7915
AT OVIEDO PARK
RED BUG LAKE ROAD

FOR LEASE · RETAIL

7915 RED BUG LAKE RD | OVIEDO, FLORIDA 32765

High-Visibility Retail. Drive-Thru Potential.

A ±3,042 SF second-generation space on a Lowe's-anchored outparcel at the signalized entrance to Oviedo Park Crossing, on the Red Bug Lake Road corridor.

AVAILABLE
±3,042 SF

PARKING
38 Spaces









CONTACT: GARRETT GLEITER | GARRETT@4ACRE.COM | 407.539.4514

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THE OPPORTUNITY

In front of Lowe's. On the corridor Oviedo drives.

Located along the highly traveled Red Bug Lake Road corridor in Oviedo, this ±3,042 SF second-generation retail space offers an attractive leasing opportunity on a prominent outparcel adjacent to Lowe's Home Improvement.

A proven traffic generator next door. The property sits within the Oviedo Park Crossing retail corridor, which draws approximately 3.6 million annual visits, up 5.2% year over year, according to Placer.ai. The adjacent Lowe's alone generates roughly 677,000 annual visits, giving the space a steady, daily-needs customer base.

Built for the next tenant. The space suits a wide range of retail, boutique fitness, wellness and service concepts. The approximately 6,132 SF building is served by 38 parking spaces, with building and monument signage on Red Bug Lake Road.

Drive-thru upside. The property offers potential for a drive-thru conversion, with preliminary conceptual plans available for review, subject to feasibility and applicable approvals.

3.6M
Annual visits to Oviedo Park Crossing, +5.2% YoY[1]

677K
Annual visits to the adjacent Lowe's[1]

38,474
Vehicles per day on Red Bug Lake Rd[2]

$113K
Median household income, City of Oviedo[3]

DETAILS AT A GLANCE

ADDRESS	7915 Red Bug Lake Rd Oviedo, FL 32765
AVAILABLE	±3,042 SF second-generation retail
AVAILABILITY	Coming available soon · tours by appointment
LEASE RATE	Call for rates
BUILDING	±6,132 SF · single story · Lowe's outparcel
PARKING	38 spaces
SIGNAGE	Building and monument
ZONING	C-2
PARCEL ID	17-21-31-5TS-0000-0020

[1] Placer.ai, per listing broker. [2] Seminole County traffic count, 2018. [3] Esri 2024 Demographic and Income Profile, City of Oviedo (published by Seminole County). Building SF and parking per CoStar.

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THE SITE

Lowe's Outparcel at the Signal

Hard-to-miss frontage at the signalized entrance to Oviedo Park Crossing.

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SPACE AVAILABLE

SPACE	SIZE	TYPE	CONDITION	AVAILABILITY	RATE
Suite 1001	±3,042 SF	Retail · drive-thru potential	Second-generation retail	Coming available soon	Call for rates

Ideal for boutique fitness (Pilates, yoga, barre), med spa and wellness, veterinary, and coffee or quick-service concepts. The space is currently occupied; tours are by appointment only. Please do not disturb the current tenant.

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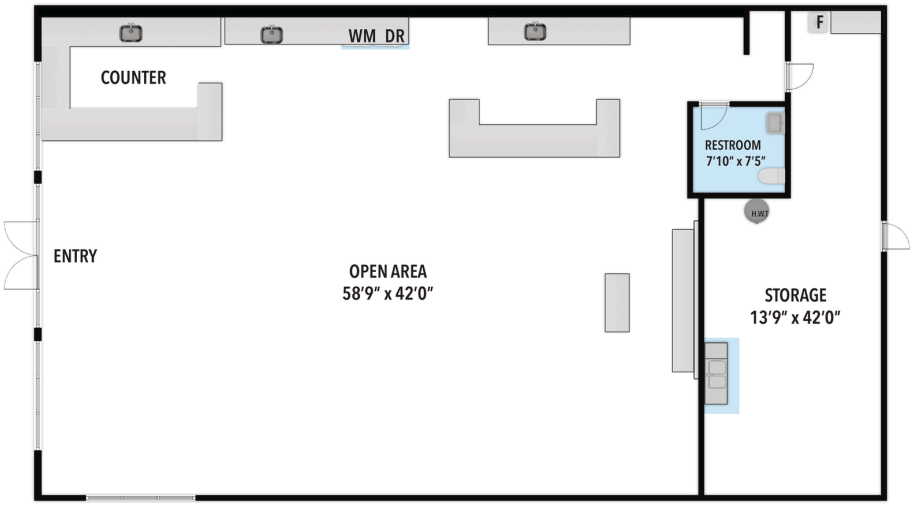
THE SPACE

