THE SOLARY

FOR LEASE

Professional Office & Retail Shell Space

ACRE COMMERCIAL



1890 CR 419 • OVIEDO • FL 32765

MEDICAL | PROFESSIONAL | RETAIL

1,433 SF - 2,663 SF

2ND FLOOR
STE 2050
(WARM SHELL)

1ST FLOOR
STE 1020

LEASE RATE

$30 PSF NNN

SIGNAGE

MONUMENT BUILDING

ZONING

PUD





THE SOLARY

OVERVIEW

The Solary at 1890 CR 419 presents a unique opportunity to join a well-established and professionally curated tenant mix within one of Oviedo's fastest-growing retail and office corridors. Anchored by strong in-place tenancy, the property offers immediate synergy, built-in customer traffic, and a stable business environment that is increasingly difficult to find in today's supply-constrained market.

Strategically located along CR 419, a primary east-west artery, the property benefits from excellent visibility, accessibility, and continued population growth throughout the surrounding trade area. Oviedo's evolution into a high-demand suburban submarket–driven by proximity to UCF, the Research Park, and ongoing mixed-use development–continues to attract both consumers and businesses seeking convenient, community-oriented locations.

The Solary combines the reliability of an established asset with the upside of a rapidly expanding market, making it an ideal location for medical, professional office, and service-oriented retail users looking to plug into both existing momentum and future growth.

HIGHLIGHTS

- Strong existing tenant mix driving consistent traffic and synergy
- Prime CR 419 frontage with excellent visibility and access
- Located in high-growth Oviedo submarket
- Ideal for medical, office, and service retail users

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BUILDING AERIAL

THE SOLARY



EXTERIOR PHOTOS | SIDE + BACK

THE SOLARY









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PROPERTY ELEVATION | FRONT | AVAILABLE SUITES

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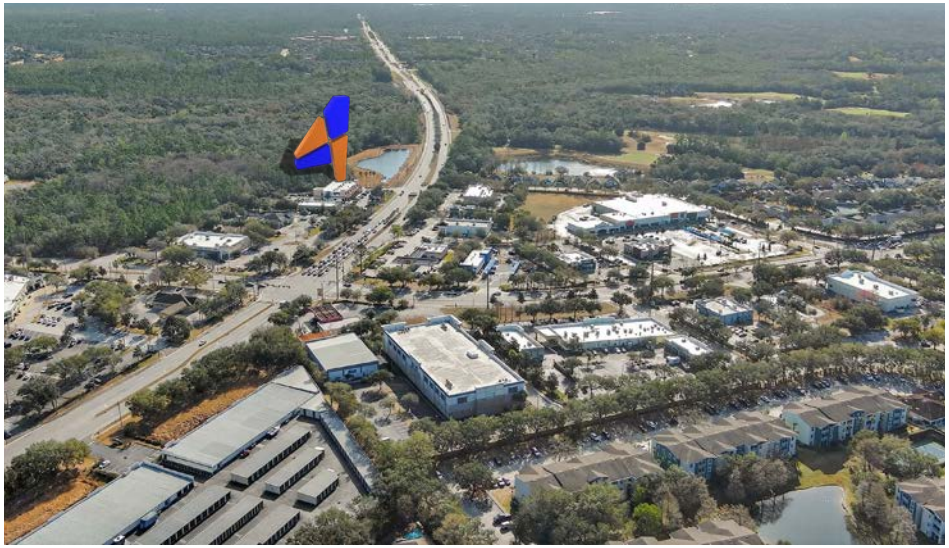


