



FOR LEASE

# Professional Office & Retail Shell Space

SUITE  
2050  
1,433 SF

1890 CR 419, OVIEDO, FL 32765

Only Vacancy in this Property!

1,433 SF | \$30.00/SF NNN







ADDRESS: 1890 CR 419, Oviedo, FL 32765  
LEASE RATE: \$30.00 PSF NNN  
AVAILABLE: ±1,433 SF Medical Office/Retail  
PARCEL IDS: 13-21-31-507-0000-0020  
ZONING: PUD  
SIGNAGE MONUMENT/BUILDING

## PROPERTY 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

OFFERED BY:



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# PROPERTY ELEVATION | FRONT



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# PROPERTY ELEVATION | SIDE





# EXTERIOR PHOTOS





# BUILDING AERIAL

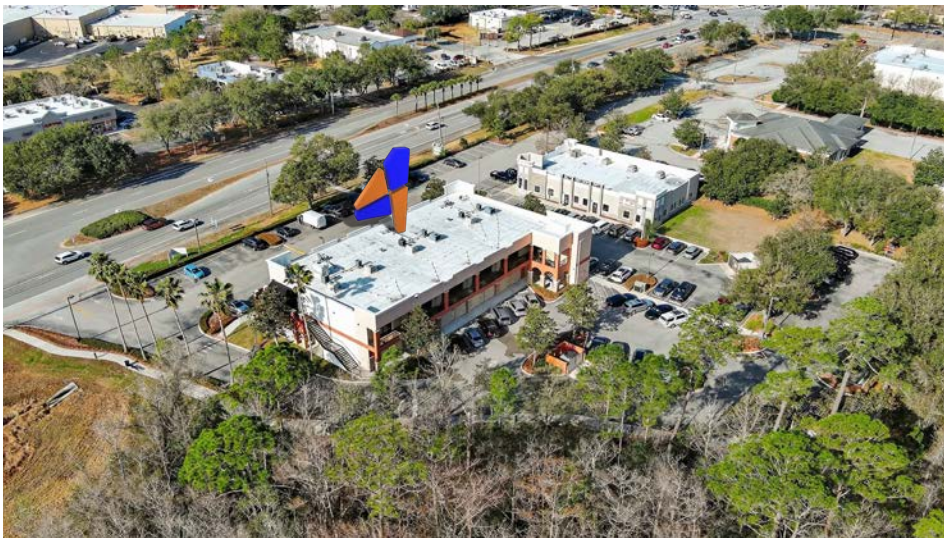


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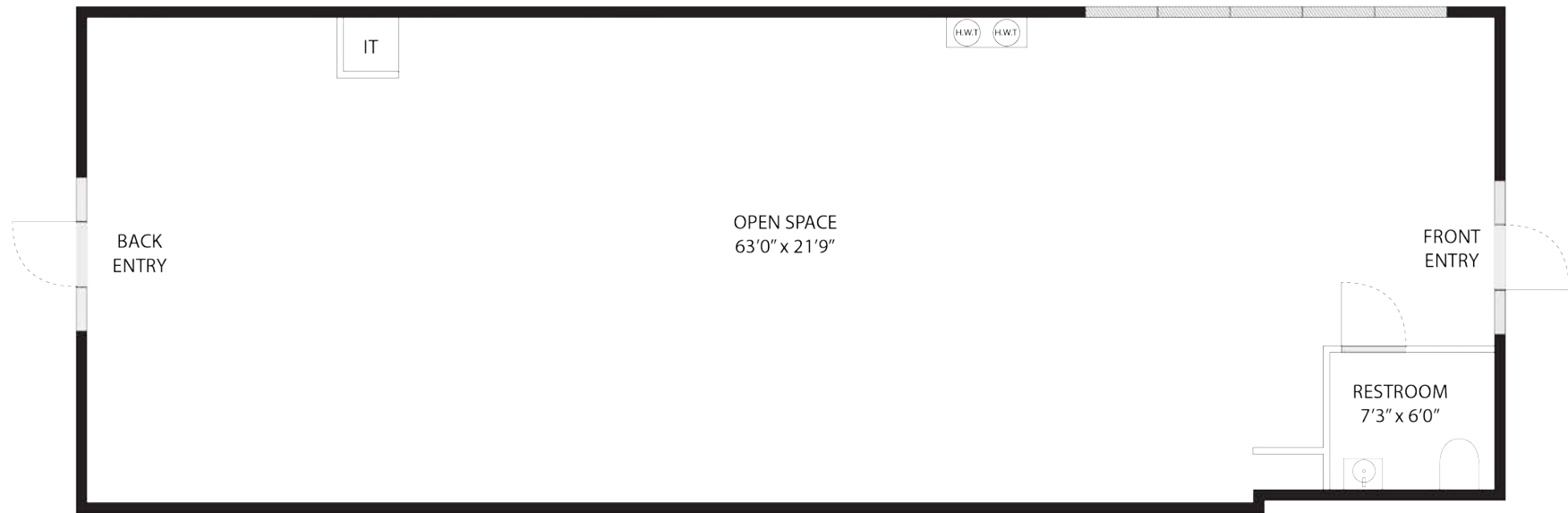




