





7,000 SF
Available

END CAP DRIVE-THRU OPPORTUNITY AT TOWNE SQUARE

11029 West Colonial Drive, Ocoee, FL 34761



PROPERTY HIGHLIGHTS

-  **GLA:** 126,374 SF
-  **Municipality:** Orange County
-  **Co-Tenants:** Old Time Pottery, Little Gym, Kumon Learning Center, McDonald's, Arby's, Cato & Jackson Hewitt
-  **Traffic Counts:** W. Colonial Drive (Hwy 50) – 45,000 ADT Maguire Road – 21,000 ADT

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	4,253	64,977	170,994
Households	1,545	22,469	60,280
Average HH Income	\$83,076	\$80,617	\$78,247
Total Employees	5,208	48,077	96,857



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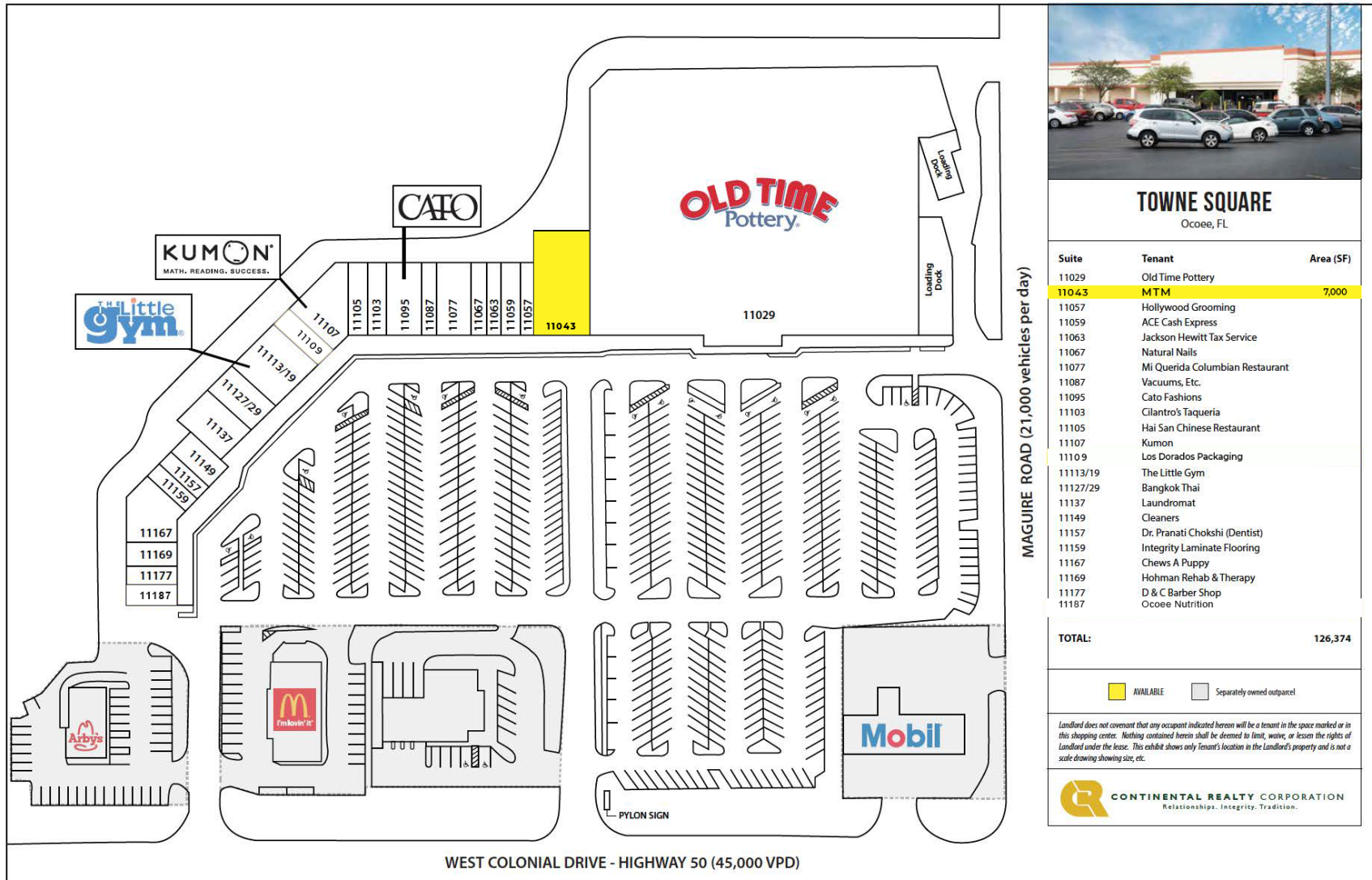
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Site Plan

