

OAKLAND
TOWN CENTER
OAKLAND, FL

15949 W COLONIAL DR, OAKLAND, FL 34787



THE FIRST TOWN CENTER FOR OAKLAND, FL

Rooted in History. Rising for Tomorrow.

Welcome to the Town of Oakland, Florida, a place where ancient oaks line the roads, a beloved lake shimmers along the southern shore, and an old railroad became one of Central Florida's most treasured trails. Oakland has always had character. Now, for the first time in its history, it will have a center.

Nestled between Winter Garden and Clermont along the powerful SR-50 corridor, Oakland sits at the heart of the fastest-growing ZIP code in the entire state of Florida, a community that has grown more than 45% in just five years and shows no signs of slowing down. The Orlando Metropolitan Area, now home to nearly 3 million residents and the fastest-growing large region in the nation, has chosen Oakland as its next great address.

Oakland Town Center is a new mixed-use destination designed to serve the community Oakland is becoming, without forgetting the town it has always been. Here, among the shade of the iconic oaks that gave this town its name, we are creating a gathering place anchored by first-class retail, chef-driven restaurants, unique boutiques, and open green spaces that reflect Oakland's enduring love of the outdoors.

This isn't just development. This is a homecoming, a place where the spirit of the West Orange Trail meets the energy of a booming new suburb, where the legacy of the Orange Belt Railroad finds a new purpose, and where the residents who have made Oakland the most sought-after community in Orange County will finally have a town center worthy of their town.

Oakland has always been the soul of West Orange County. Now, the world will know it.



OAKLAND
TOWN CENTER





DESSERT



FARM TO TABLE



CANDY



BEAUTY



FITNESS



PLACEMAKING



MEDICAL



BREWERY

CENTRAL FLORIDA REGIONAL MAP

Central Florida is the growth capital of America, stretching from the shores of Tampa Bay on the west to the Space Coast of Cocoa Beach on the east, this 120-mile corridor is home to more than 8 million residents and adds thousands of new neighbors every single week. From the theme parks of Orlando to the rockets of Cape Canaveral, no region in the country commands more attention, more investment, or more momentum.

Oakland Town Center is ideally positioned in the heart of West Orange County between Winter Garden and Clermont — two of Central Florida's fastest-growing and most sought-after communities for residents, retailers, and hospitality concepts alike. Located just minutes from Downtown Winter Garden's vibrant dining and entertainment district, Oakland offers a rare opportunity to serve an expanding corridor that blends small-town charm with strong regional growth. The project is also within close proximity to major destinations including Walt Disney World Resort, Horizon West, Flamingo Crossings, and Downtown Orlando, positioning the center within one of the region's most dynamic lifestyle and tourism markets.

With convenient access to Florida's Turnpike, SR 429, and SR 50, Oakland Town Center provides exceptional regional connectivity throughout the greater Orlando area while maintaining the authentic character that makes Oakland unique. Surrounded by golf-cart-friendly neighborhoods, the West Orange Trail, nature preserves, and rapidly growing residential communities, the town center is designed to become a walkable gathering place where dining, wellness, entertainment, and everyday life come together in a thoughtfully curated outdoor environment.

An aerial photograph of Central Florida, showing the coastline and major cities. Three dark green circular callouts are overlaid on the map. The callout for Tampa, FL is located in the southwest. The callout for Orlando, FL is in the center, containing a white circular icon with a tree and a path. The callout for Daytona, FL is in the northeast.

