

1058-1400 SF
AVAILABLE

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.
- 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 |



Janet Galvin
O 407 278 5535 x 404
C 407 484 9562
janet@archonca.com

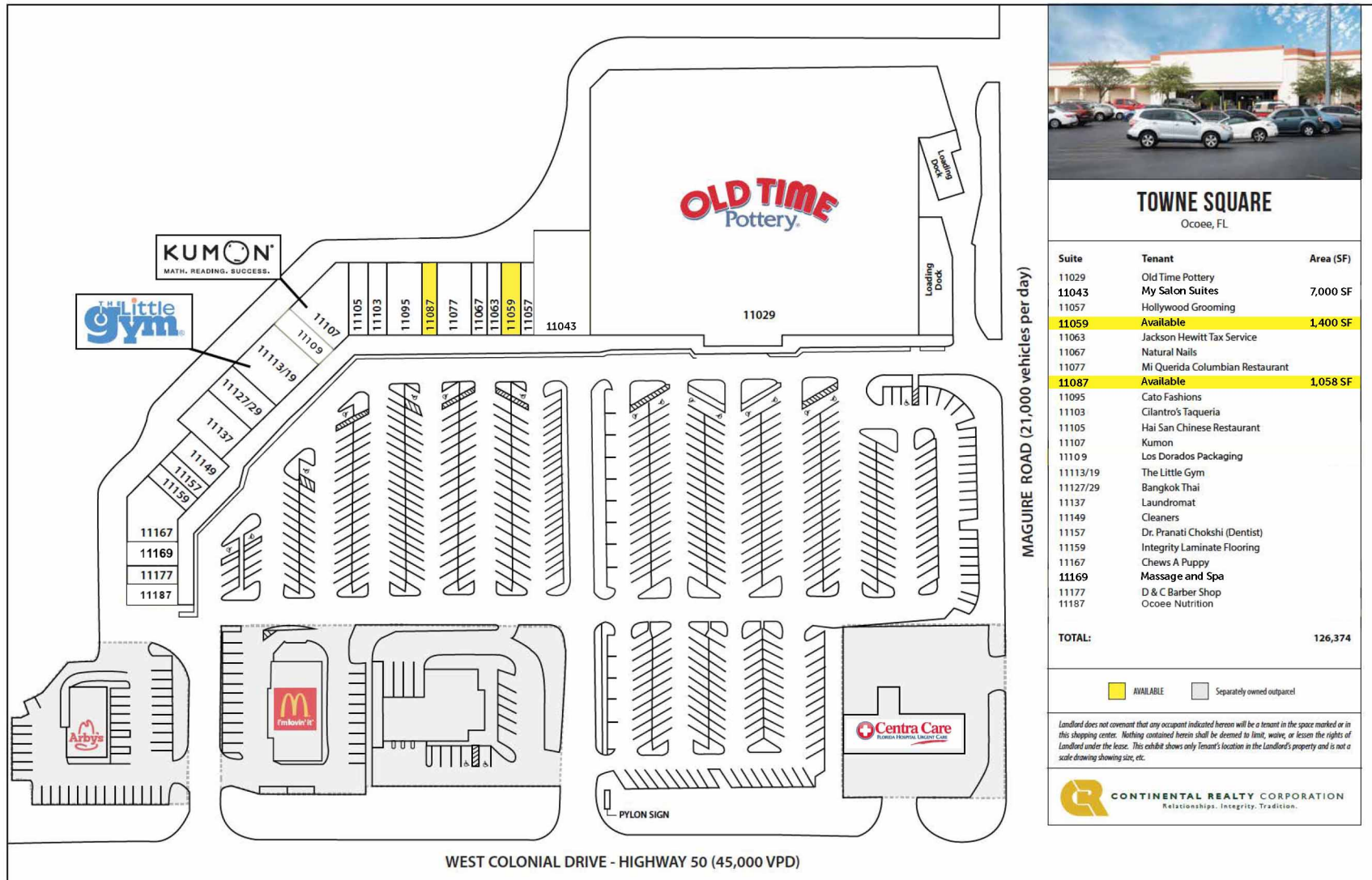
100 East Central Blvd, Suite #2
Orlando, FL 32801
P 407 278 5535 | F 407 545 2844
www.archonca.com

