



Oxford Commons

103-191 Route 436 Fern Park (Orlando), Florida 32730

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Property Overview

Type
Neighborhood Strip Center

GLA
135,504 sf on 10.561 Acres

Parking
460 Cars

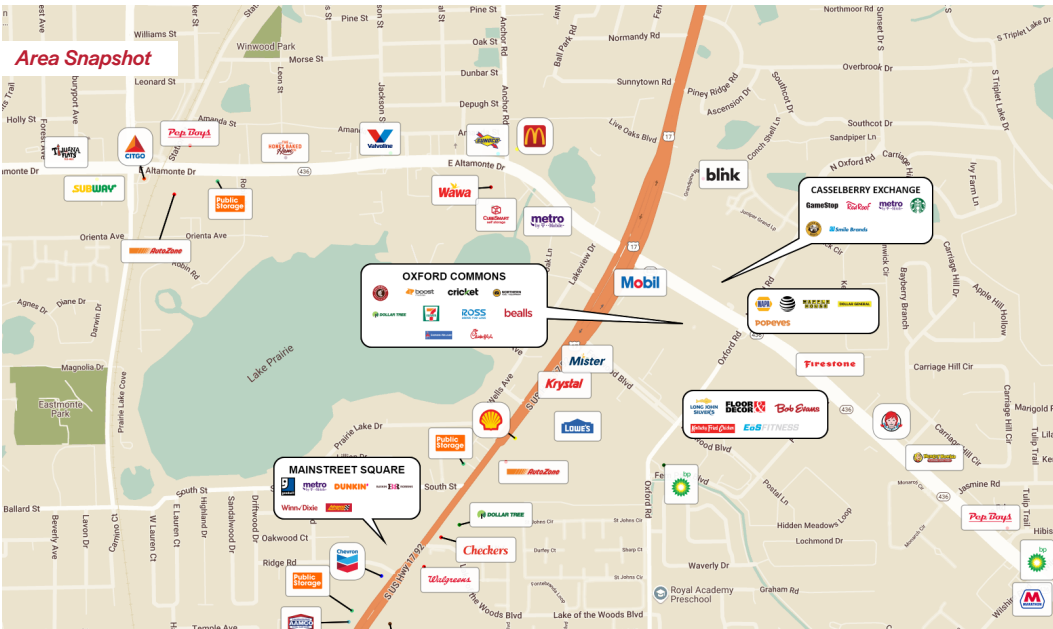
Traffic
Two way average daily traffic 70,000
CPD

Anchors
Ross Dress for Less
Bealls Outlet
Aldi
Dollar Tree

Vital Statistics

- Located between the Altamonte Springs and Casselberry Retail Corridor on one of the busiest intersections in Central FL

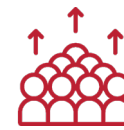
- Adjacent to Lowe's
- Across from Casselberry Exchange (BJ's Wholesale coming 2025)
- Orlando has the highest workforce housing rent growth in the country at a 7.4% increase for the year
- Strive at Fern Park, a senior living community, is 1 mile from center