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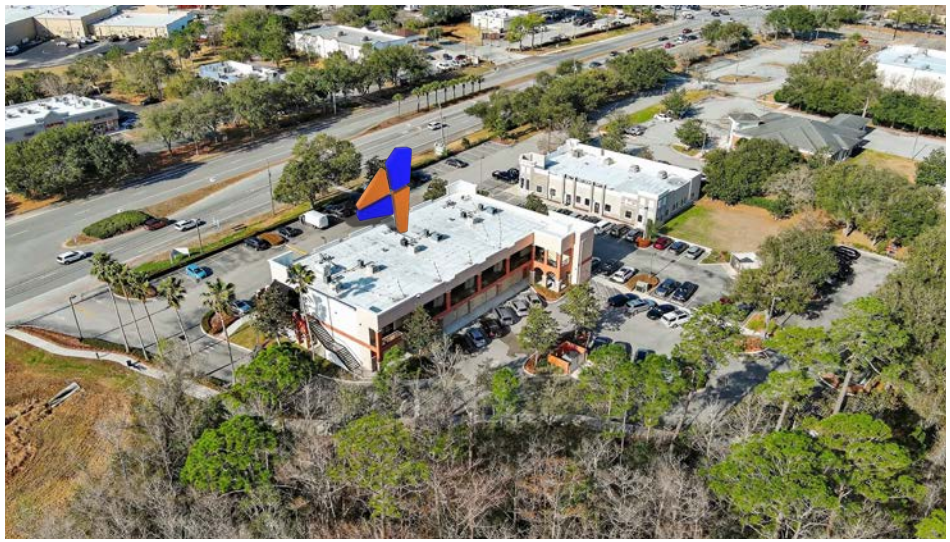
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LOCATION AERIALS









PROPERTY ELEVATION | STE 1020-30

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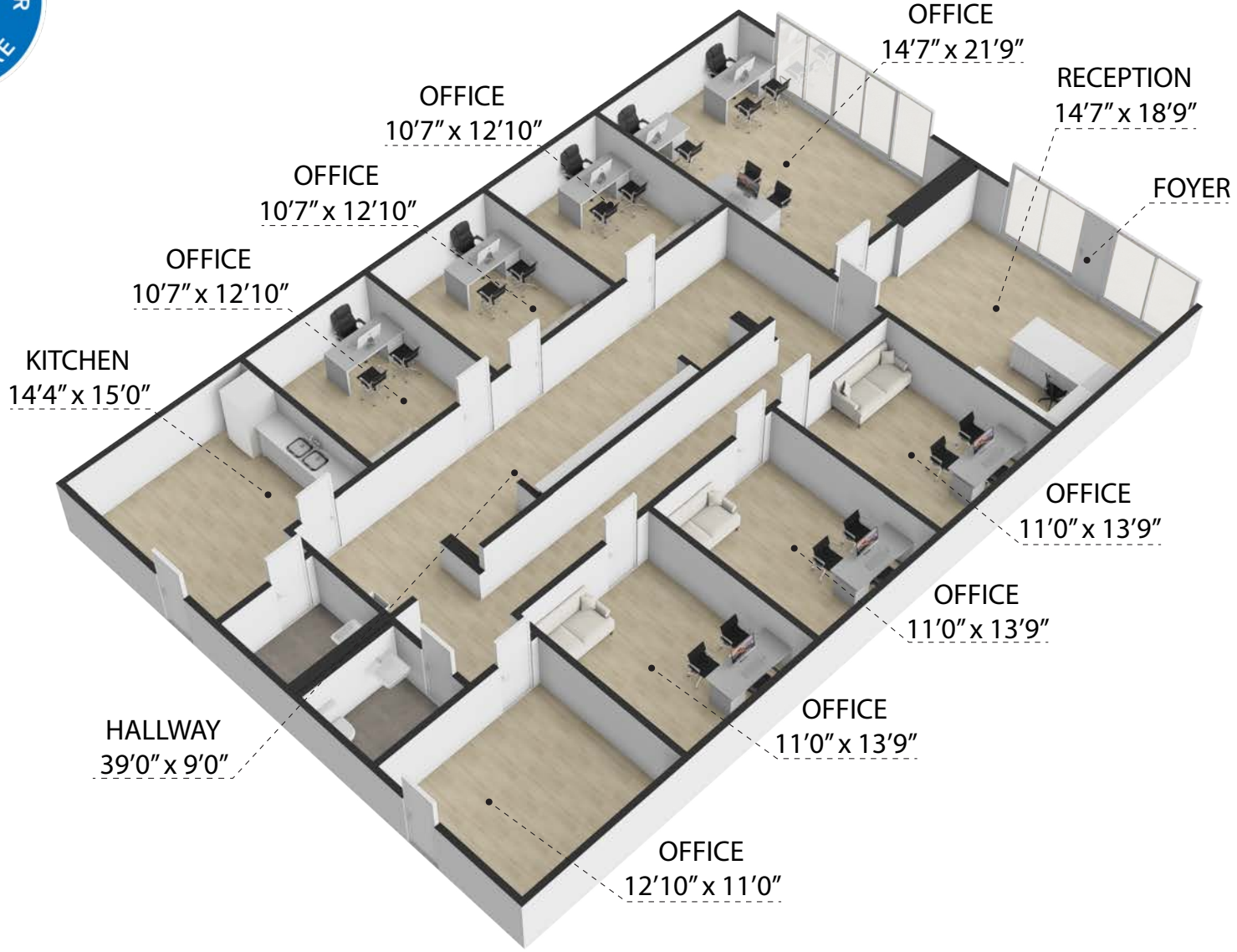
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FLOOR PLAN | SUITE 1020-30 | 2,663 SF