Suite 1001

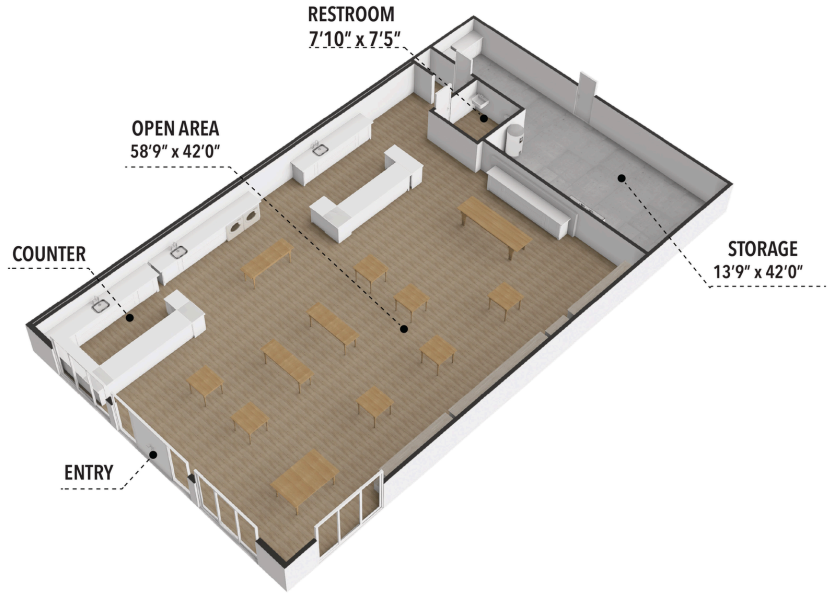
SIZE	DIMENSIONS	CONDITION	RATE
±3,042 SF	±73' × ±42'	2nd-Generation	Call

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2D FLOOR PLAN



3D FLOOR PLAN



THE LAYOUT

An open, flexible box.

Suite 1001 offers a **58'9" × 42' open area** behind full-height storefront glass, with a counter wall plumbed for three sinks, a restroom and a 13'9" × 42' storage room with its own rear door. The layout adapts readily to studio, treatment-room or counter-service formats.

3D VIRTUAL TOUR

Walk the suite now.

Open the Matterport tour on any device and move through Suite 1001 room by room, no appointment needed.

TAKE THE 3D VIRTUAL TOUR

Floor plans are illustrative and not to scale, drawn from an October 2026 Captur3D scan of Suite 1001. Room areas are net interior measurements; the ±3,042 SF suite size is gross. All dimensions are approximate and should be verified.

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INSIDE SUITE 1001

Bright, Open and Ready

High exposed ceilings, full-height storefront glass and a finished second-generation interior.

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OPEN SALES FLOOR · EXPOSED CEILING

