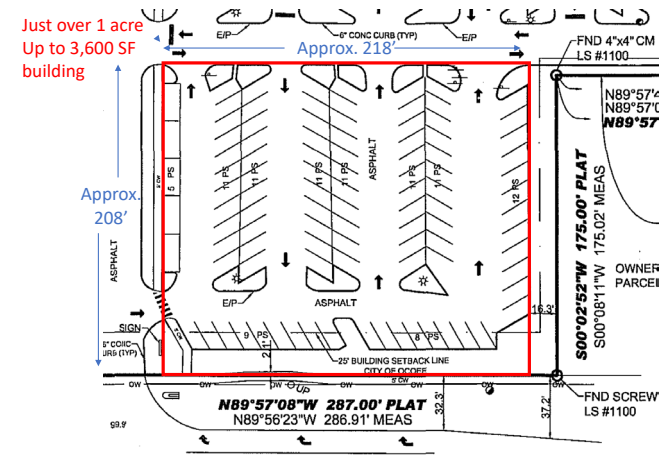


Available

# PAD SITE / GROUND LEASE OPPORTUNITY

Towne Square, 11101 West Colonial Drive, Ocoee, FL 34761



## PROPERTY HIGHLIGHTS

- 🌿 Approx. 1 acre
- 🌿 Up to 3,600 SF building
- 🌿 Height up to 25'
- 🌿 Depth of up to 80'
- 🌿 Up to 45' of building frontage on W. Colonial Dr.
- 🌿 Outparcel to 126,374 SF retail center
- 🌿 Direct access and roadside visibility from West Colonial Drive
- 🌿 Dedicated pylon sign that is visible from West Colonial
- 🌿 Easy access to FL 429, 408 FL Turnpike & I-4
- 🌿 **Targeted Uses:** Bank, Medical, Tires, Dental, Convenience Store, etc.
- 🌿 **Municipality:** Orange County
- 🌿 **Zoning:** C-3
- 🌿 Neighboring tenants include Old Time Pottery, McDonald's, Arby's, and Cato

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>Total Population</b>	10,464	80,751	174,263
<b>Households</b>	3,649	27,611	59,968
<b>Average HH Income</b>	\$122,277	\$88,634	\$80,310
<b>Total Employees</b>	5,208	48,077	96,857

- 🌿 **Traffic Counts:** W. Colonial Drive (Hwy 50) – 45,412 ADT  
Maguire Road – 16,646 ADT  
Florida's Turnpike – 96,000 ADT  
Toll 429 – 34,820 ADT  
East-West Expy – 55,030 ADT



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

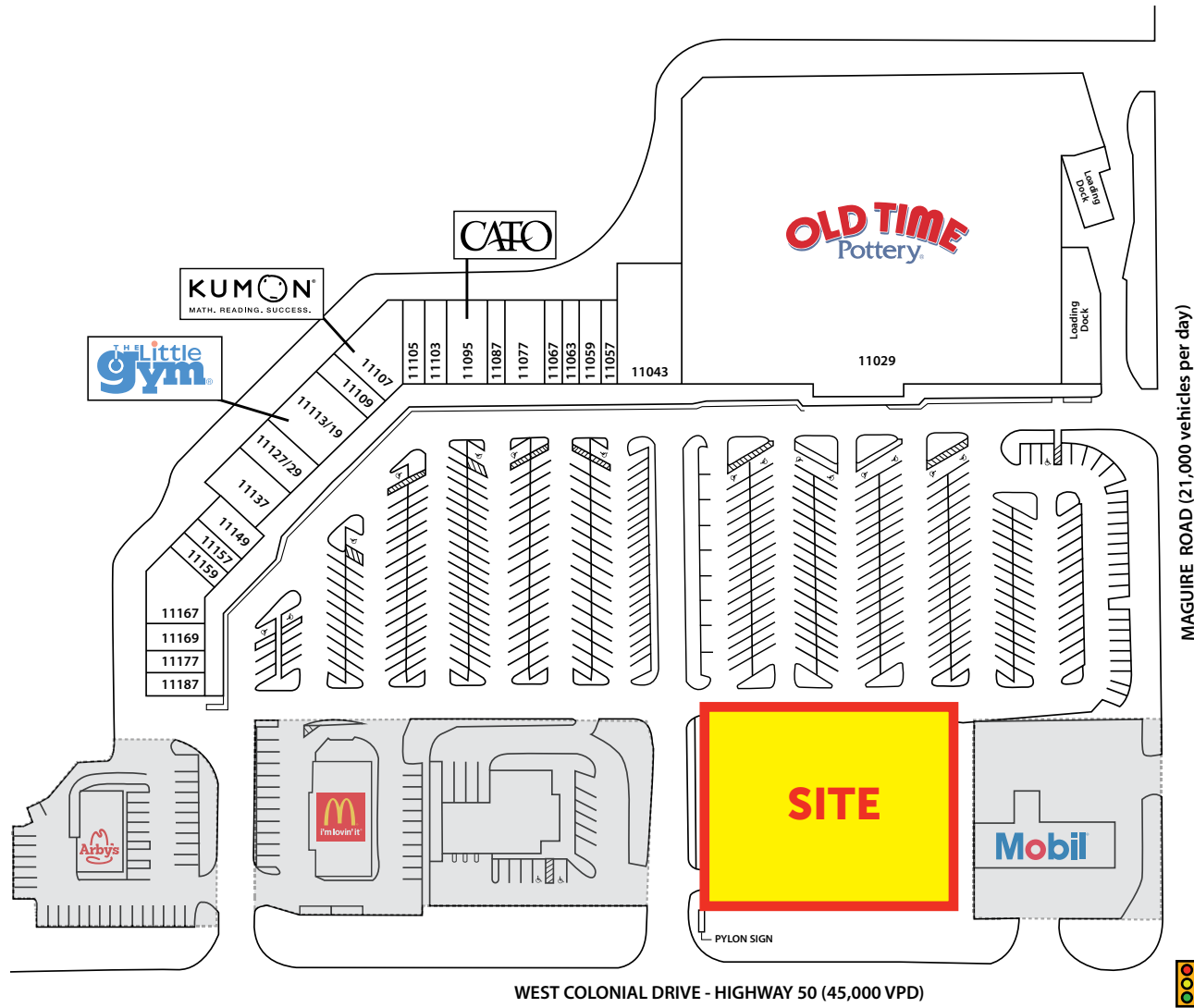
100 East Central Blvd, Suite #2  
Orlando, FL 32801  
P 407 278 5535 | F 407 545 2844  
[www.archonca.com](http://www.archonca.com)