Area Demographics



Population
1 Mile: 11,000
3 Mile: 97,000
5 Mile: 252,000



Daytime Population
1 Mile: 9,800
3 Mile: 84,000
5 Mile: 244,000



Median Age
1 Mile: 20-49
3 Mile: 20-49
5 Mile: 20-49



Number of HH
1 Mile: 4,900
3 Mile: 43,000
5 Mile: 110,000



Average HH Income
1 Mile: \$87,000
3 Mile: \$104,000
5 Mile: \$116,000

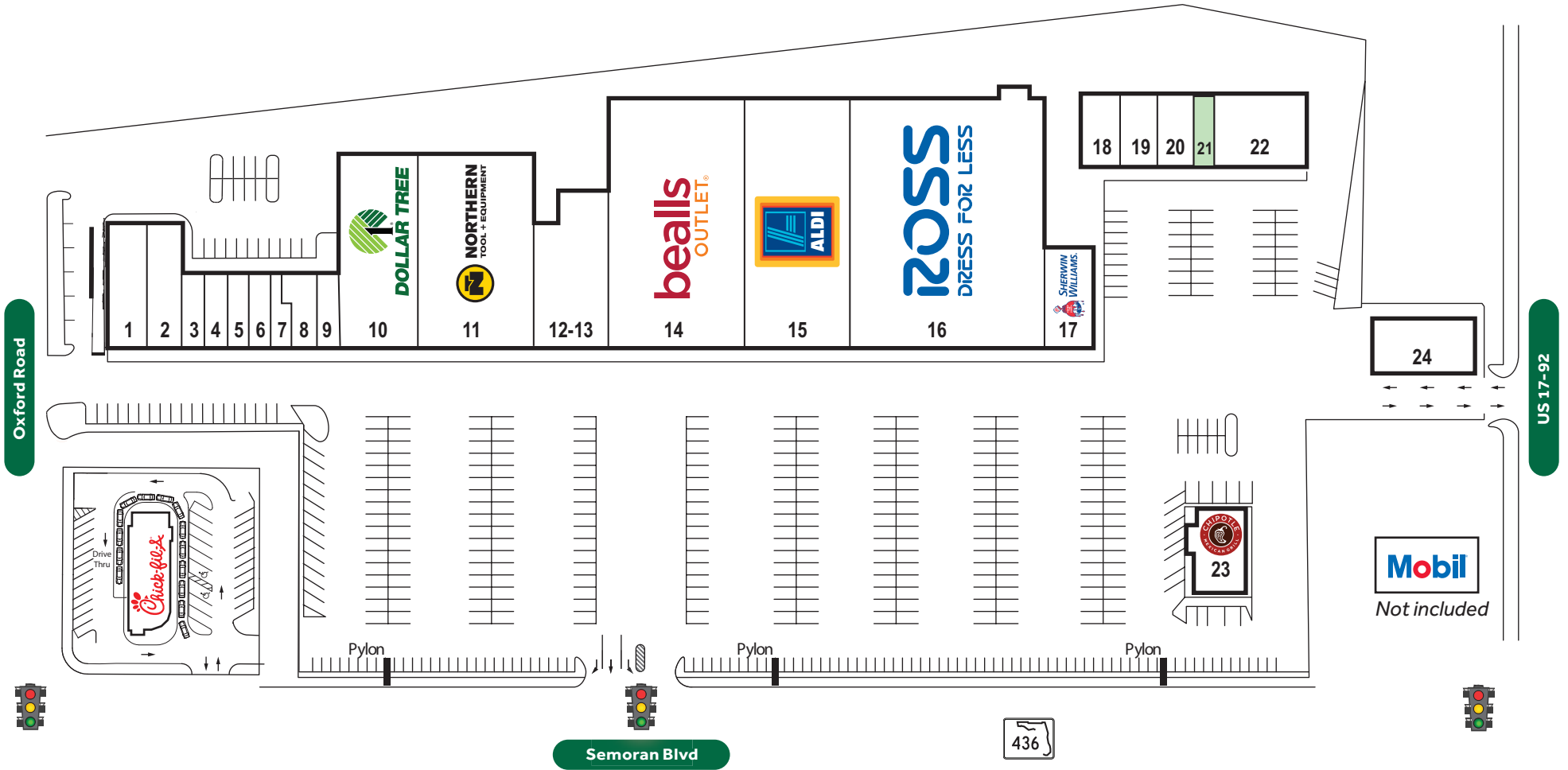


Median HH Income
1 Mile: \$70,000
3 Mile: \$79,000
5 Mile: \$86,000



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Information furnished is from sources deemed reliable, but is not guaranteed by RD Management and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.



Space	Suite #	Tenant	Size	Space	Suite #	Tenant	Size	Space	Suite #	Tenant	Size
1.	191	Zaza Cuban Comfort Food	3,000 sf	11.	167	Northern Tool (90' x 161')	14,490 sf	21.	111	Secure Tax	1,000 sf
2.	189	Olivalla's Italian Restaurant	3,000 sf	12-13.	161	Bright Light Books	7,000 sf	22.	109	Starz Dance	4,400 sf
3.	187	Chinese Take Out	1,050 sf	14.	157	Bealls Outlet	22,000 sf	23.	103	Chipotle	2,400 sf
4.	185	Postal Pack N' Print	1,080 sf	15.	153	Aldi	17,000 sf	24.		Top Tread Tires & Lube	4,000 sf
5.	183	Cricket Wireless	1,050 sf	16.	145	Ross Dress for Less	31,122 sf			(6155 S US Hwy 17-92)	
6/7.	181	Jersey Mike's	1,650 sf	17.	131	Sherwin Williams	3,200 sf				
8.	177	Boost Mobile	1,462 sf	18.	125	Pharmacy	1,875 sf				
9.	173	Sunshine Nails	1,200 sf	19.	117	Merry Maids	1,800 sf				
10.	169	Dollar Tree	10,000 sf	20.	115	Starz Dance	1,725 sf				