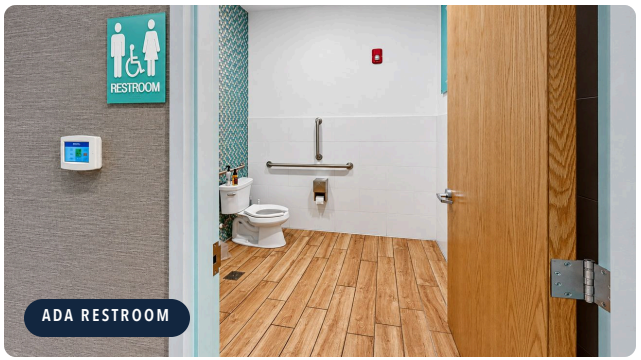


STOREFRONT GLASS & NATURAL LIGHT

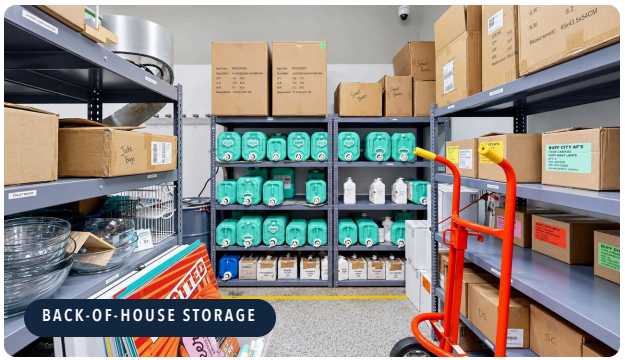


COUNTER WITH SINKS


FLEXIBLE FLOOR PLATE



ADA RESTROOM


BACK-OF-HOUSE STORAGE

Photos show the current tenant's fixtures, merchandise and finishes for reference; delivery condition per lease negotiation. Interior photography October 2026.

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HIGHEST & BEST USE

Drive-Thru Potential, Flexible Uses

A conceptual drive-thru lane wraps the building, with preliminary plans available for review.

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CONCEPTUAL RENDERING OF CONCEPT PLAN 1 · SUBJECT TO FEASIBILITY AND APPROVALS

Coffee & QSR

A conceptual drive-thru lane, the Red Bug Lake Rd signal and Lowe's morning traffic make the site a natural fit for coffee and quick-service operators.

BEST FIT: DRIVE-THRU COFFEE, QSR

Boutique Fitness

An open sales floor suits Pilates, yoga and barre studios, a category growing quickly along the corridor, with parking at the door.

BEST FIT: PILATES, YOGA, BARRE

Med Spa & Wellness

Two AdventHealth facilities and HCA Oviedo Medical Center within a mile bring a health-minded, high-income customer base.

BEST FIT: MED SPA, IV, WELLNESS

Veterinary & Pet

Dense surrounding neighborhoods and easy in-and-out access suit a general-practice veterinary clinic or pet services.

BEST FIT: VET CLINIC, GROOMING

ORLANDO RETAIL MARKET · Q2 2026

3.9%
Overall vacancy

$31.18
Avg. asking rent, NNN

Metro retail supply remains tight, with new development constrained.