TAMPA, FL

ORLANDO, FL

DAYTONA, FL

OAKLAND, FL: THE HEART OF CENTRAL FLORIDA'S GROWTH CORRIDOR

#1

Most Populated
Zip Code in
Florida

\$686K

3-Mile Median
Home Price

18



37,500

Jobs Added in
the Orlando
Region



Schools of
Excellence in
West Orange
County



58.57%

Population
Growth



35,000

Visitors / Year at
Okland Nature
Preserve



\$233B

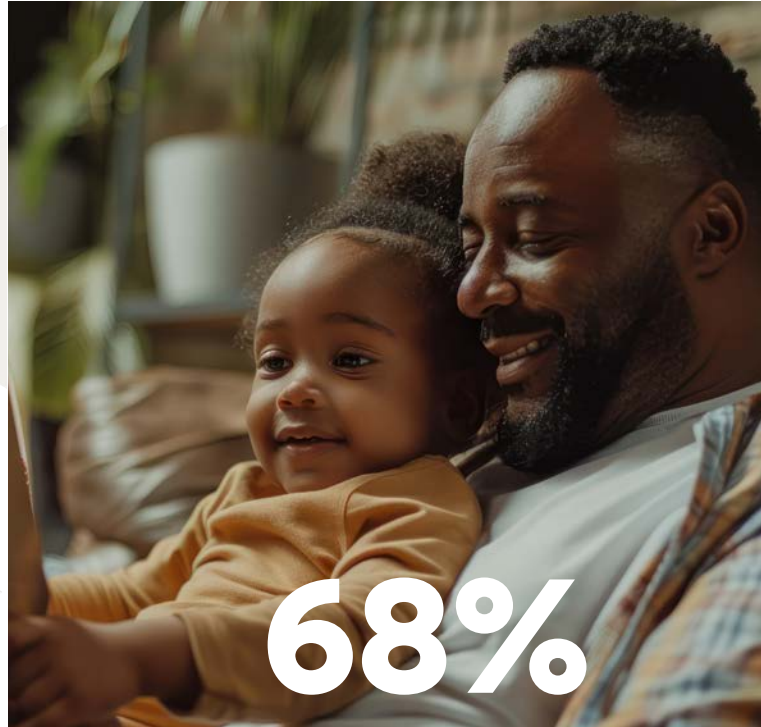
Orlando MSA
GDP

MARKET PROFILE

Well-educated, family-focused suburban households with strong incomes, high homeownership, and a professional workforce. Residents in this 5-mile radius skew toward established households, with a 39.7 median age, 61.8% married population age 15+, 48% holding a bachelor's, graduate, or professional degree, and 74% employed in white-collar occupations.



42%



68%



45%



29%

EXECUTIVE ELITES

More than 4 in 10 residents hold executive, management, or professional positions, earning household incomes that surpass 83% of all American neighborhoods. They've chosen Oakland for its top-rated schools, natural beauty, and quiet prestige, and now, for the first time, they'll have a town center built to match.



45-60
Age

190K+
Household
Income

OWN
Home
Ownership

PROSPEROUS FAMILIES

West Orange County is where Florida's growing families are planting roots, drawn by top, rated schools, safe tree-lined streets, and a community built around quality of life. They've invested in Oakland's promise, and Oakland Town Center is where their everyday life comes together.



35-45
Age

120K+
Household
Income

OWN
Home
Ownership

URBAN ACHIEVERS

Nearly half of residents in the Oakland trade area hold a bachelor's degree or higher, young, ambitious professionals who have chosen one of Florida's fastest-growing and most educated communities to build their careers and their lives. They spend intentionally, experience eagerly, and expect more from every place they walk into.



25-38
Age

80K+
Household
Income

OWN|RENT
Home
Ownership

EMPTY NESTERS

West Orange County's empty nesters have spent a lifetime building something, and now they're ready to enjoy it. With the West Orange Trail at their doorstep, Lake Apopka in their backyard, and a town center finally worthy of their time, Oakland is where the next chapter begins.



