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Retail For Lease

# Ocoee Village Center

Clarcona Ocoee Rd. & N. Lakewood Ave.  
Ocoee, FL

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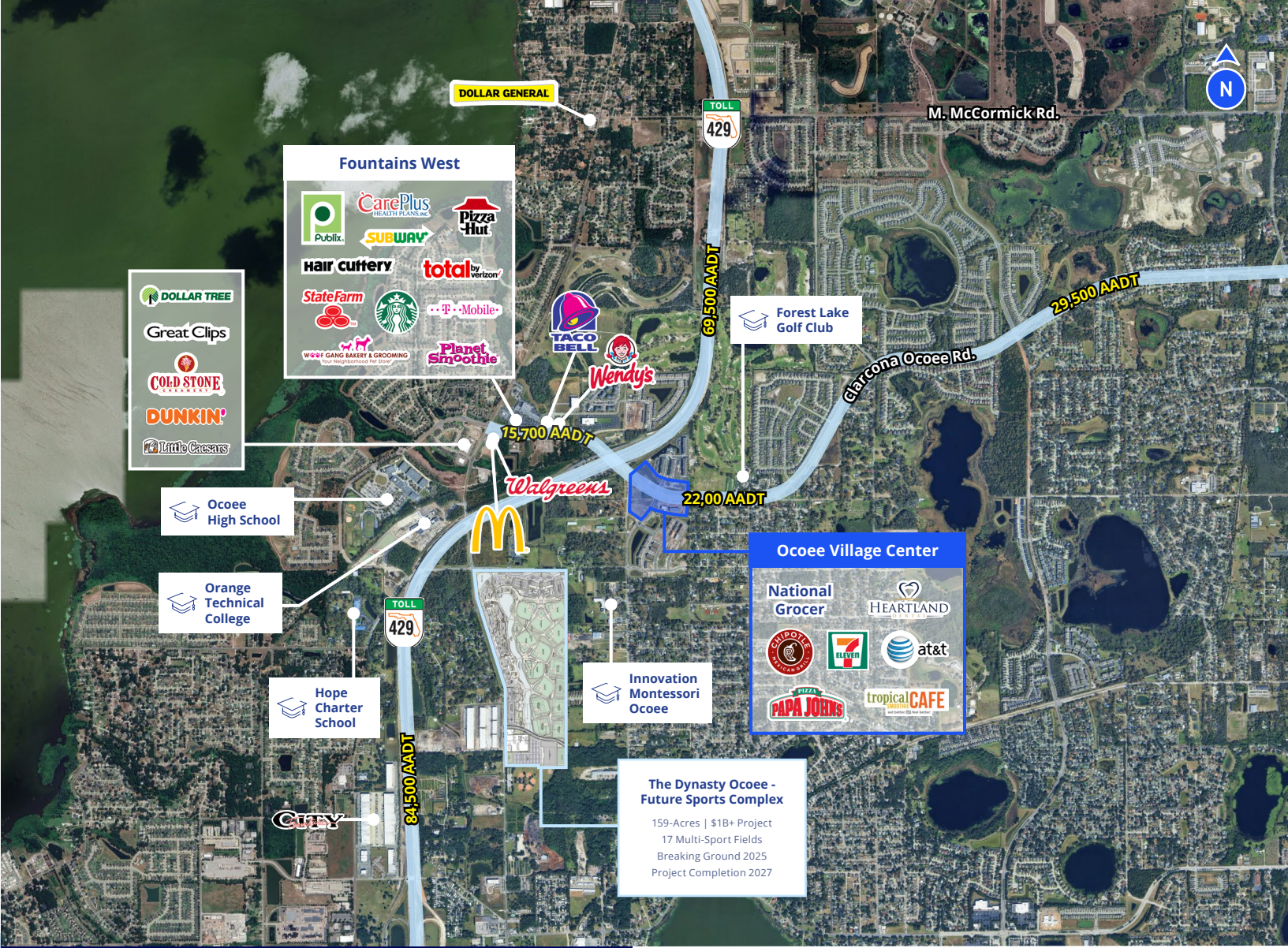
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# Property Highlights

- 2,462 SF end-cap available in the Southeast Corner.
- 1.15 AC & 1.25 AC pads available.
- 1,200 SF small-shop spaces & 3,500 SF end-cap available.
- Dedicated monument signage.
- Located at the signalized intersection of SR-429 and Clarcona Ocoee Road.
- Surrounded by 320 new luxury apartments and 232 townhomes as part of the development.
- 2,600+ homes to be developed within 3 miles.
- Located just 3 minutes from Ocoee’s future 159-Acre Sports Complex, The Dynasty.



