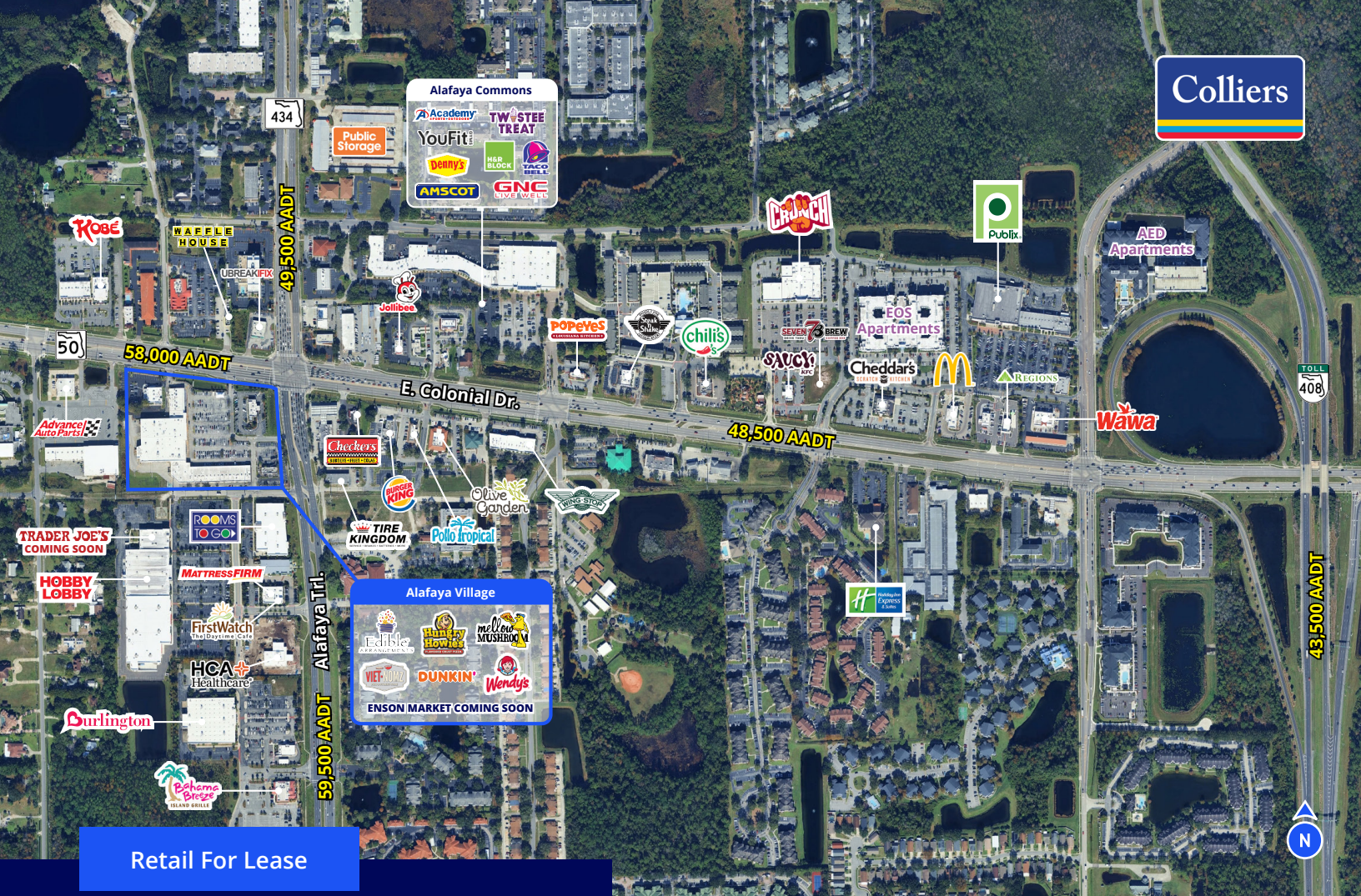




Colliers

Alafaya Village

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Property Highlights

- 1,420 SF coming available 06/01/26.
- 1 mile north of Waterford Lakes Town Center.
- Approximately 1 mile to SR-408.
- Located less than 3 miles from the University of Central Florida, one of the largest universities in the country with 72,000 students.