55-70
Age

150K+
Household
Income

OWN
Home
Ownership

SITE PLAN

15949 W COLONIAL DR,
OAKLAND, FL 34787

OAKLAND TOWN CENTER BY THE NUMBERS

84,020 SF

Total Retail Space

14.80 AC

Total Site Area

398

Total Parking

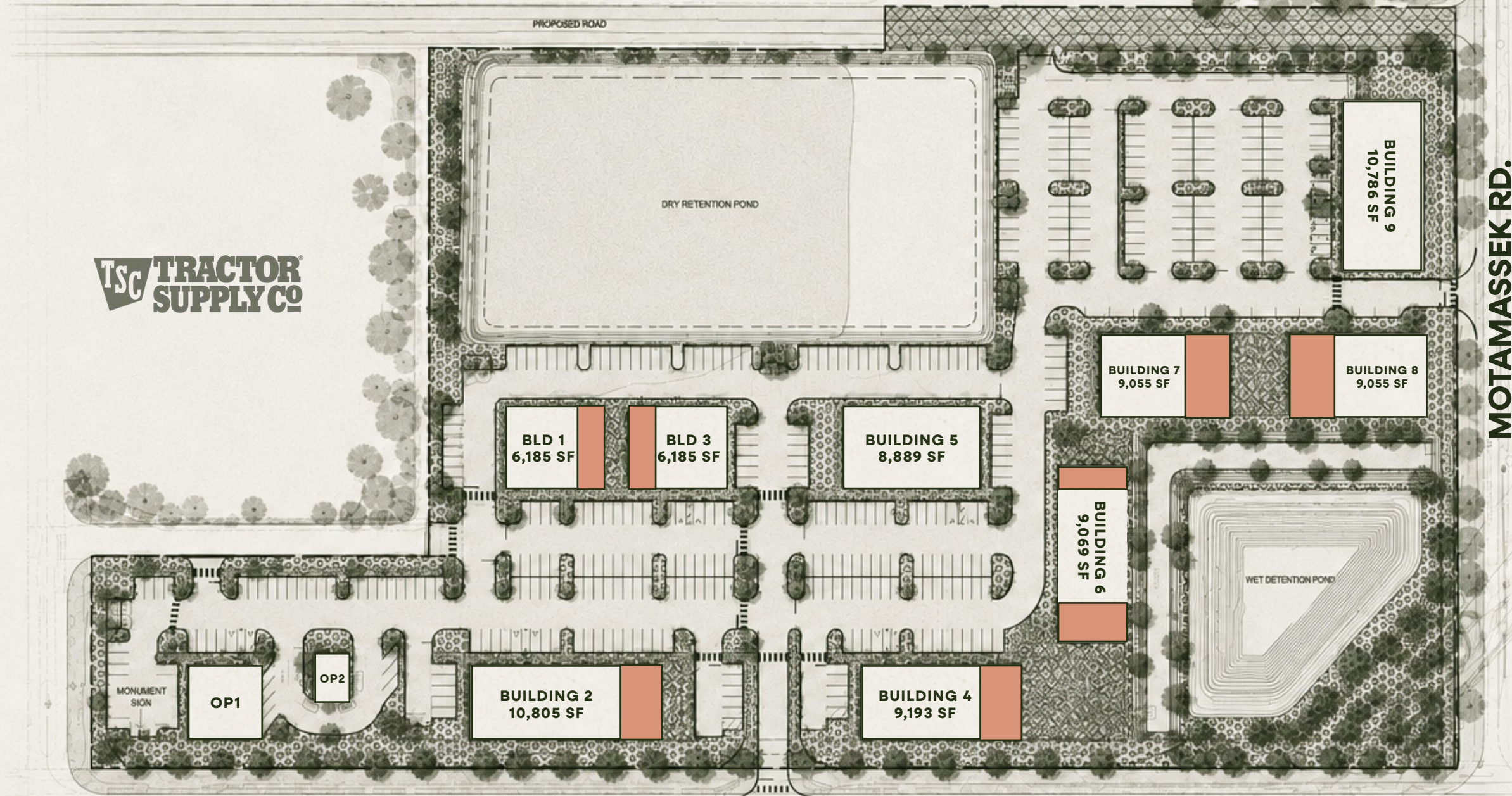
4.73

Parking Ratio

16,000 SF

Patio & Amenity Areas

LEASING OPPORTUNITIES



BUILDING	SF	TENANT
Building 1	6,185	Available
Building 2	10,805	Available
Building 3	6,185	Available
Building 4	9,193	Available
Building 5	8,934	Available
Building 6	9,069	Available
Building 7	9,055	Available
Building 8	9,055	Available
Building 9	10,786	Available
OP1	3,538	Available
OP2	1,260	Available