## Area Demographics



### Population

3-Mile: 56,600  
5-Mile: 163,698  
7-Mile: 319,005



### Daytime Population

3-Mile: 44,424  
5-Mile: 135,332  
7-Mile: 267,971



### Average HH Income

3-Mile: \$125,154  
5-Mile: \$105,623  
7-Mile: \$105,880



### Households

3-Mile: 18,501  
5-Mile: 55,598  
7-Mile: 109,572

# Site Plan

## Opportunities

-  Restaurant
-  Fast Food
-  Retail
-  Medical
-  Bank

| Unit             | Tenant                            | Size      |
|------------------|-----------------------------------|-----------|
| Southwest Corner |                                   |           |
| 10820 & 10856    | National Grocer (Coming Soon)     | 49,530 SF |
| Southeast Corner |                                   |           |
| 10714            | 7-Eleven                          | 4,850 SF  |
| 100              | Chipotle                          | 2,660 SF  |
| 110              | Papa Johns                        | 1,400 SF  |
| 120              | AT&T                              | 1,505 SF  |
| 130              | Tropical Smoothie Café            | 1,588 SF  |
| 140              | National Sub Shop (Lease Pending) | 1,206 SF  |
| 150              | Glorie Nails                      | 1,998 SF  |
| 160              | Retail (In Negotiations)          | 1,243 SF  |
| 170              | Available                         | 2,462 SF  |
| 10678            | Available   QSR (1.25± AC)        | 4,000 SF  |

|                  |                            |          |
|------------------|----------------------------|----------|
| Northeast Corner |                            |          |
| Bldg. A          | Available                  | 7,350 SF |
| Bldg. B          | Available                  | 6,650 SF |
| Bldg. C          | Available   QSR (1.15± AC) | 3,176 SF |

|                  |                                       |          |
|------------------|---------------------------------------|----------|
| Northwest Corner |                                       |          |
| Bldg. A          | National Auto Parts (Lease Pending)   | 6,815 SF |
| Bldg. B 100      | National Restaurant (In Negotiations) | 2,600 SF |
| Bldg. B 110      | Available                             | 1,195 SF |
| Bldg. B 120/130  | Asian Restaurant (Lease Pending)      | 2,800 SF |
| Bldg. B 140      | Available                             | 1,050 SF |
| Bldg. B 150      | Available                             | 2,450 SF |
| Bldg. C 100      | National Coffee (Lease Pending)       | 1,560 SF |
| Bldg. C 110      | Available                             | 1,200 SF |
| Bldg. C 120      | Heartland Dental                      | 3,900 SF |