Area Demographics



Population

1-Mile: 14,591
3-Mile: 101,001
5-Mile: 231,174



Daytime Population

1-Mile: 16,419
3-Mile: 106,345
5-Mile: 215,792



Average HH Income

1-Mile: \$58,298
3-Mile: \$71,701
5-Mile: \$84,063

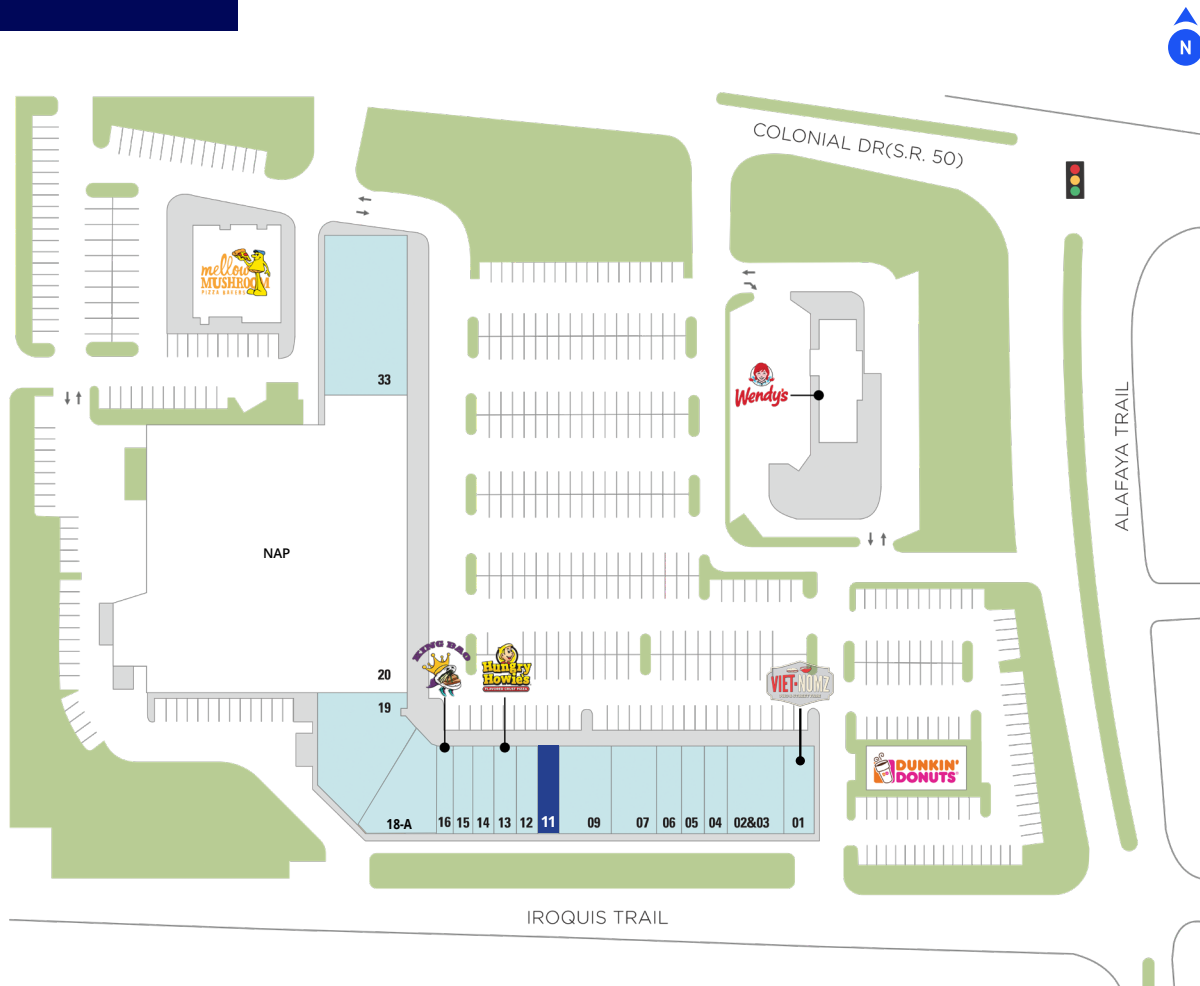


Households

1-Mile: 5,056
3-Mile: 33,590
5-Mile: 78,041

Accelerating success.

Site Plan



Unit	Tenant	Size	Unit	Tenant	Size
01	Viet-Nomz	1,491 SF	12	Edible Arrangements	1,420 SF
02-03	Modern Eyes	2,840 SF	13	Hungry Howie's Pizza	1,420 SF
04	Alafaya Dry Cleaners	1,420 SF	14	Quickly USA	1,420 SF
05	Jaca's Hair Studio	1,420 SF	15	Pro-top Nails & Spa	1,420 SF
06	Micro Scalp Clinic	1,420 SF	16	King Bao	1,380 SF
07	Cosmo Prof	2,840 SF	18-A	Salon Suites	3,335 SF
09	Karim Morales DMD, PA	2,840 SF	19	Archie's Cafe & Play Center	4,951 SF
11	Coming Available 06/01/26	1,420 SF	33	Hungry Crab	8,094 SF



**Regency
Centers.**

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