TAKE A VIRTUAL TOUR CLICK HERE

THE SOLARY



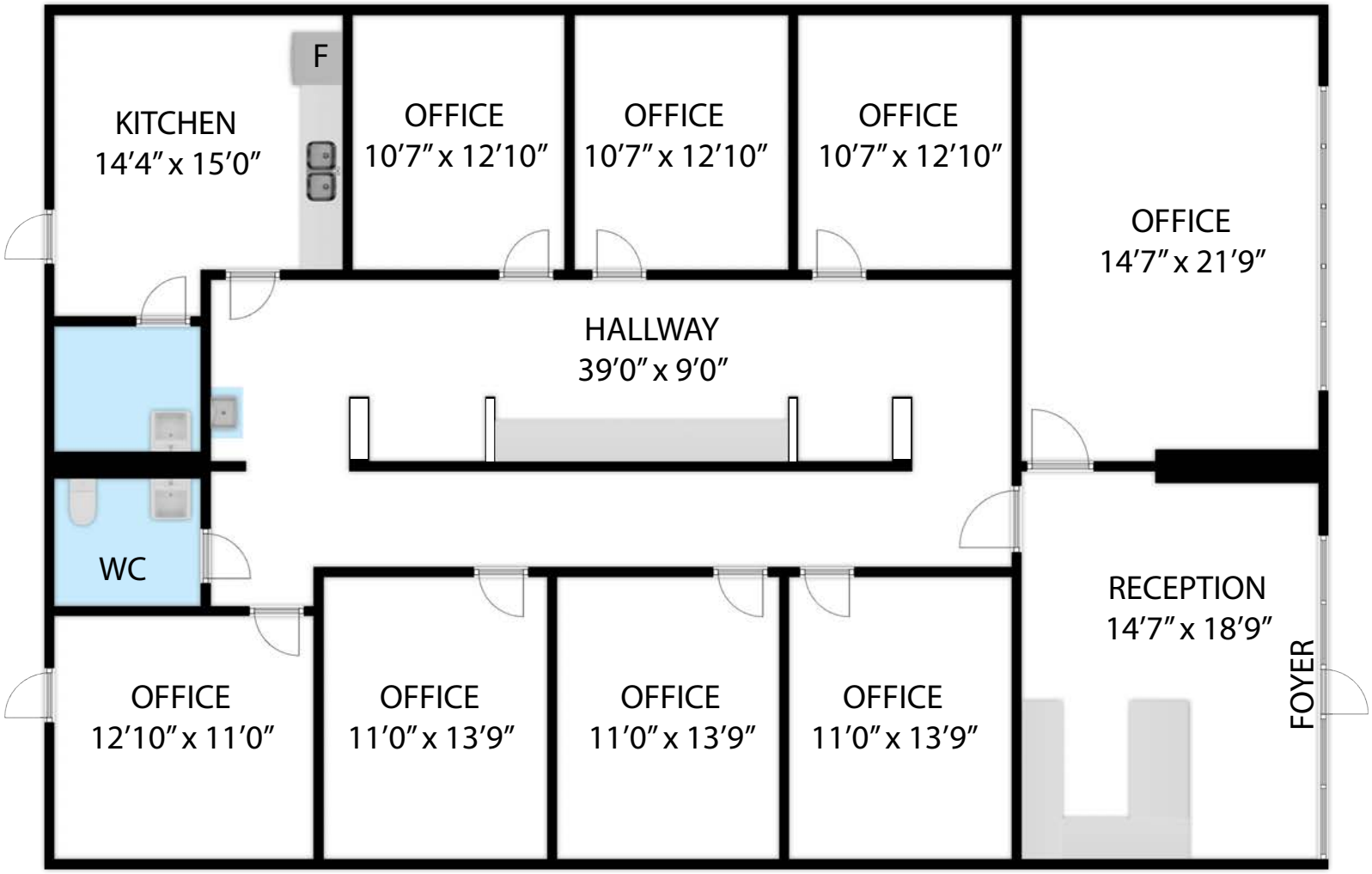
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FLOOR PLAN | SUITE 1020-30 | 2,663 SF

