



9401 WEST COLONIAL DRIVE, OCOEE, FL 34761
· Latitude: 28.551971, Longitude: -81.514674 ·

COME GROW WITH US

West Oaks Mall is a ±1,608,000 square foot regional mall located in Ocoee, Florida. It is anchored by JCPenney, Dillards, and Florida SunPass, and features a variety of national and local tenants. West Oaks is 1 of the country's prime examples of Adaptive Reuse. Ownership has converted 2 anchor buildings into the Technology Service Center, featuring more than 350,000 sf of high-tech professional office space divided into large blocks from 35,000 sf to 100,000 sf. The infrastructure is specifically designed for technology support operations and other high-occupancy professional office uses. Ownership has also brought several non-retail tenants to the in-line space, including the Orange County Tax Collector, and CareerSource Central Florida. These tenants add traffic and increase demand for the remaining retail and food service operations.

HIGHLIGHTS

- Fifty West Business Corridor (SR 50) is anchored by the West Oaks Mall along with Orlando Health - Health Central Hospital (Ocoee), which boasts over 500 doctors and nearly 1,500 employees.
- On-site office tenants have continued to provide face-to-face services to approximately 2,000 customers per work day.
- Flexible lease considerations from 1,200 SF up to 200,000 SF
- One of the fastest growing communities in the Central Florida area.
- High parking ratio
- Property tax exemptions may be available for eligible businesses.
- The Dynasty Ocoee, a \$1 Billion 159-acre Regional Sports Complex, is scheduled to break ground in 2026.

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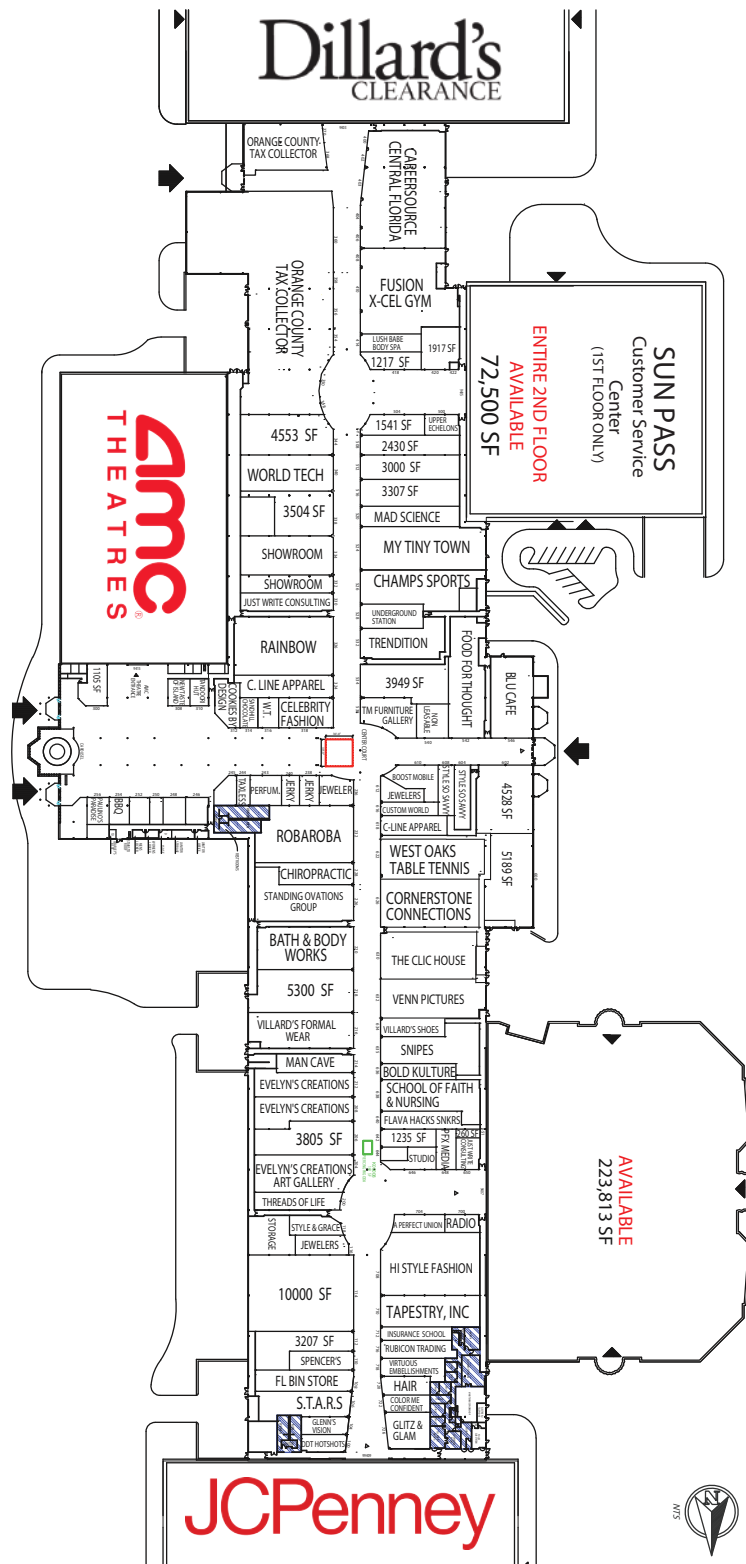
MOONBEAM  **LEASING**
& MANAGEMENT LLC

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DEMOGRAPHICS	1-MI.	3-MI	5-MI.
2025 Population	10,298	88,439	237,395
2025 Households	3,769	30,475	82,635
2025 Average Income	\$72,194	\$86,067	\$81,588

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