TOWNE SQUARE

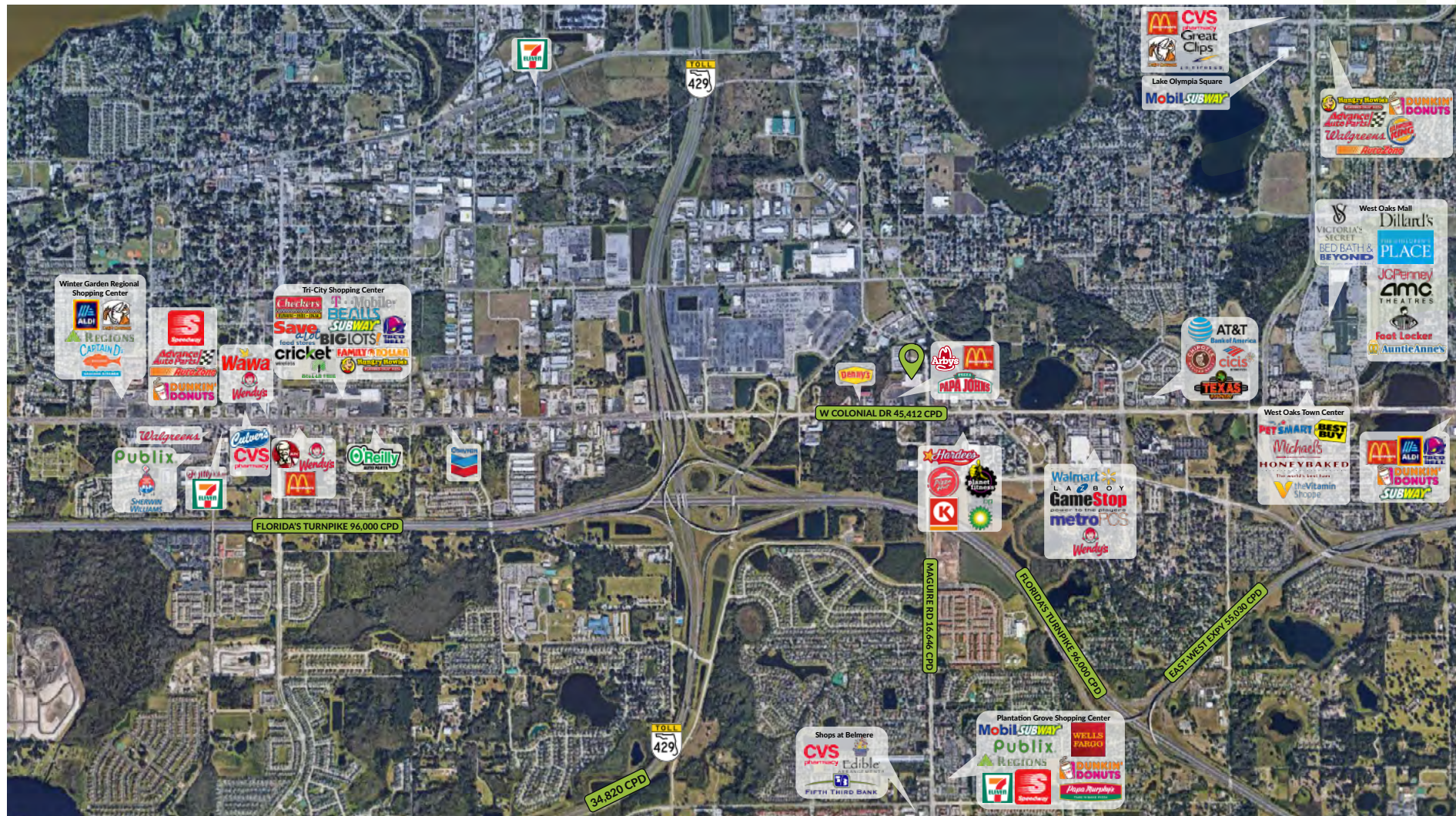
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Surrounding Retail

