**ALAFAYA CROSSINGS**

Northwest corner of Alafaya Trail and Chapman Road

Oviedo, Florida

**MOST VISIBLE SITE ON ALAFAYA TRAIL**

**VISIBILITY**

* Traffic light at Alafaya and Chapman
* Thousands of feet of unobstructed visibility
* Chapman Road and traffic light create perfect visibility for the south endcap
* Huge FDOT retention pond for Alafaya Trail located immediately to the north of property creates perfect visibility for north endcap
* Excellent signage allotment – 2 sq ft for each lineal foot of frontage
* Signage allowed on all four sides of buildings
* Three pole/joint ID signs allowed for project
* Electronic message centers allowed on two of the pole signs

**LOCATION**

* 1.3 miles south of Red Bug Lake Road (Mitchell Hammock)
* 1.5 miles north of UCF (University of Central Florida) approximately 50,000 students
* Largest intersection of Alafaya Trail between Red Bug and University

**ACCESS**

* Curb cuts off Alafaya Trail and Chapman Road give this property superior access to most all competition

**PADS, DRIVE THRUS AND RESTAURANTS**

* Grease traps already installed
* Site can accommodate drive thrus for banks and restaurants
* Outdoor seating and patio space available
* Pad sites available for lease