# LOCATION AERIALS



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





# INTERIOR PHOTOS | SUITE 2050

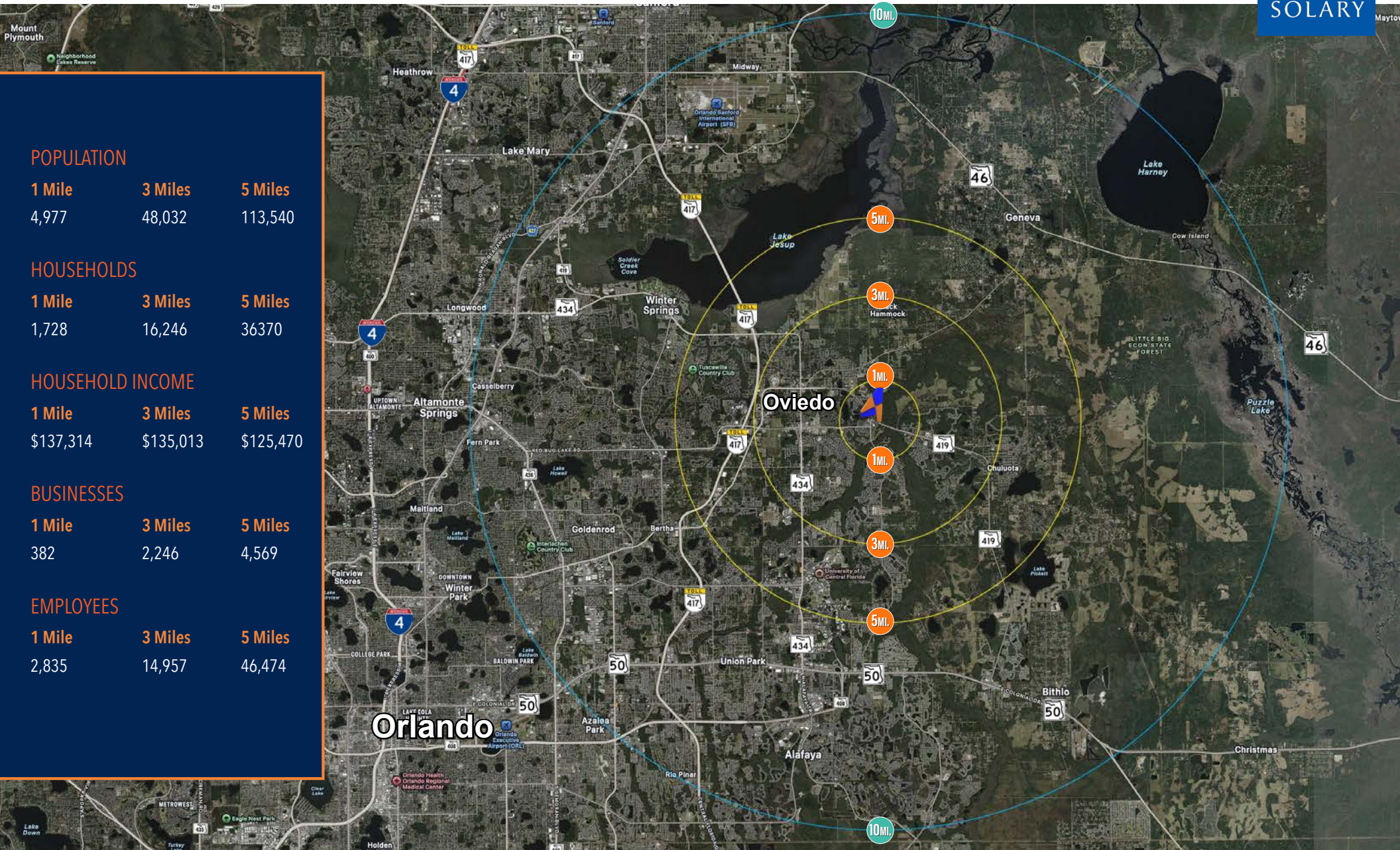


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# LOCATION | DEMOGRAPHICS



POPULATION		
1 Mile	3 Miles	5 Miles
4,977	48,032	113,540
HOUSEHOLDS		
1 Mile	3 Miles	5 Miles
1,728	16,246	36,370
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



# 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

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.

#### Walkable Mixed-Use Paradigm

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

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.

#### Population Growth Context

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.



# LOCAL POINTS OF INTEREST







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