

Ocoee Town Shops

Ocoee (Orlando), Florida

FOR LEASE OR SALE



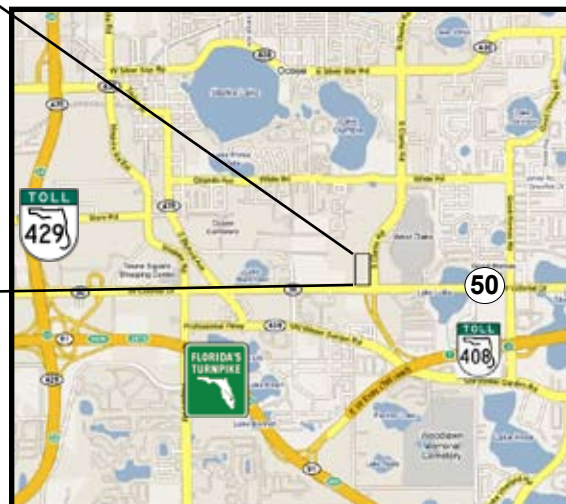
This prime tract is located at the NWC of Clarke Rd at West Colonial Drive, and is across from the West Oaks Mall. The city of Ocoee considers this area as the gateway to their city. It's at the termination of the Hwy 408 East-West Expressway where it intersects with Hwy 50. The area has been suitably landscaped and has multiple access points.

It's a planned PD with three out-parcel pads, one for a 4,500 SF restaurant with drive thru, one as a 16,250 SF retail building, and a third as a high-end dual restaurant pad suitable for two units totaling 9,585 SF for both.

Within one-half mile of the site is the HealthCentral Hospital, Wal-Mart, Sears, Best-Buy and many more national retailers.

This prime 3.31 acres parcel is available as you like it: "in total" or "per out-parcel," "For Sale or Lease," or as a "Build to Suit!"

This tract comes complete with Burke, Houge & Mills site design and rendering which includes an attractive waterfall feature.



Demographics 2008

	3 Miles	5 Miles
Population	75,791	206,989
Average Age	34	34
Avg. HH Income	\$81,186	\$71,793

2345 W Sand Lake Rd, Suite 100
Orlando, FL 32809

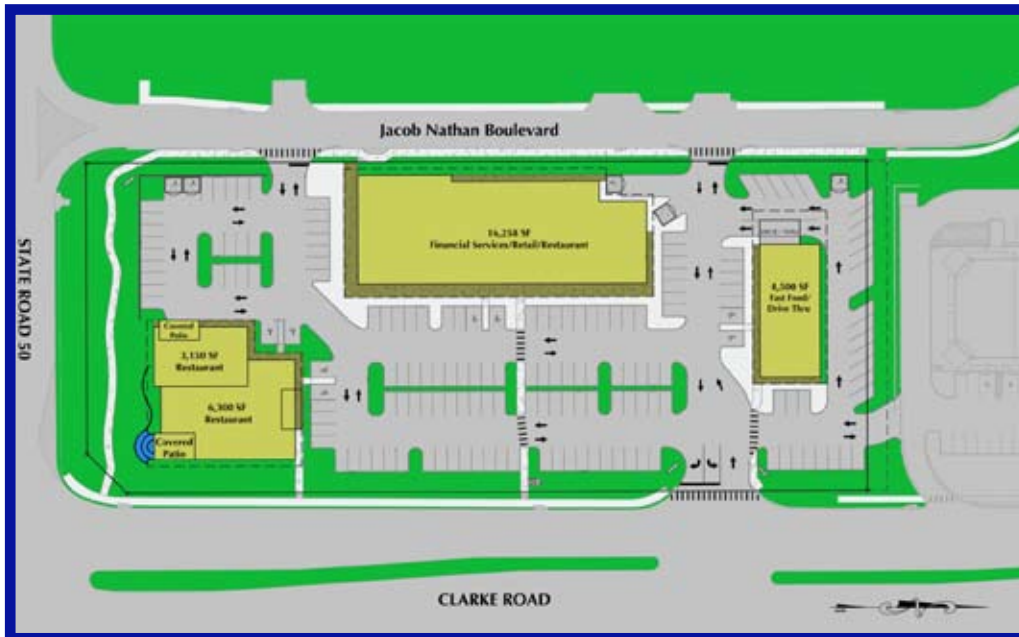
9622 W Linebaugh Avenue
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