



Colliers



SIGNAGE

SIGNAGE

SIGNAGE

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

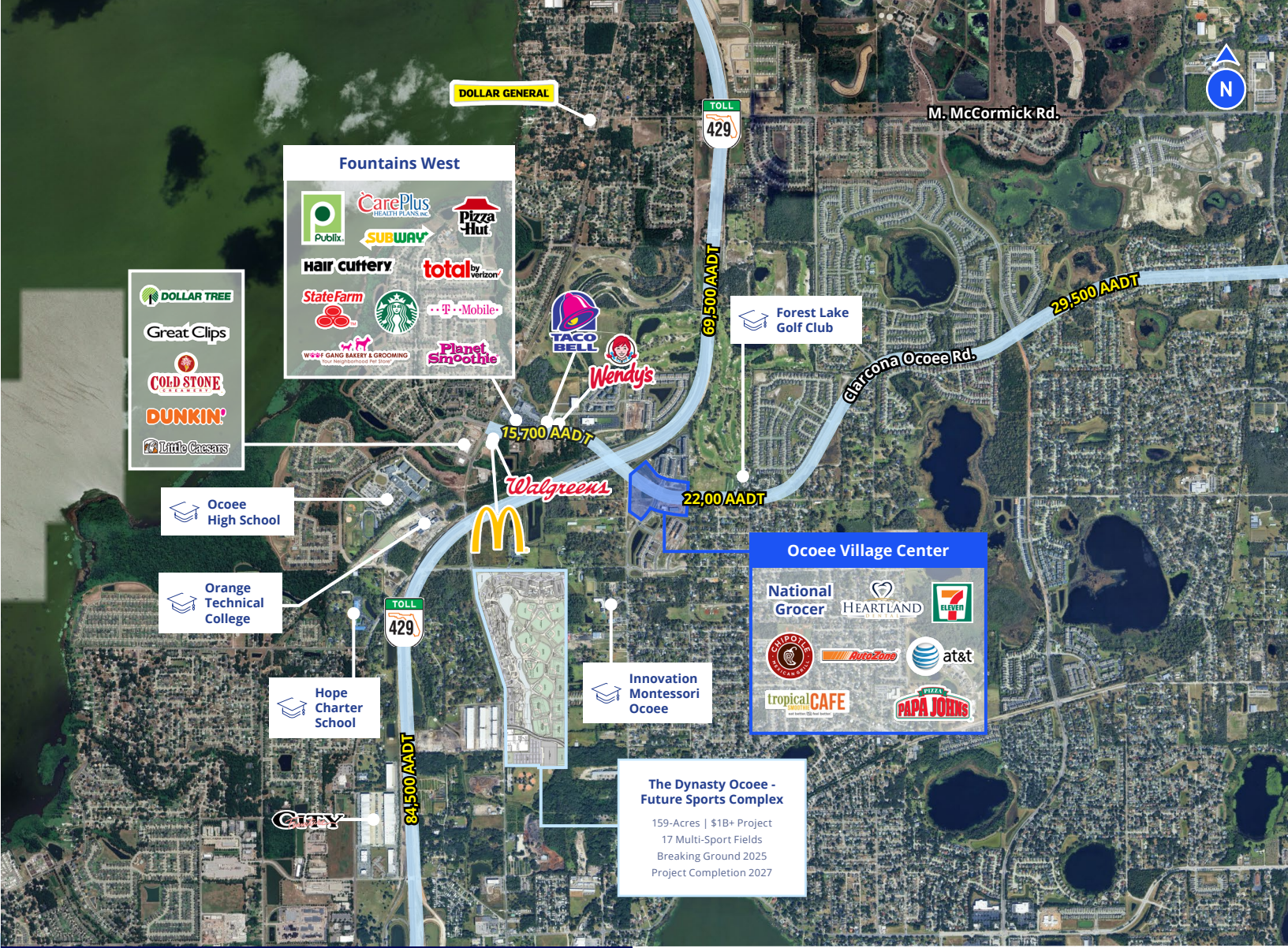
Vice President
+1 407 362 6142
chris.alders@colliers.com

