



Retail Under Development

Ocoee Village Center

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

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Property Highlights

- 20.79 AC new retail center, under development.
- Multiple opportunities available for lease, ground lease, or build-to-suit.
- Dedicated monument signage available for each quadrant of the development.
- Located at the interchange of SR-429 and Clarcona Ocoee Road.
- Property is signalized with full access at Lakewood Avenue.
- Access to FL Turnpike via SR-429 South (approximately four miles).
- Surrounded by 320 new luxury apartments and 232 townhomes currently under construction as part of the development.
- 2,600+ homes to be developed within 3 miles.
- The Dynasty, Ocoee’s newest 150-acre sports complex is located just southwest of our project and will begin construction in 2025.



Area Demographics



Population

1-Mile: 7,673
2-Mile: 32,992
3-Mile: 55,821
4-Mile: 96,652



Daytime Population

1-Mile: 5,032
2-Mile: 20,675
3-Mile: 42,095
4-Mile: 85,228



Average HH Income

1-Mile: \$105,060
2-Mile: \$105,860
3-Mile: \$102,591
4-Mile: \$92,222



Households

1-Mile: 2,567
2-Mile: 10,685
3-Mile: 18,179
4-Mile: 32,409

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	Jersey Mike's Subs	1,206 SF
150	Glorie Nails	1,998 SF
160	Available	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 Retail (Pending)	6,815 SF
Bldg. B 100	Available	2,535 SF
Bldg. B 110	Available	1,260 SF
Bldg. B 120	Available	1,400 SF
Bldg. B 130	Available	1,400 SF
Bldg. B 140	Available	1,050 SF
Bldg. B 150	Available	2,450 SF
Bldg. C 100	National Coffee (Pending)	1,560 SF
Bldg. C 110	Available	1,200 SF
Bldg. C 120	National Dental (Pending)	3,990 SF

Conceptual Site Plan
Subject to change based
on tenant interest



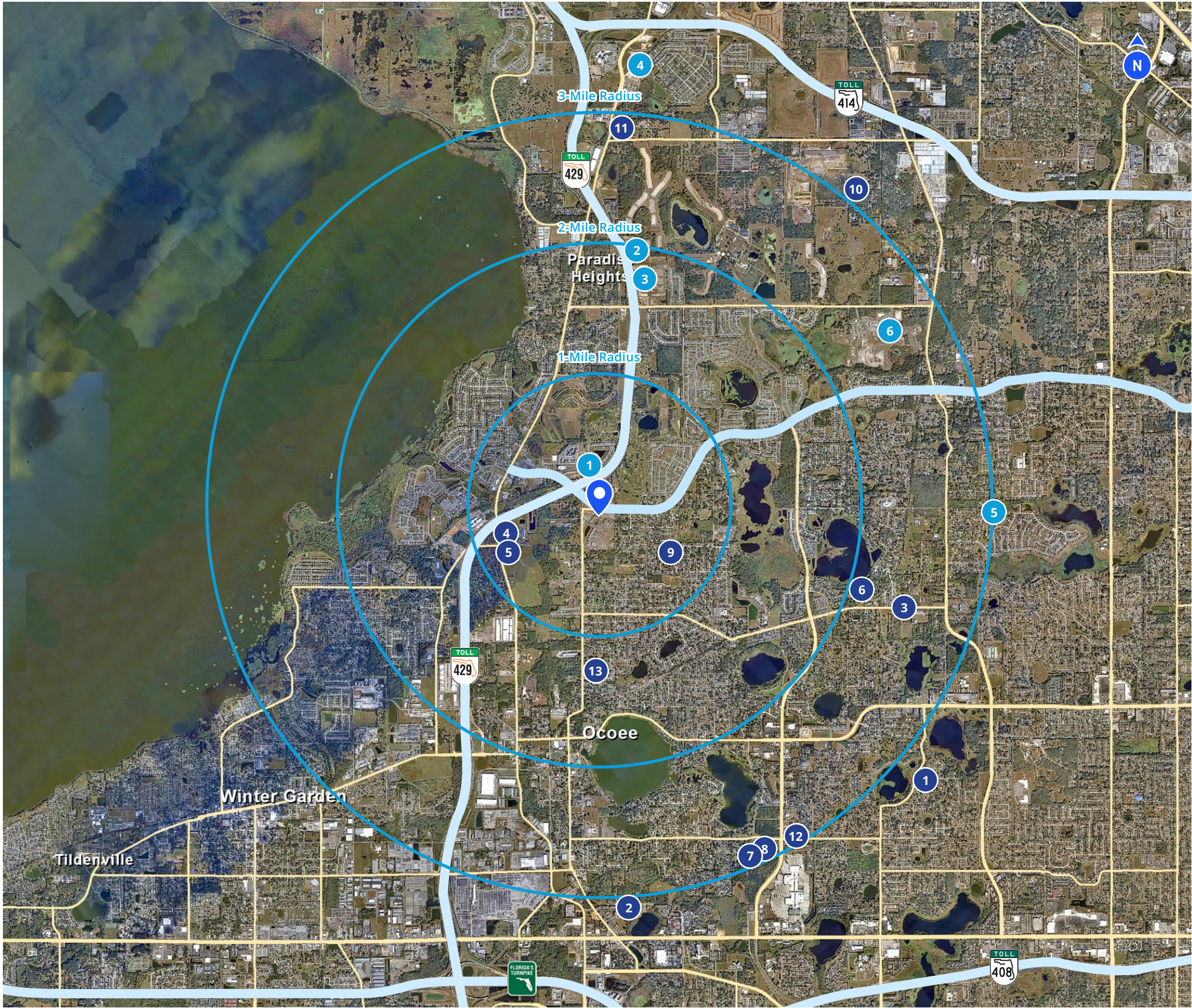
Surrounding Residential

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



Conceptual Rendering



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