD AERIAL

STARBUCKS



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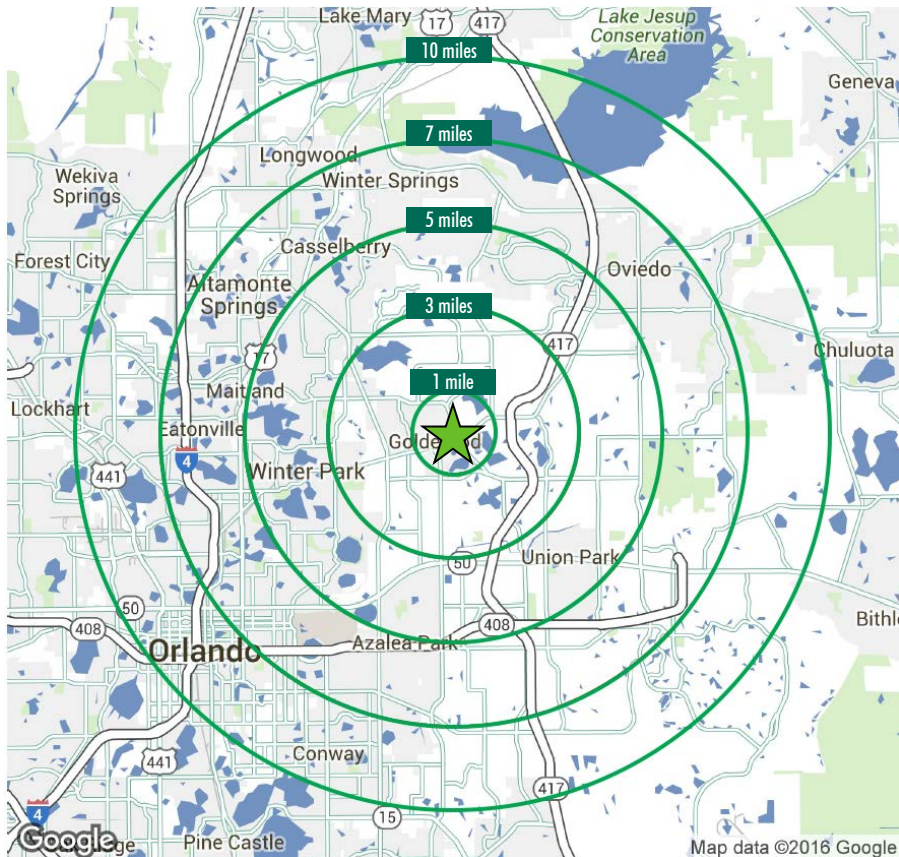
PROPERTY **RENDERINGS**



