

750-1,050 SF
Available

TOWNE SQUARE

11029 West Colonial Drive, Ocoee, FL 34761



PROPERTY HIGHLIGHTS

- 🌿 **Outparcel for Sale or Ground Lease** – Up to 3,600 SF
- 🌿 Ideal for medical, dental, office
- 🌿 **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



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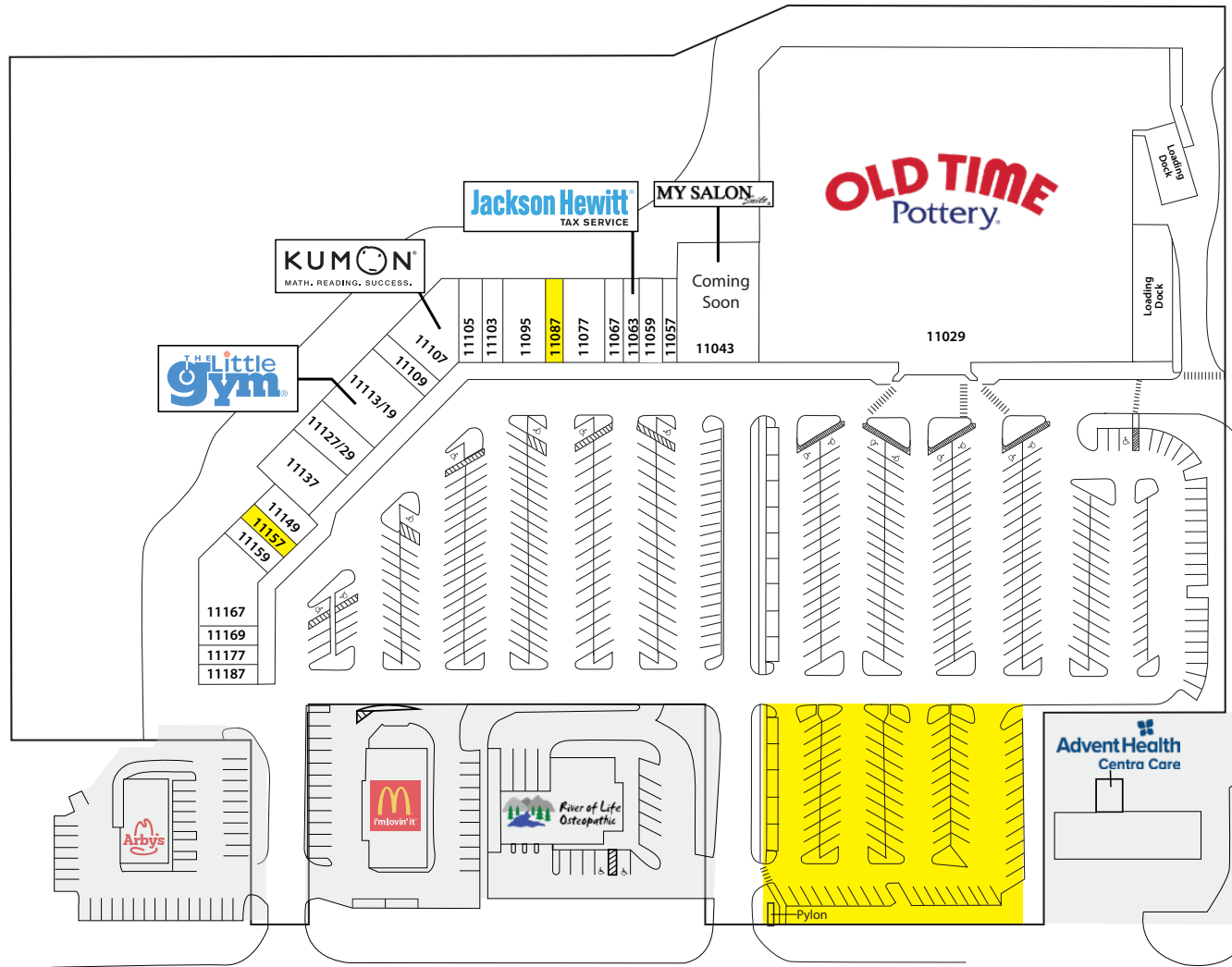
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Ocoee, FL