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TOWNE SQUARE

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TOWNE SQUARE

Ocoee, FL

| Suite | Tenant | Area (SF) |
|---------------|---------------------------------|----------------|
| 11029 | Old Time Pottery | |
| 11043 | My Salon Suites | 7,000 SF |
| 11057 | Hollywood Grooming | |
| 11059 | Available | 1,400 SF |
| 11063 | Jackson Hewitt Tax Service | |
| 11067 | Natural Nails | |
| 11077 | Mi Querida Columbian Restaurant | |
| 11087 | Available | 1,058 SF |
| 11095 | Cato Fashions | |
| 11103 | Cilantro's Taqueria | |
| 11105 | Hai San Chinese Restaurant | |
| 11107 | Kumon | |
| 11109 | Los Dorados Packaging | |
| 11113/19 | The Little Gym | |
| 11127/29 | Bangkok Thai | |
| 11137 | Laundromat | |
| 11149 | Cleaners | |
| 11157 | Dr. Pranati Chokshi (Dentist) | |
| 11159 | Integrity Laminate Flooring | |
| 11167 | Chews A Puppy | |
| 11169 | Massage and Spa | |
| 11177 | D & C Barber Shop | |
| 11187 | Ocoee Nutrition | |
| TOTAL: | | 126,374 |

AVAILABLE Separately owned outparcel

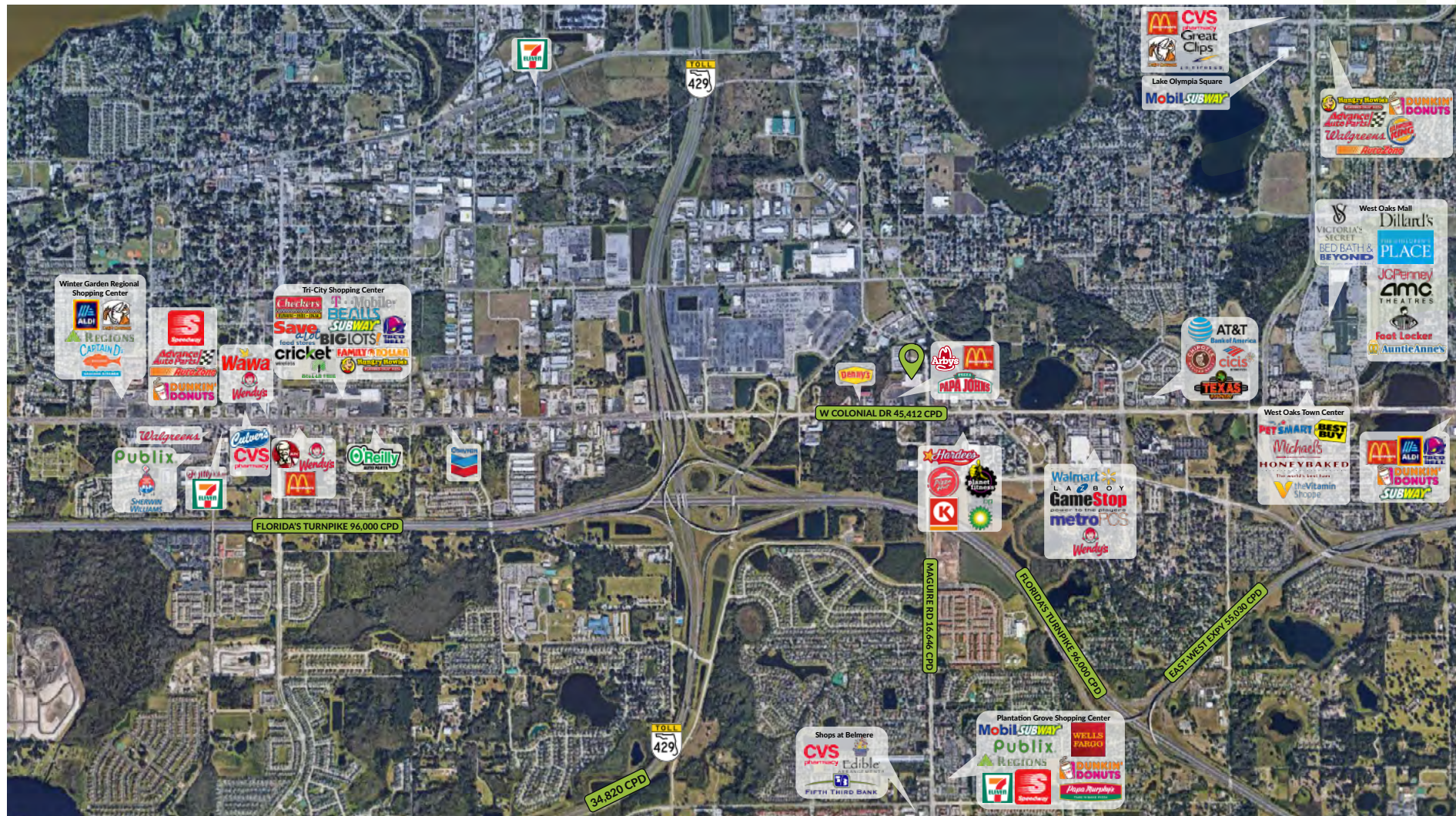
Landlord does not warrant that any occupant indicated herein will be a tenant in the space marked or in this shopping center. Nothing contained herein shall be deemed to limit, waive, or lessen the rights of Landlord under the lease. This exhibit shows only Tenant's location in the Landlord's property and is not a scale drawing showing size, etc.