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INTERIORS | SUITE 1020-30 | 2,663 SF

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SUITE 2050 ELEVATION

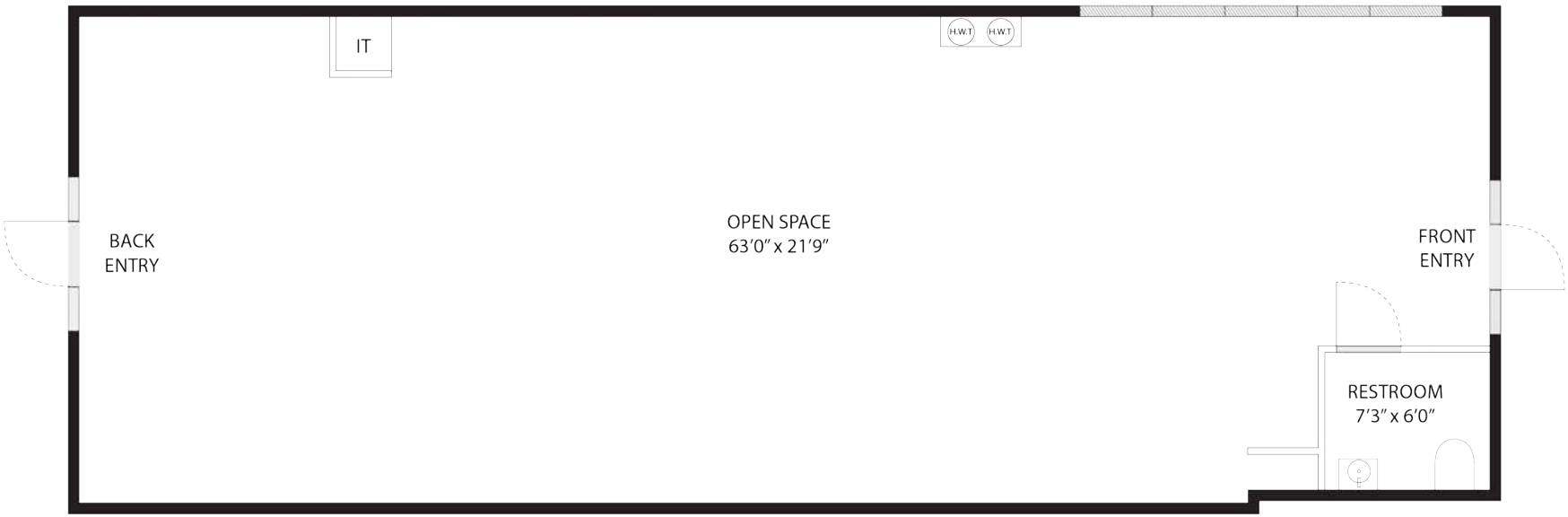


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FLOOR PLAN | SUITE 2050 - WARM SHELL | 1,433 SF