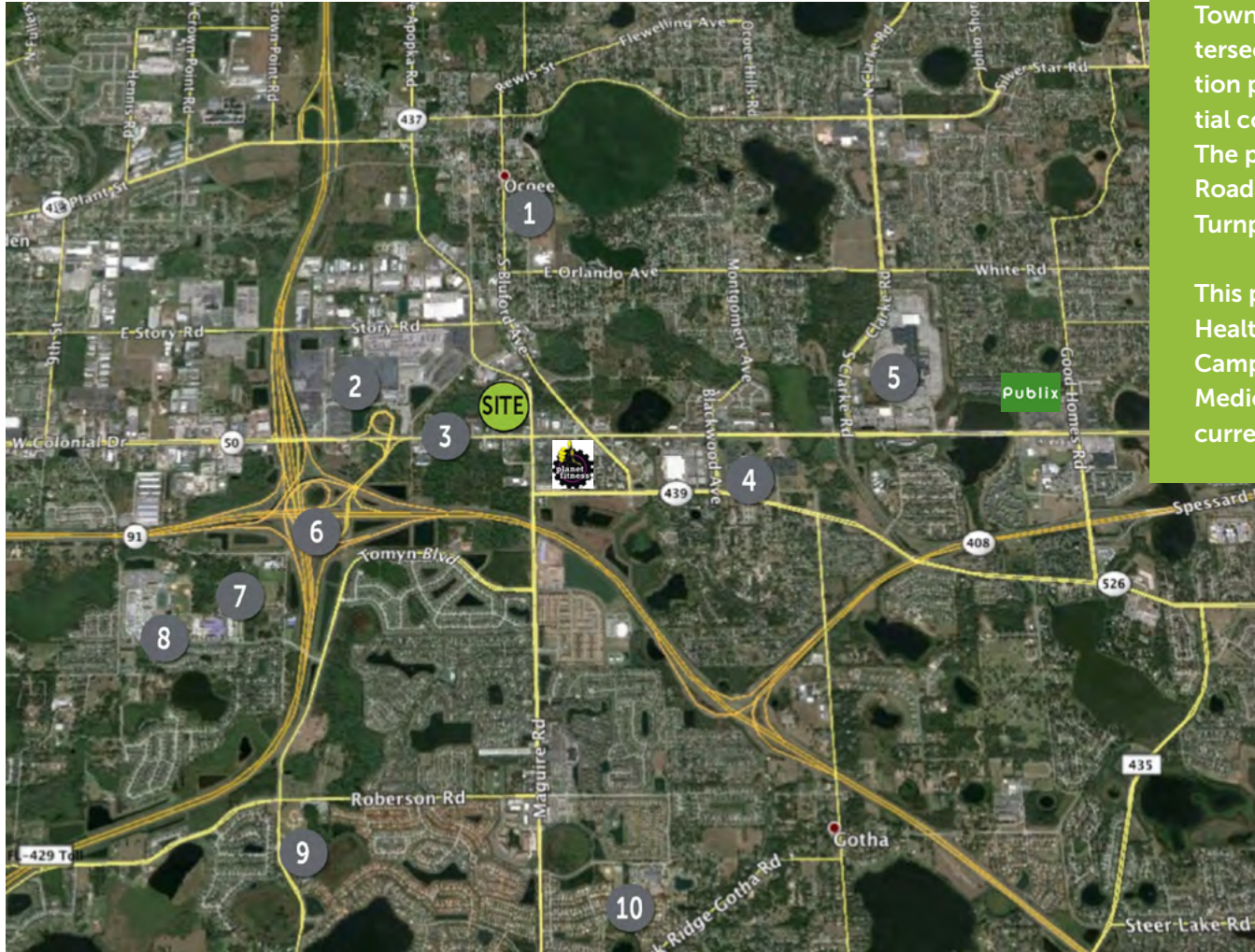
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Towne Square is strategically located at the signalized intersection of West Colonial Drive & Maguire Rd. This location positions Towne Square between the strong residential communities of Ocoee, Winter Garden & Windermere. The property is also easily accessible from Florida 429 Toll Road which connects with the 408 Toll Road, The Florida Turnpike and Interstate 4.

This property is located less than a mile away from the Health Central Hospital. This 100 acre Medical & Research Campus is expanding to include multiple new Hospital, Medical Office and Research buildings with over 1,500 current employees.

1. Ocoee Middle School
2. Manheim Auto Action
3. Hwy 50 Expansion – \$37m project – expanding from 4 to 6 lanes
4. Health Central Hospital & Medical City – 1,500 employees and growing
5. West Oaks Mall – Dillard's, Bed Bath & Beyond
6. Florida Turnpike & 429 Toll Road Interchange
7. Roper YMCA Family Center
8. West Orange High School
9. Lake Whitney Elementary
10. Thornbrooke Elementary

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