Suite	Tenant	Area (SF)
11029	Old Time Pottery	
11043	My Salon Suit (Coming Soon)	
11057	Hollywood Grooming	
11059	The Butcher Shop	
11063	Jackson Hewitt Tax Service	
11067	Natural Nails	
11077	Mi Querida Columbian Restaurant	
11087	AVAILABLE	1,050
11095	Hohman Rehab	
11103	Cilantro's Taqueria	
11105	Hai San Chinese Restaurant	
11107	Kumon	
11109	Los Dorados Shipping	
11113/19	The Little Gym	
11127/29	Bangkok Thai	
11137	Laundromat	
11149	Cleaners	
11157	AVAILABLE	750
11159	Integrity Laminate Flooring	
11167	Chews A Puppy	
11169	Every Day Massage	
11177	D & C Barber Shop	
11187	Fancy Nutrition	
PAD	PAD SITE AVAILABLE	1.00 ACRE
TOTAL:		126,374

AVAILABLE
 Separately owned outparcel

Landlord does not covenant that any occupant indicated hereon 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.

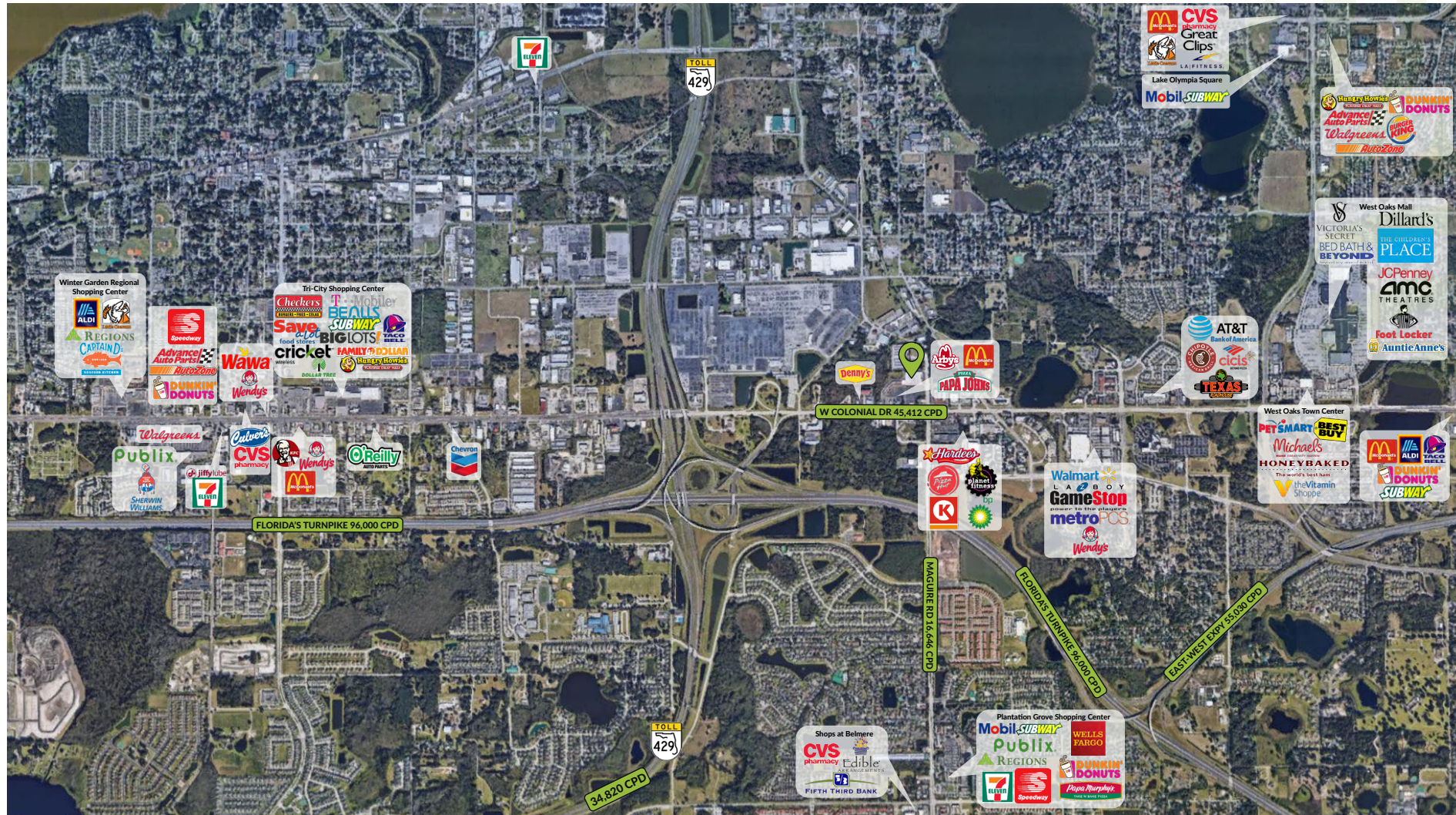


WEST COLONIAL DRIVE - HIGHWAY 50 (34,000 vehicles per day)