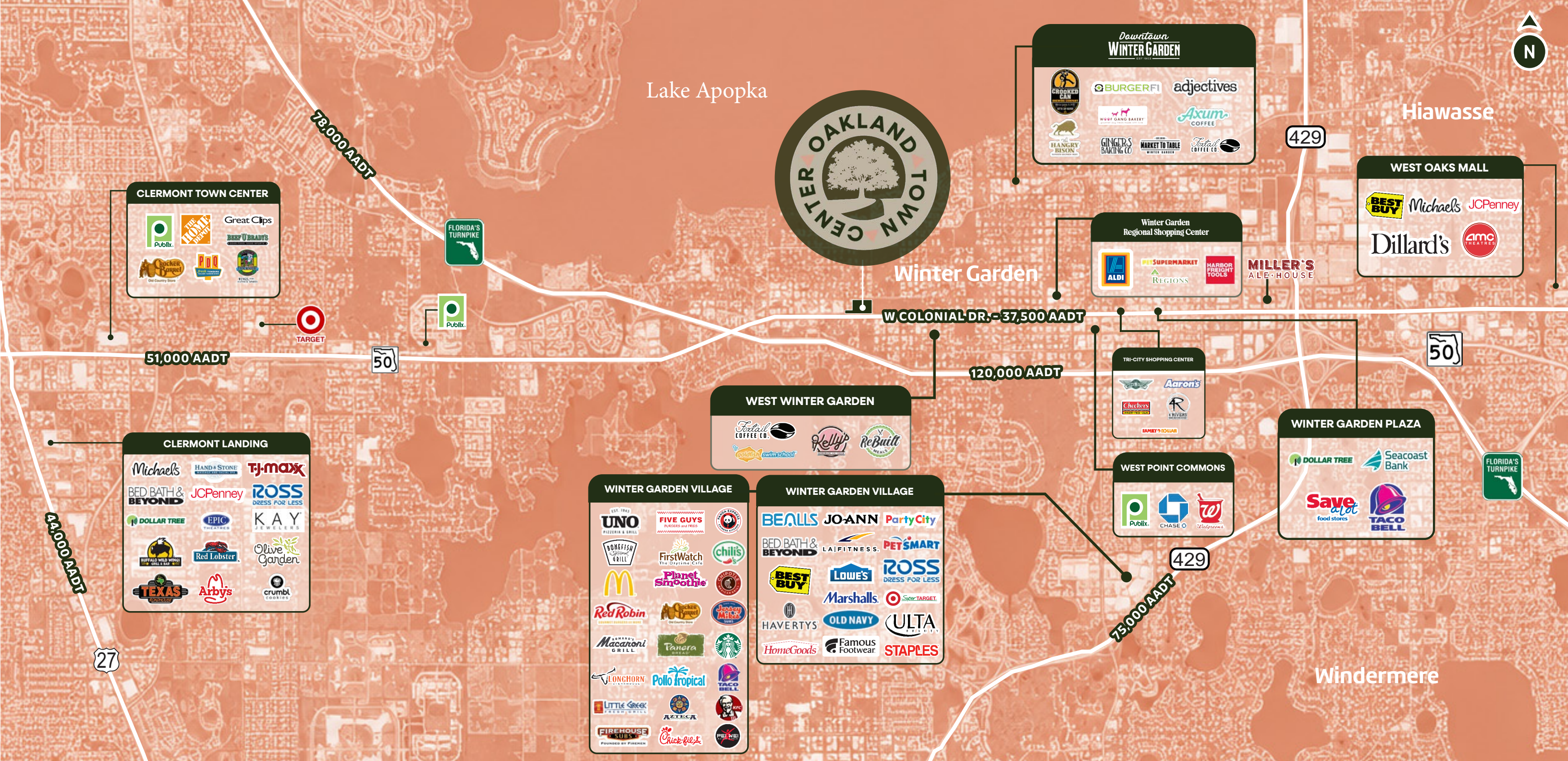
W. COLONIAL DR.

AVAILABLE

LEASED

RESTAURANT OPPORTUNITY

* All buildings divisible



DEMOGRAPHICS



Population

1-Mile: 6,218
 3-Mile: 43,796
 5-Mile: 97,958



Daytime Population

1-Mile: 4,648
 3-Mile: 38,689
 5-Mile: 90,542



Average HH Income

1-Mile: \$169,964
 3-Mile: \$149,251
 5-Mile: \$151,999



Households

1-Mile: 2,271
 3-Mile: 15,493
 5-Mile: 33,890

OAKLAND TOWN CENTER

Located along the busy SR 50 corridor, Oakland offers a trade area defined by rapid residential and commercial growth. With proximity to Winter Garden, Clermont, Windermere, and Horizon West, the market benefits from strong household incomes, high homeownership, and steady population growth. The area draws families and professionals seeking suburban convenience with easy access to Orlando's employment and lifestyle hubs, creating strong demand for retail, dining, wellness, and entertainment.



PLACEMAKING



CONVENIENCE





CONTEMPORARY RETAIL



THIRD PLACE COMMUNITY



CHEF DRIVEN DINING



OAKLAND

TOWN CENTER

ANCHOR TENANT NAME

TENANT NAME TENANT NAME

TENANT NAME TENANT NAME

TENANT NAME TENANT NAME TENANT NAME

TENANT NAME TENANT NAME TENANT NAME

TENANT NAME TENANT NAME TENANT NAME

TENANT NAME TENANT NAME TENANT NAME

TENANT SIGN

TENANT SIGN

EXPECTED DELIVERY
16 Months

JOIN THESE TRADE AREA TENANTS



At the crossroads of growth and community
Serving the rapidly expanding West Orange County