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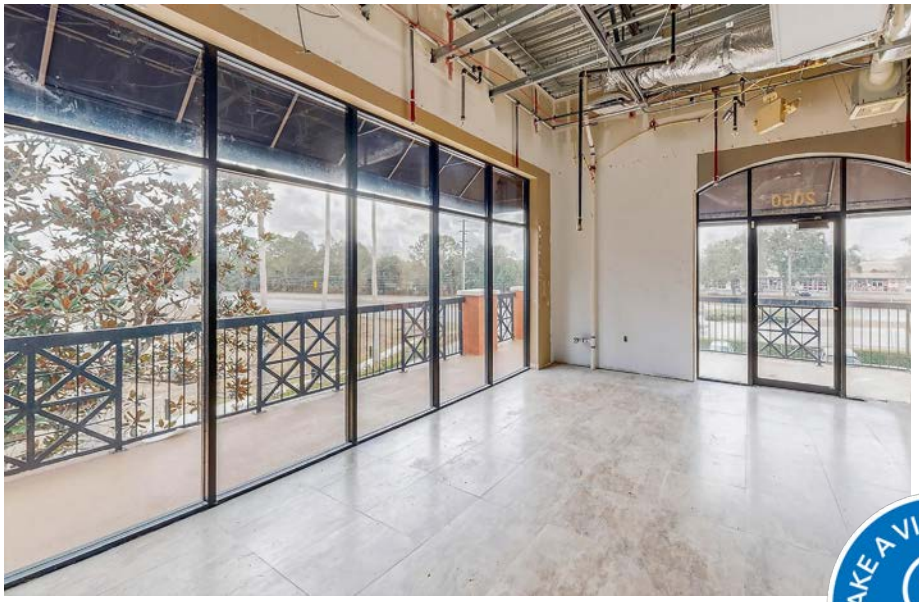


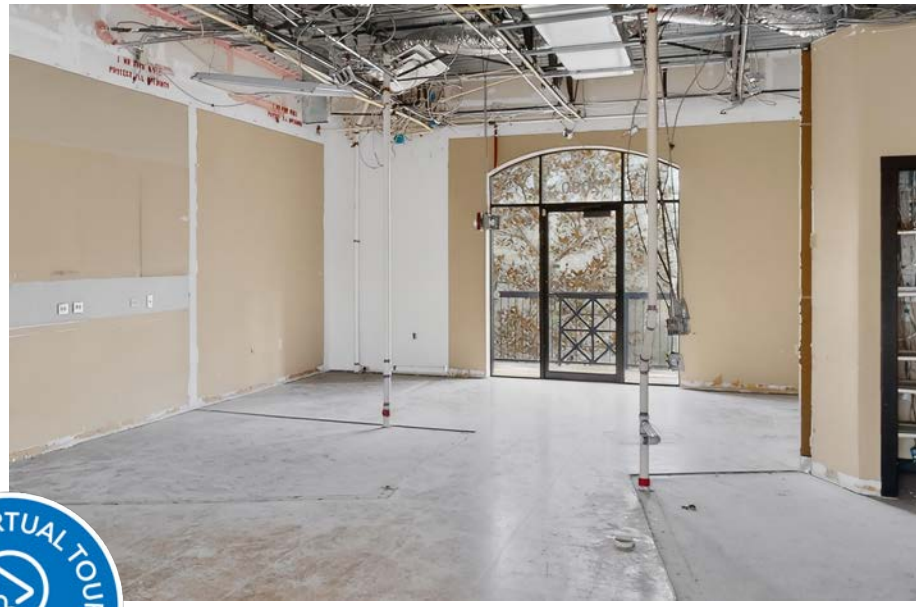
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INTERIOR PHOTOS | SUITE 2050

