

Retail For Lease

Ocoee Village Center

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

Contact Us:

Jorge Rodriguez, CCIM
Executive Vice President
+1 407 362 6141
jorge.rodriguez@colliers.com

Chris Alders
Vice President
+1 407 362 6142
chris.alders@colliers.com

Property Highlights

- Join Walmart Neighborhood Market, Gas, Wine & Spirits, coming soon to the Southwest Corner!
- 1,015 SF inline space remaining in the Southeast Corner.
- 1.15 AC & 1.25 AC pads available.
- Up to 10,000± SF of retail and a drive-thru end-cap available in the Northwest Corner.
- 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.
- 1,400+ new homes to be developed within 3 miles.





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	Walmart Neighborhood Market	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	Jersey Mike's Subs	1,206 SF
150	Glorie Nails	1,998 SF
160	Ideal Nutrition	1,500 SF
170A	Regional Bagel Restaurant (Lease Pending)	1,190 SF
170B	Available	1,015 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	AutoZone	6,815 SF
Bldg. B 100	Available	2,539 SF
Bldg. B 110	Available	1,264 SF
Bldg. B 120	Available	1,405 SF
Bldg. B 130	Available	1,405 SF
Bldg. B 140	Available	1,054 SF
Bldg. B 150	Available	2,480 SF
Bldg. C 100	National Coffee (Lease Pending)	1,575 SF
Bldg. C 110	Available	1,204 SF
Bldg. C 120	Heartland Dental	3,914 SF

Conceptual Site Plan
Subject to change based on tenant interest



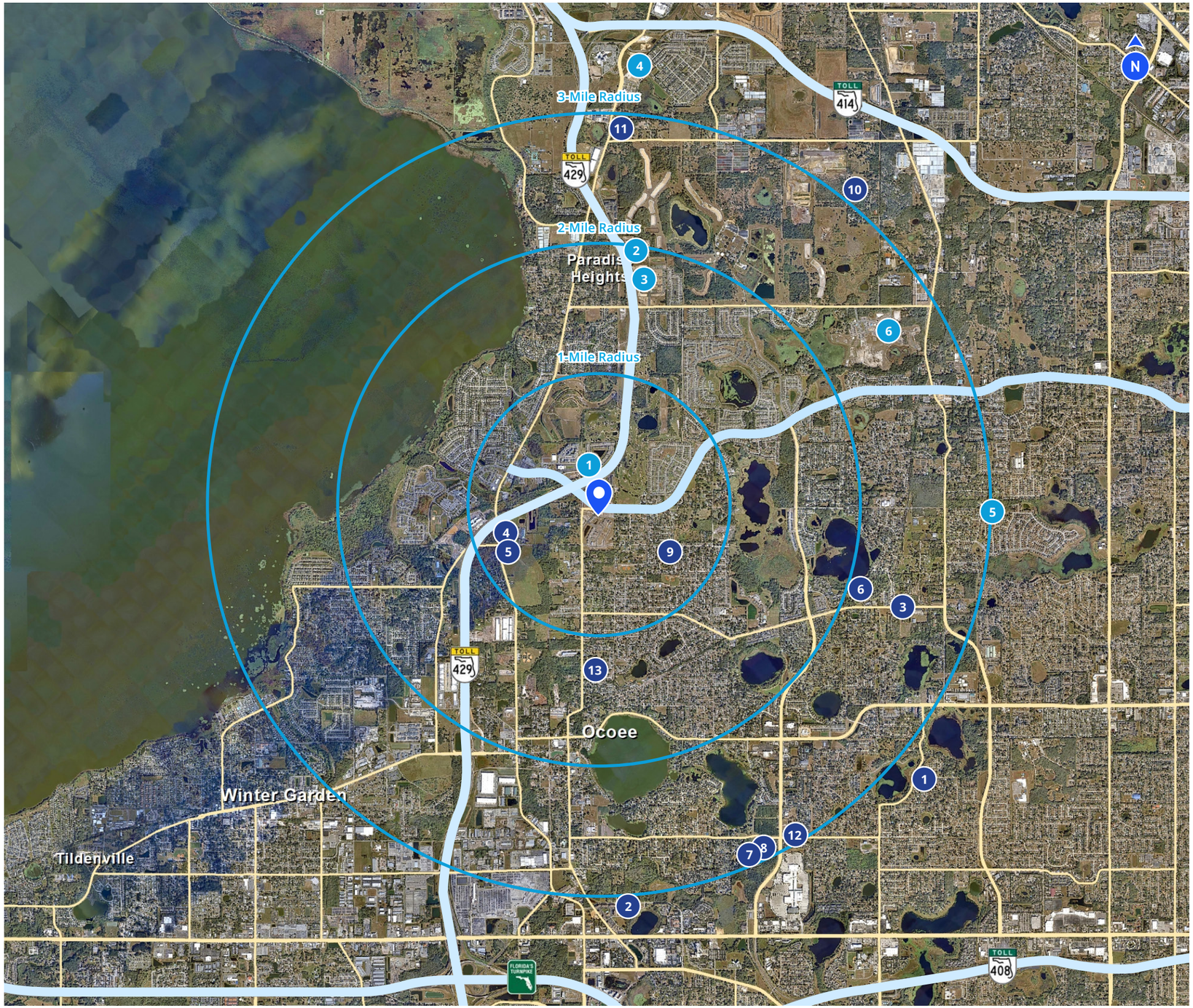
Surrounding Residential

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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