Conceptual Site Plan  
Subject to change based  
on tenant interest



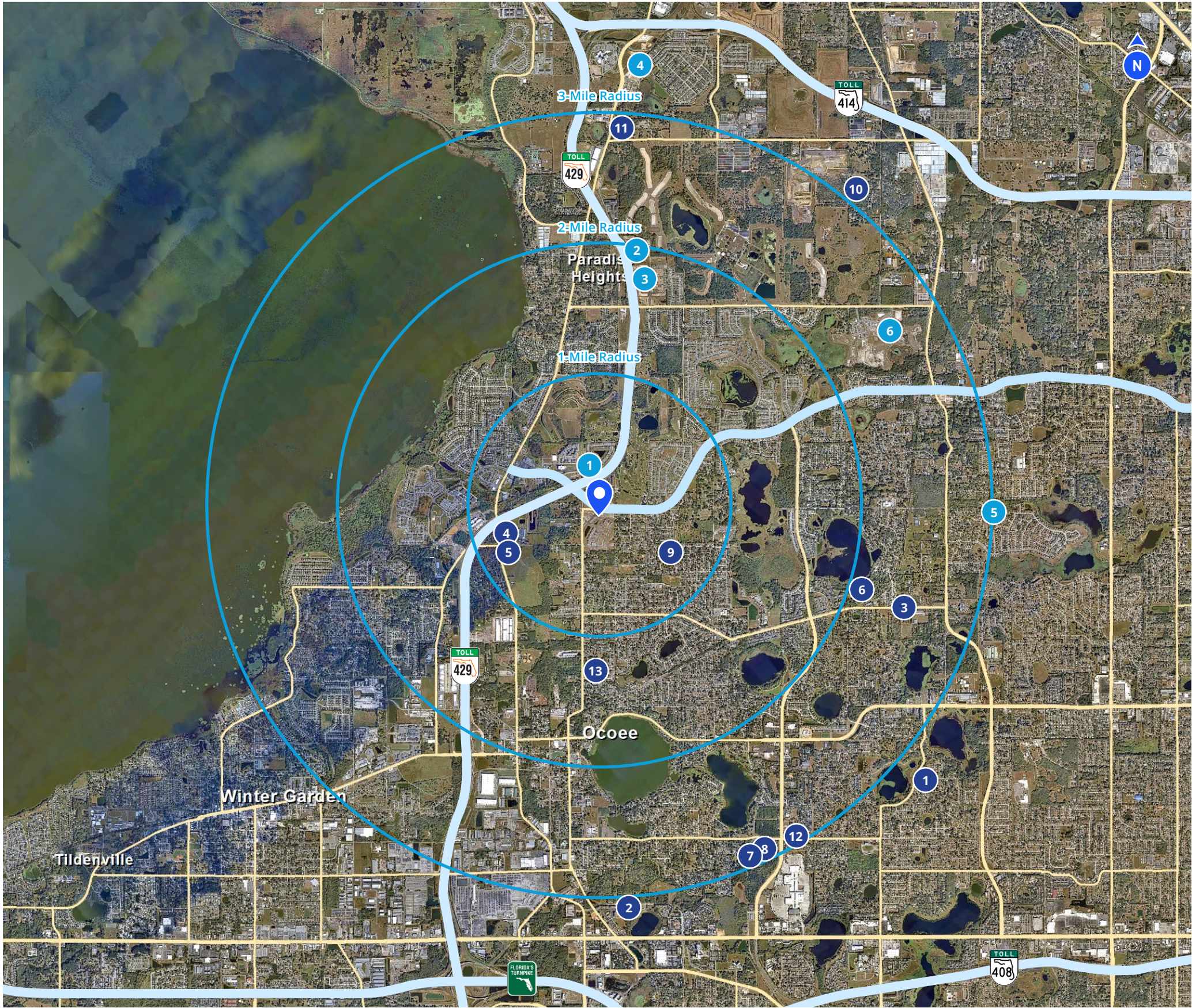
# Surrounding Residential

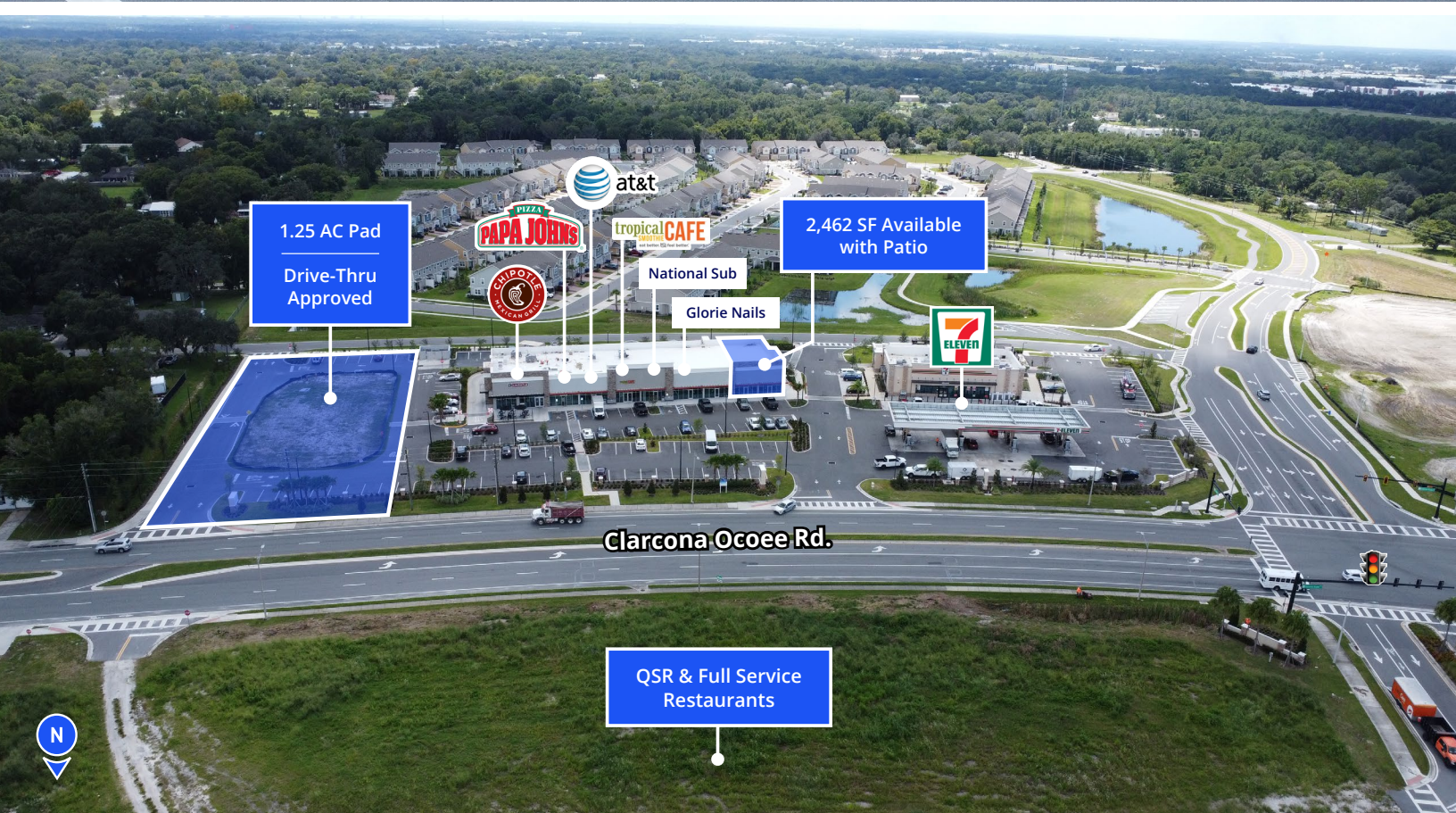
## Under Construction

|   | Subdivision                     | Units |
|---|---------------------------------|-------|
| 1 | Magnolia Reserve (TH)           | 18    |
| 2 | Oak Pointe (SF)                 | 2     |
| 3 | Oak Pointe (TH)                 | 16    |
| 4 | Residences at Emerson Park (TH) | 24    |
| 5 | Terraces at Country Run         | 2     |
| 6 | Wynwood                         | 14    |
|   | Total                           | 76    |

## Future Developments

|    | Subdivision                     | Units |
|----|---------------------------------|-------|
| 1  | 1932 Good Homes Rd              | 10    |
| 2  | 29 Palms at City Center (Condo) | 265   |
| 3  | Covington Oaks                  | 17    |
| 4  | Eagle Creek of Ocoee (SF)       | 213   |
| 5  | Eagle Creek of Ocoee (TH)       | 62    |
| 6  | Gardenia Pointe (TH)            | 84    |
| 7  | Lake Lotta (TH)                 | 186   |
| 8  | Lake Lotta (SF)                 | 138   |
| 9  | Nicole Blvd Subdivision         | 19    |
| 10 | Oak Hill Estates - Orange       | 10    |
| 11 | Oak Royal Property (TH)         | 336   |
| 12 | Ocoee Oaks                      | 18    |
| 13 | VMG Estates (TH)                | 26    |
|    | Total                           | 1,384 |





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