Surrounding Retail

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ARCHON
COMMERCIAL ADVISORS

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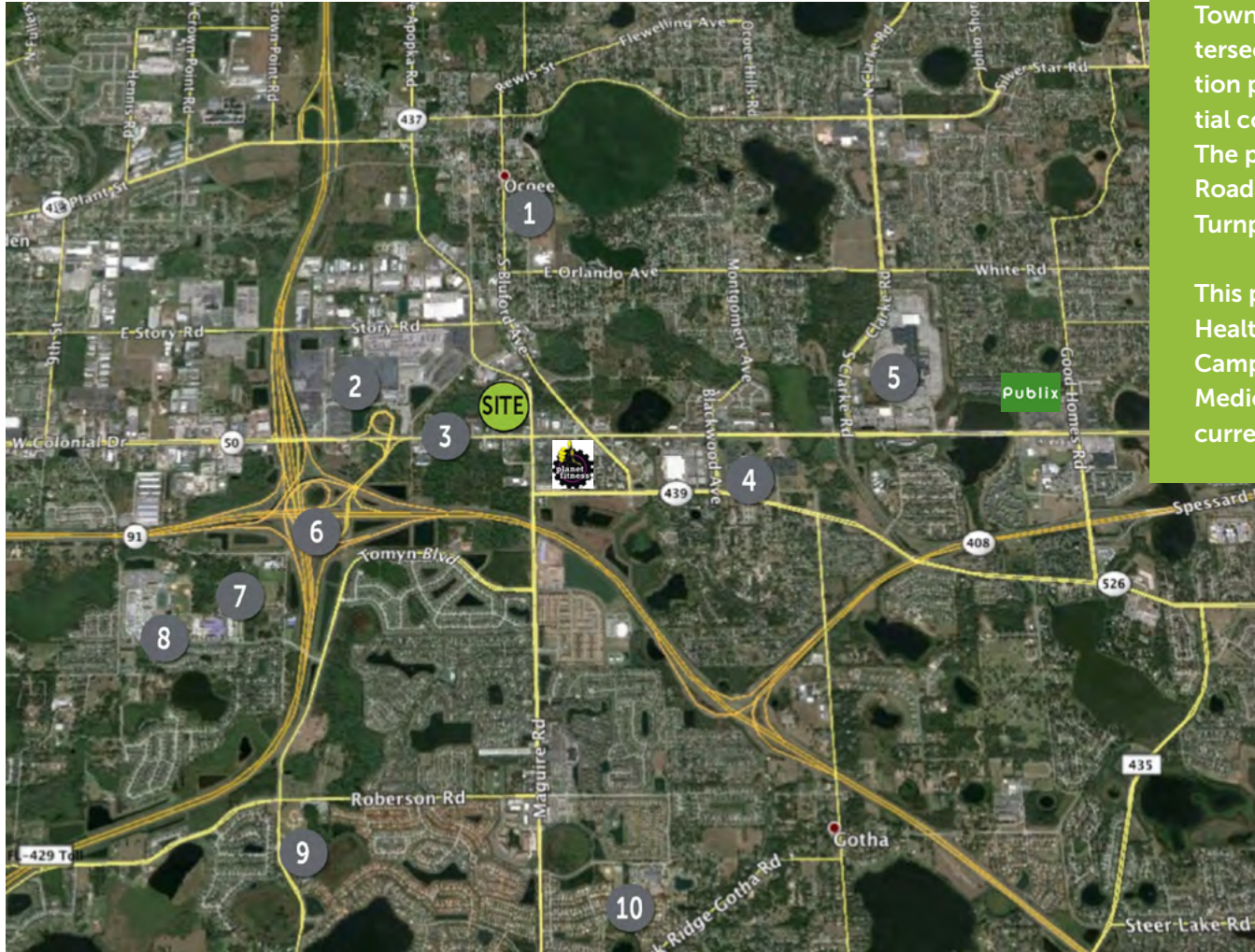
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Towne Square is strategically located at the signalized intersection of West Colonial Drive & Maguire Rd. This location positions Towne Square between the strong residential communities of Ocoee, Winter Garden & Windermere. The property is also easily 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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