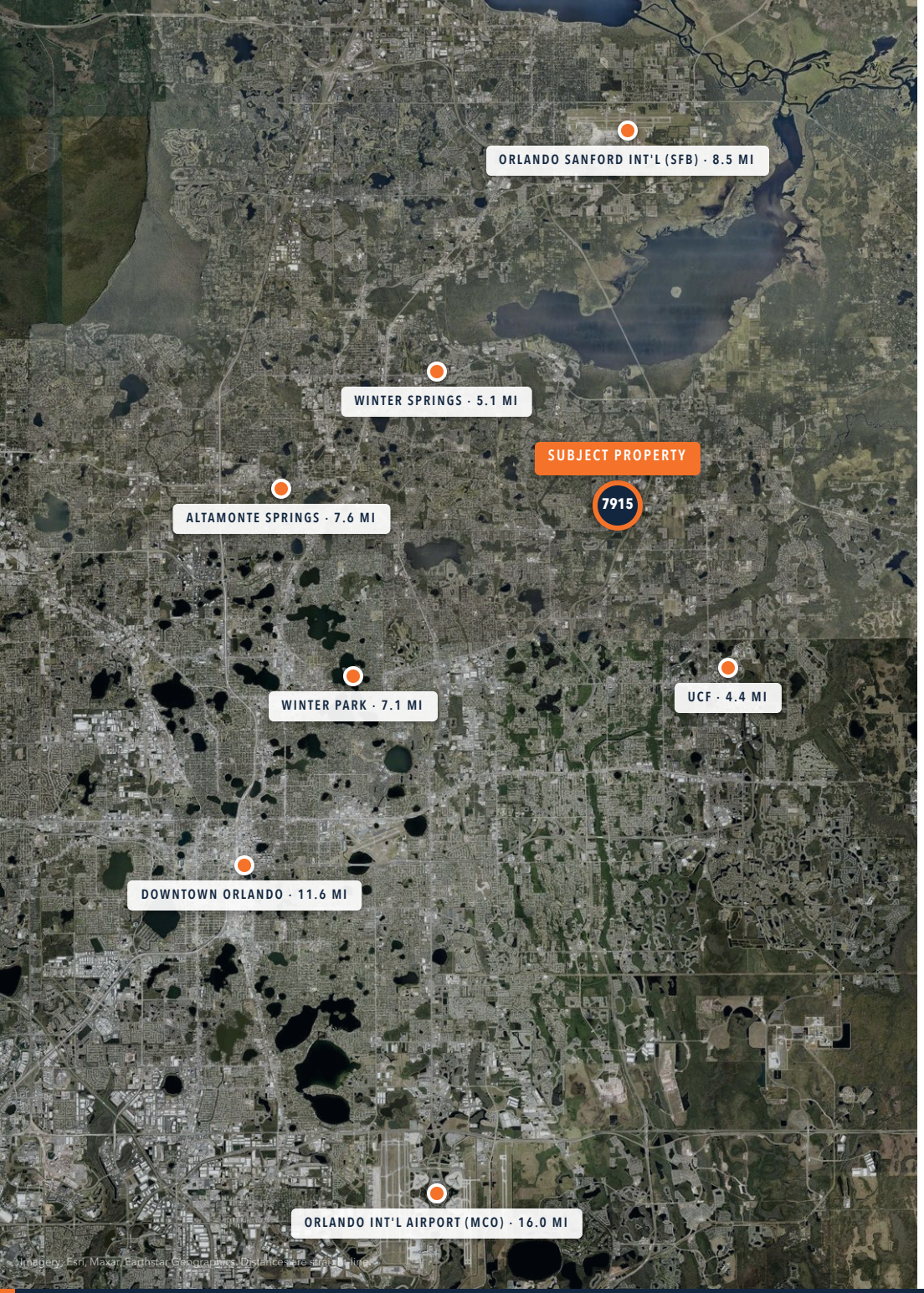
DRIVE-THRU CONCEPT

Concept Plan 1 shows a stacking lane looping around the building's west end and exiting along the rear of the site. Conceptual plans and the site survey are available on request.

Rendering is a conceptual illustration based on Concept Plan 1 (CP-1, by others), not an engineered site plan. Any drive-thru is subject to feasibility, ownership consent and all applicable governmental approvals. Illustrative uses are subject to zoning and ownership approval. Market data: Cushman & Wakefield Orlando Retail MarketBeat, Q2 2026.

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LOCATION

The heart of East Seminole

The property sits where Red Bug Lake Road meets the Central Florida GreeneWay (SR 417), at the center of Oviedo's retail, medical and entertainment hub. Target, the Oviedo Mall, AdventHealth and HCA Oviedo Medical Center are all within a mile, and the University of Central Florida is about four miles southeast.

Oviedo is one of Seminole County's most affluent and fastest-growing cities. Esri projects median household income to rise from about $113,500 today to nearly $135,000 by 2029.

40,087
Population, City of Oviedo (2024)

$113.5K
Median household income

$151.8K
Average household income

MILES FROM

< 1 mi	4.4 mi	8.5 mi	11.6 mi
SR 417 interchange	University of Central Florida	Orlando Sanford Int'l Airport	Downtown Orlando

38,474 Vehicles per day on Red Bug Lake Rd at the property, with the SR 417 interchange steps away.

Demographics: Esri 2024 Demographic and Income Profile, City of Oviedo, via Seminole County. Traffic: Seminole County count, 2018. Distances are straight-line and approximate.