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**ARCHON**  
COMMERCIAL ADVISORS

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

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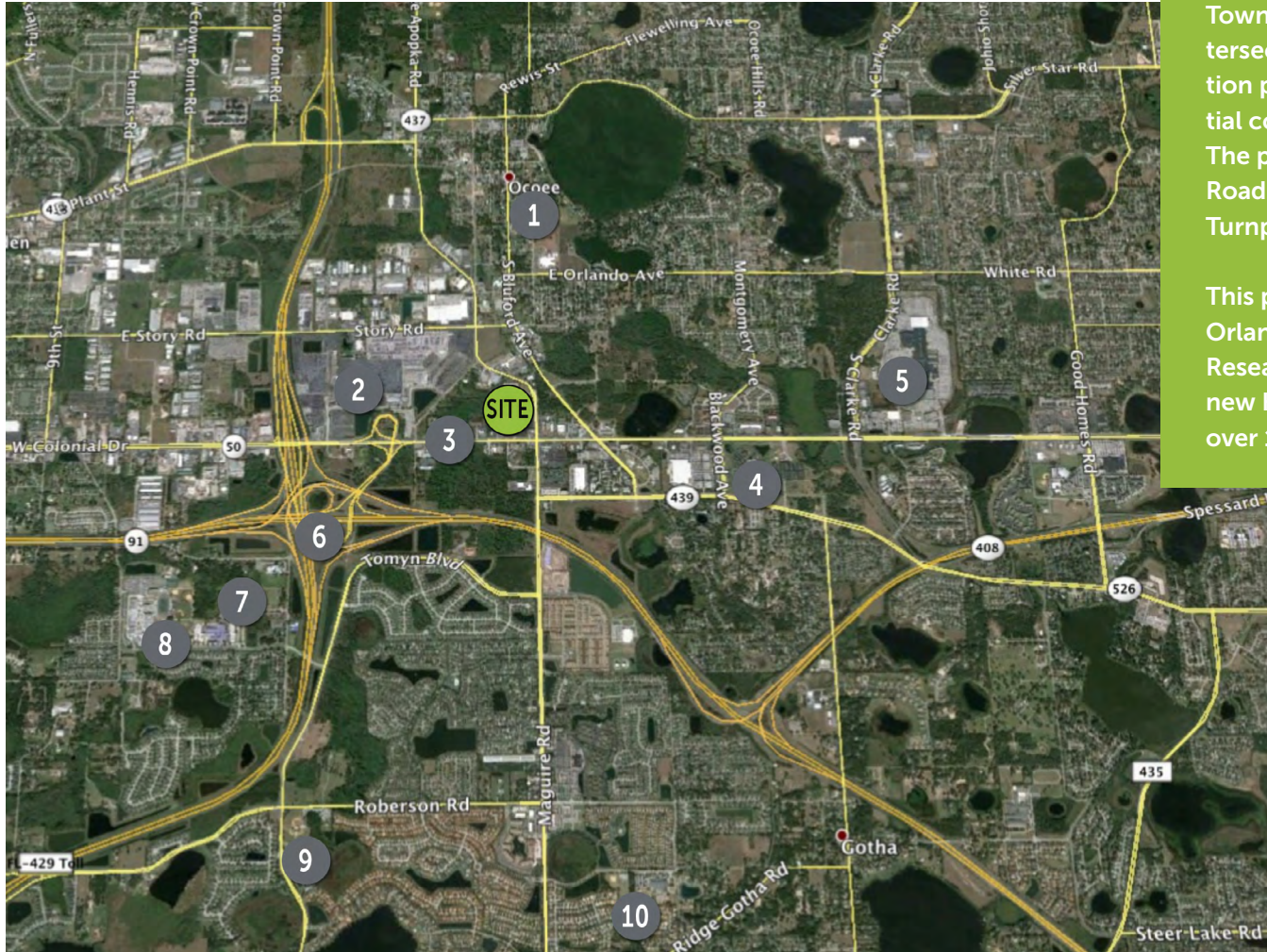


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Relationships. Integrity. Tradition.