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LOCATION | DEMOGRAPHICS

THE SOLARY

POPULATION

1 Mile	3 Miles	5 Miles
4,977	48,032	113,540

HOUSEHOLDS

1 Mile	3 Miles	5 Miles
1,728	16,246	36370

HOUSEHOLD INCOME

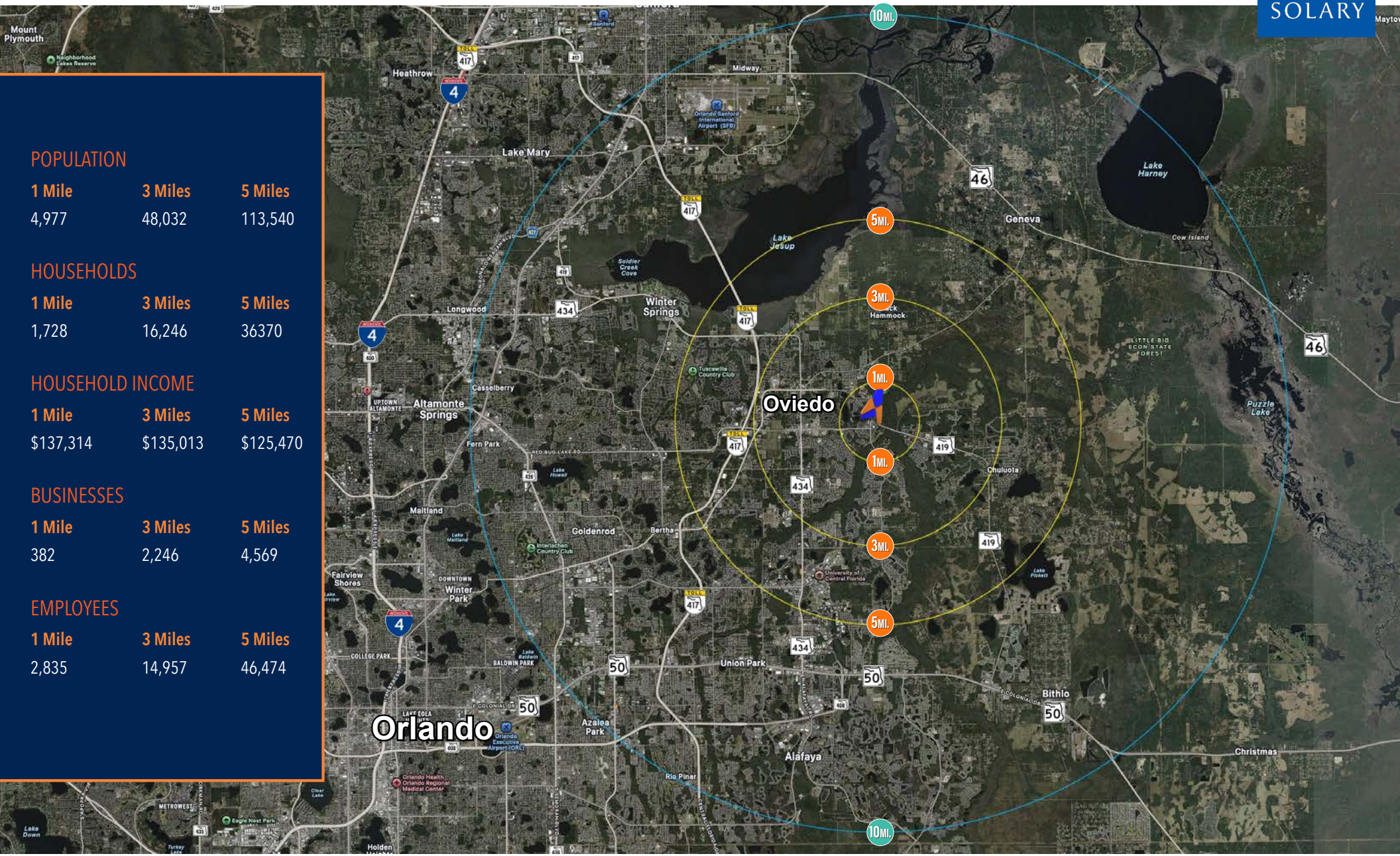
1 Mile	3 Miles	5 Miles
$137,314	$135,013	$125,470

BUSINESSES

1 Mile	3 Miles	5 Miles
382	2,246	4,569

EMPLOYEES

1 Mile	3 Miles	5 Miles
2,835	14,957	46,474



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ADJACENT PROPERTY SPOTLIGHT

Arya at Oviedo

Mixed-Use • Age-Restricted • SR 419 & Lockwood Blvd, Oviedo, FL

A significant mixed-use development is advancing immediately adjacent to The Solary's trade area. Arya at Oviedo represents a major vote of confidence in this corridor – bringing density, walkability, and a built-in residential consumer base to a location historically defined by single-use, auto-dependent development.