Yessenia Marcof

Sr. Client Services Specialist
+1 407 362 6146
yessenia.marcof@colliers.com

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	AutoZone	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



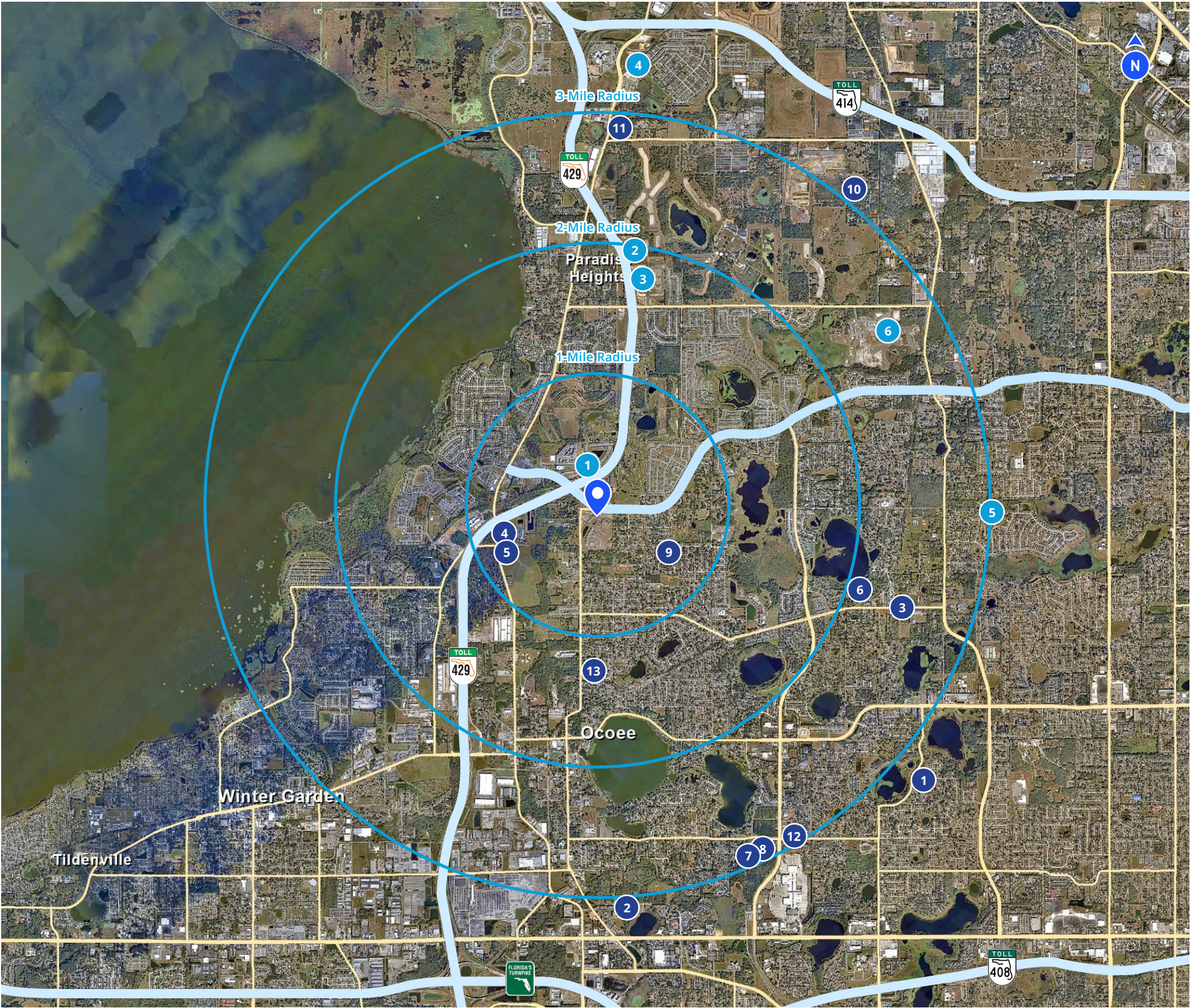
Surrounding Residential

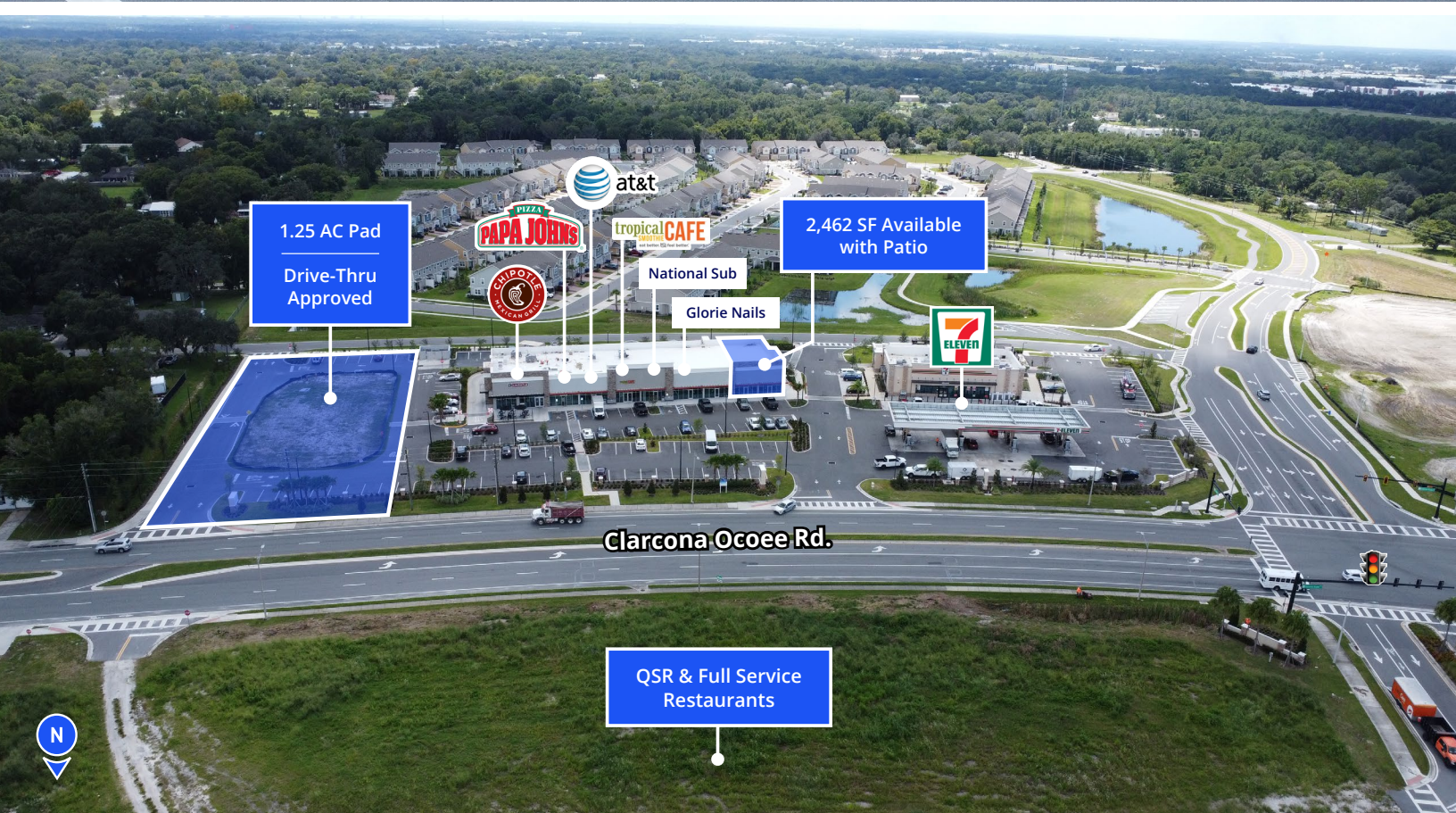
Under Construction

	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





This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.