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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 Orlando Health Central Hospital. This 100 acre Medical & Research Campus recently expanded 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. Orlando 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

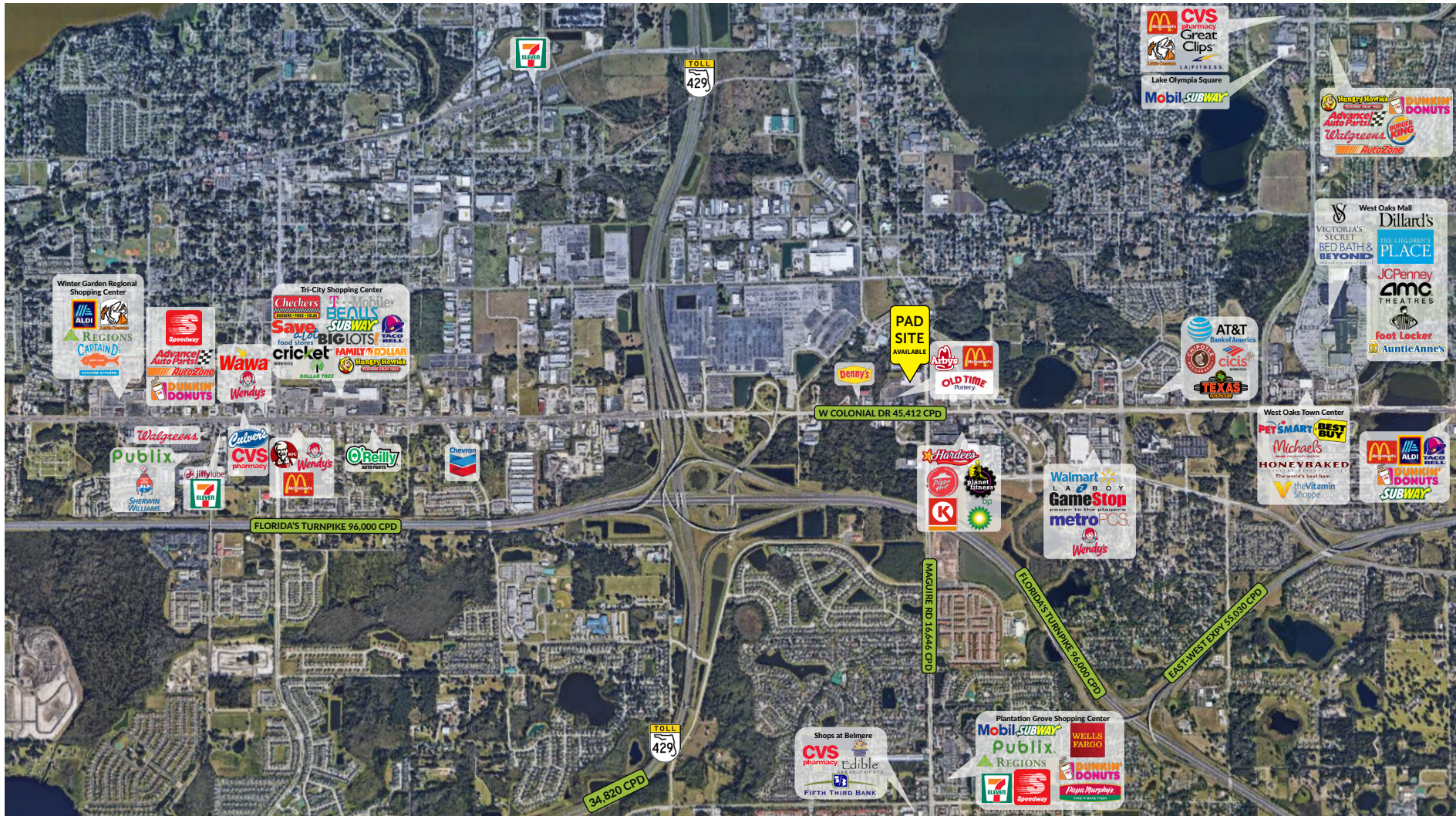
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## Surrounding Retail

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O 407 278 5535 x 404  
C 407 484 9562  
[janet@archonca.com](mailto:janet@archonca.com)

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Orlando, FL 32801  
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