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RADIUS RINGS DEMOGRAPHIC

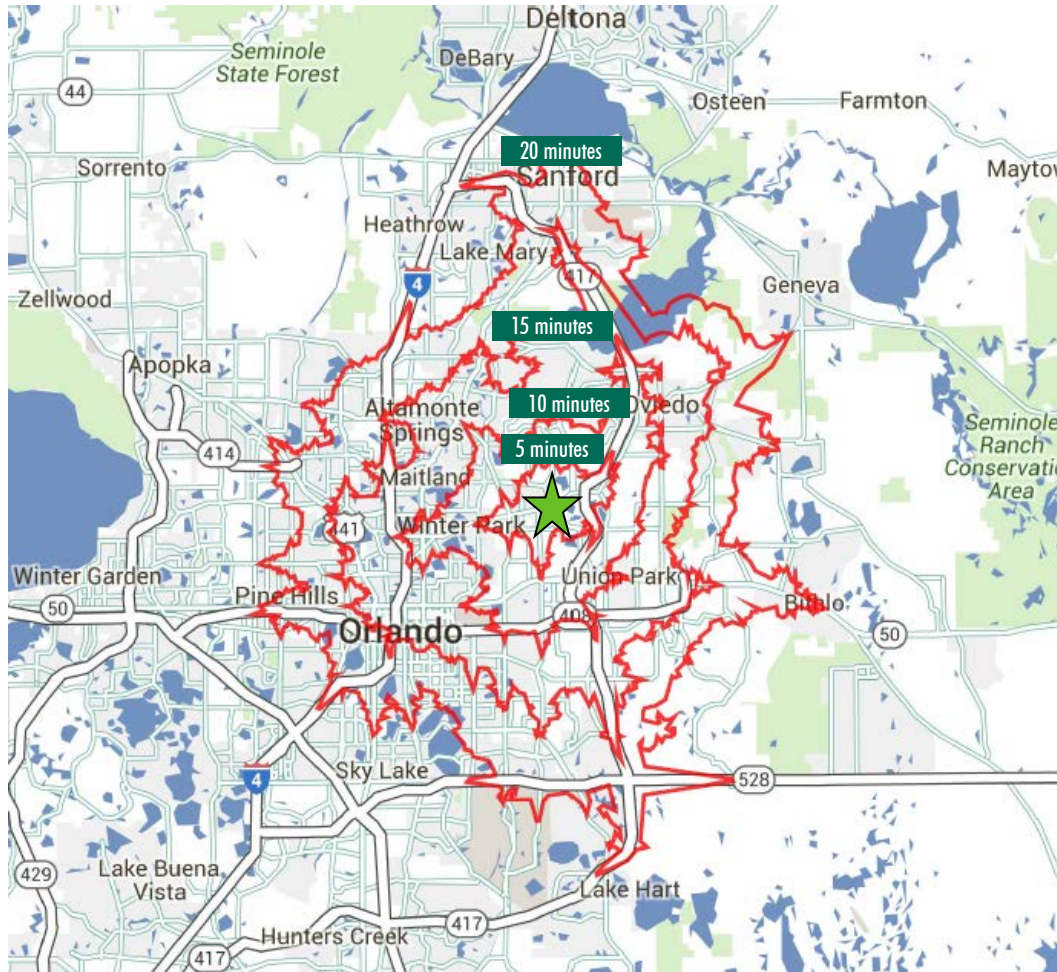


2016 Estimated Demographics	1 mile	2 miles	3 miles	5 miles	7 miles	10 miles
Population	10,045	42,837	95,725	253,924	474,554	848,920
Pop Growth 5 Year Projection	10,388	44,885	100,467	267,246	500,532	900,567
Average Household Income	\$56,161	\$58,954	\$61,184	\$70,777	\$68,252	\$68,354
Median Household 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

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DRIVE TIME DEMOGRAPHIC

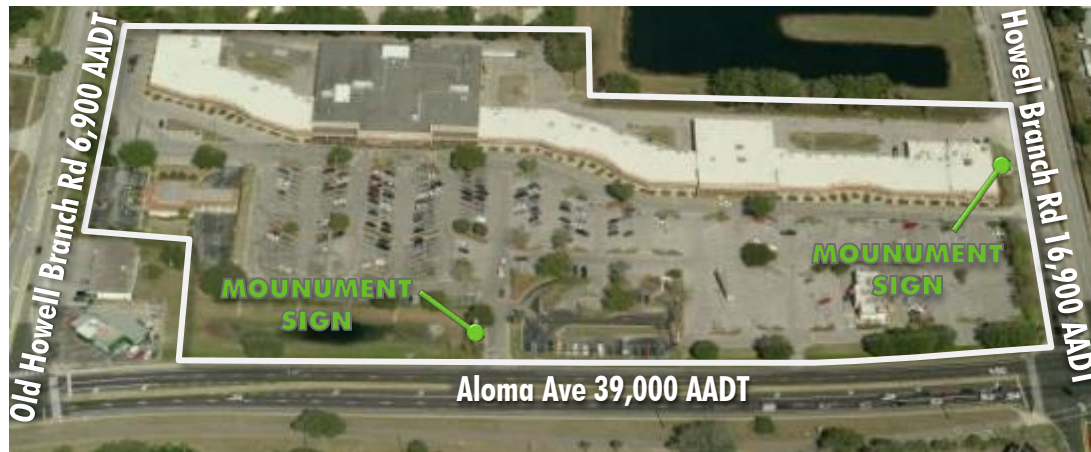


2014 Estimated Demographics	5 minutes	10 minutes	15 minutes	20 minutes
Population	40,478	178,265	497,960	875,404
Pop Growth 5 Year Projection	42,742	187,961	525,263	926,584
Average Household Income	\$58,023	\$67,458	\$68,280	\$65,340
Median Household Income	\$41,901	\$46,364	\$48,498	\$47,173
Households 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

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TRAFFIC COUNTS | MONUMENT SIGNAGE



2014 Traffic Counts

AADT

Aloma Ave

39,000

Howell Branch Rd

17,100

Old Howell Branch Rd

6,900

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