Surrounding Retail

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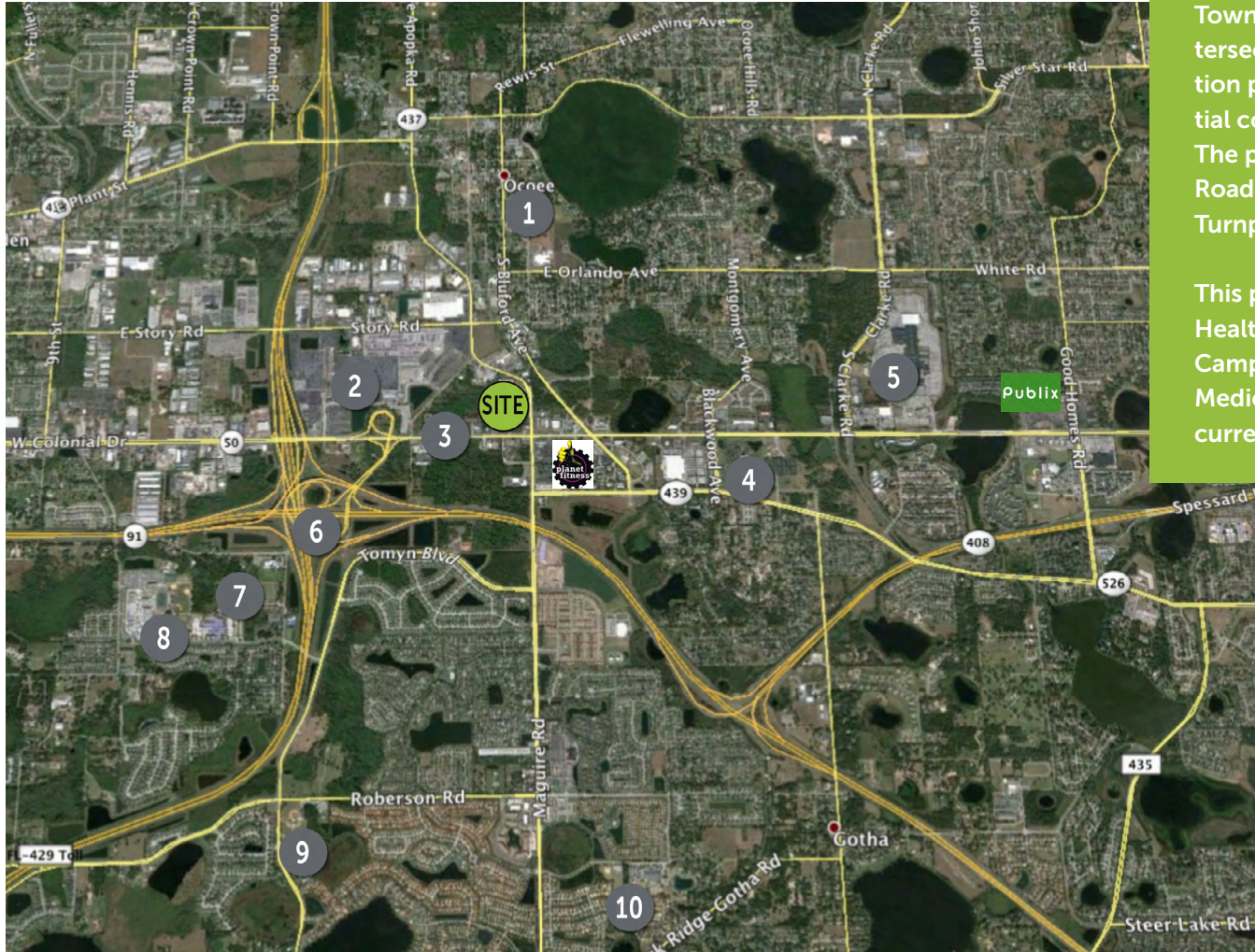
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Towne Square is strategically located at the signalized intersection of West Colonial Drive & Maguire Rd. This location positions Towne Square between the strong residential communities of Ocoee, Winter Garden & Windermere. The property is also easily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