

# Free Standing Bank Building

Oviedo, Florida

**FOR LEASE or SALE**



## Property Features

- 4,000 SF former Washington Mutual Bank building with three drive-thru lanes
- Move in Ready! Available immediately
- Located at the northwest corner of Lockwood Blvd and Pauline Street between two grocery anchored shopping centers (Publix and Winn-Dixie)
- Excellent frontage and visibility with excellent access from both Lockwood Blvd and Mitchell Hammock.
- Over \$300,000 invested in existing tenant improvements

## Demographics 2008

	3 Miles	5 Miles
Population	42,667	88,895
Average Age	35.1	35.1
Avg. HH Income	\$90,116	\$93,313
Traffic Counts		
2005	24,578 Vehicles Per Day	



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Bank Drive-Thrus



Interior Improvements

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