Why This Matters for The Solary

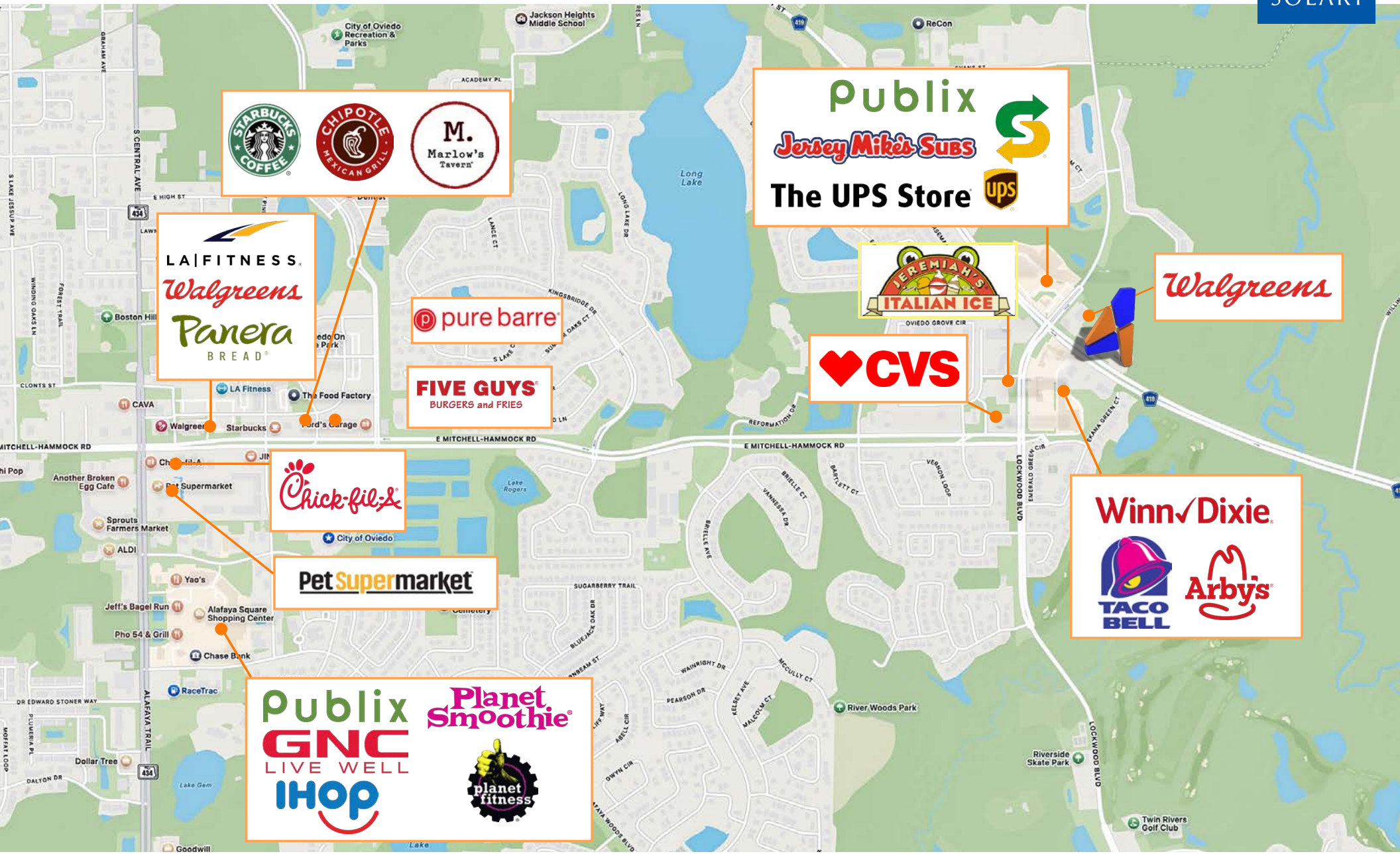
The Arya project is a direct market signal that the SR 419 / Lockwood corridor is transitioning from single-use suburban fabric to a denser, more walkable mixed-use environment — precisely the kind of neighborhood evolution that drives sustained demand for professional medical and service-oriented tenants.

Captive Residential Demand	Walkable Mixed-Use Paradigm
172 age-restricted households within walking distance add a concentrated, high-utilization patient and consumer base uniquely well-suited to the medical and wellness-oriented services at The Solary.	City leadership is actively steering development toward mixed-use density and reduced car dependency — a trend that rewards well-located medical office with proximity to the residents it serves.
Corridor Momentum	**Population Growth Context**
The same 100-acre PUD has already delivered a residential neighborhood and a Truist bank branch. Arya represents the next phase of an activated, multi-use node with retail at its base.	Oviedo has grown by roughly 700 residents per year since 1990. The pressure to build up — not out — is institutional, sustained, and accelerating, underpinning long-term occupancy fundamentals.

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LOCAL POINTS OF INTEREST

THE SOLARY



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