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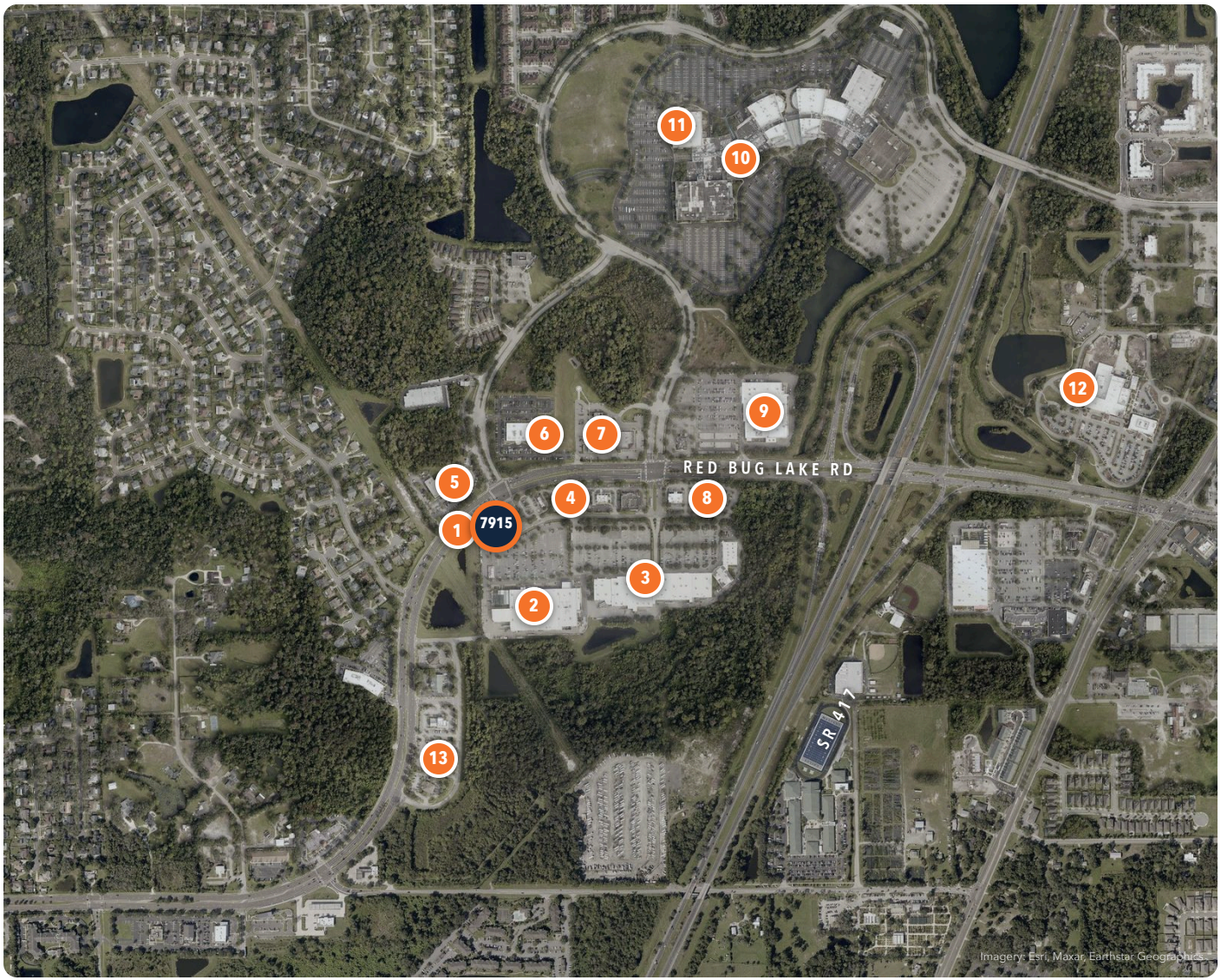
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NEARBY AMENITIES

Everything around the corner

Anchors, dining, fitness and healthcare within about a mile.

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1	T-Mobile (corporate store) Co-tenant in the same building	Next door
2	Lowe's Home Improvement Adjacent shadow anchor	Adj.
3	Oviedo Park Crossing Michaels, Ross, Ulta, dining	0.2 mi
4	Foxtail Coffee · Red Bug Plaza Coffee across the street	0.1 mi
5	Oviedo YMCA Family Center Fitness & family center	0.1 mi
6	AdventHealth Centra Care Urgent care	0.1 mi
7	AdventHealth ER Freestanding emergency room	0.2 mi
8	BJ's Restaurant & Brewhouse Full-service dining	0.3 mi
9	Target Big-box anchor	0.4 mi
10	Oviedo Mall Regional mall & cinema	0.6 mi
11	Lift 365 Fitness 24-hour gym	0.6 mi
12	HCA Oviedo Medical Center Full-service hospital	0.8 mi
13	HILI Fitness (Pilates) Pilates studio · Shoppes at Red Bug	0.3 mi

Distances are straight-line from the property and approximate.

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Let's Find Your Storefront

Second-generation retail on a Lowe's outparcel, with drive-thru potential.

Contact Garrett for the drive-thru plans or to schedule a tour.

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