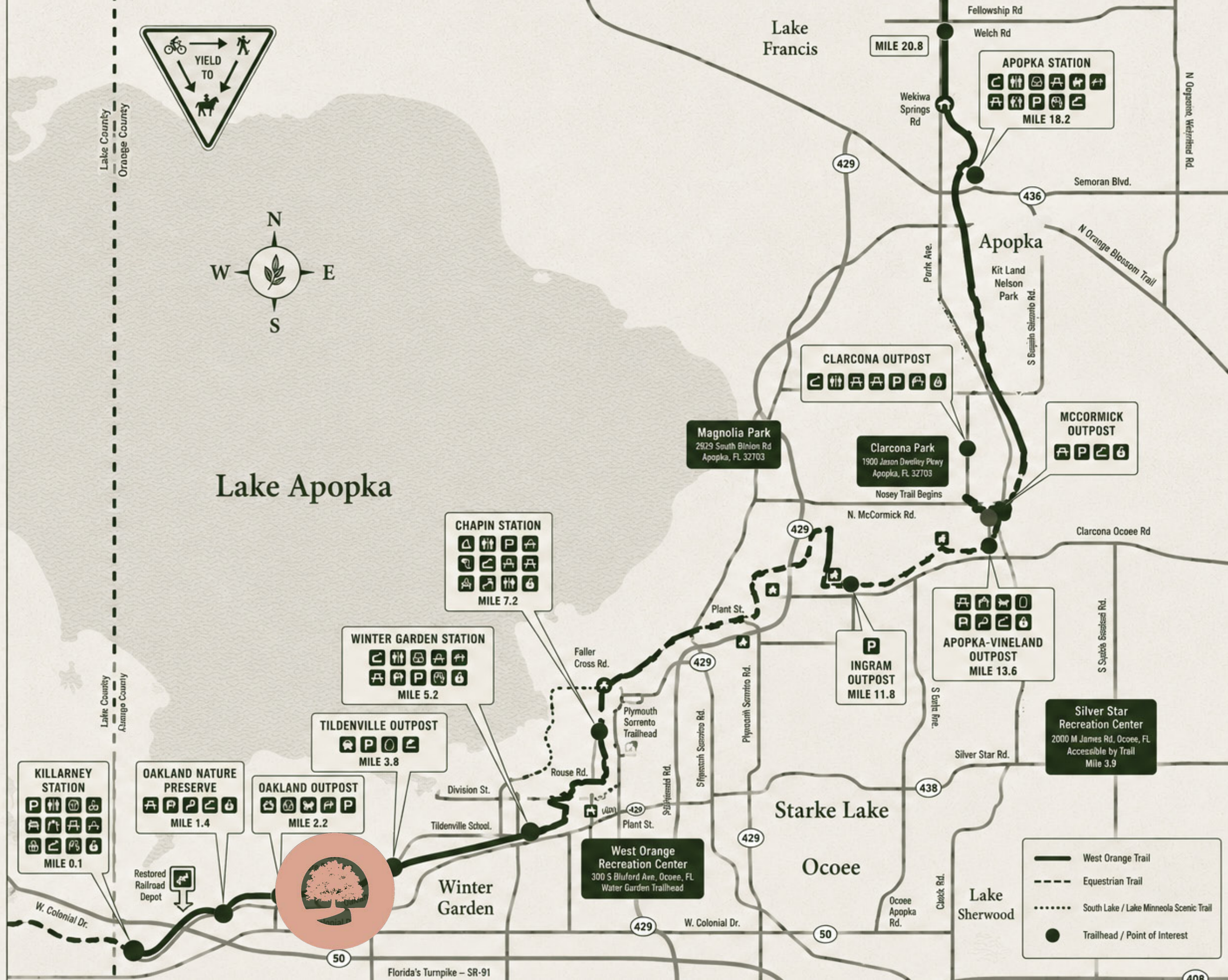
MAP LEGEND

- West Orange Trail
- - - Equestrian Trail
- South Lake / Lake Minneola Scenic Trail

- ✈ Air Station
- 🏀 Basketball Courts
- 🪑 Bench
- 🚲 Bike Concession
- 🚲🚲 Bike Rack
- 🦋 Butterfly Garden
- ☕ Concession
- 🐎 Equestrian Facilities
- 🐾 Leashed Pets Allowed
- 🅓 Parking
- 🏠 Playground
- 🍷 Picnic Area & Grill
- 🚻 Port-O-Let
- 🏠 Rental Pavilion
- 🚻 Restrooms
- 🏠 Shelter
- 🥤 Soda Machine
- ★ Special Points of Interest
- 🎾 Tennis
- 🚰 Trail Utilities
- 🚰 Water Fountain
- 💧 Water Station
- 🌉 Wooden Bridge

IN CASE OF EMERGENCY
CALL
911
YOUR LOCATION REFERENCE:
WOT - 012

Emergency Response System: Decals are located every one-tenth of a mile along the trails. Each decal indicates the exact location in case of an emergency, as well as the distance to the next decal.



- West Orange Trail
- - - Equestrian Trail
- South Lake / Lake Minneola Scenic Trail
- Trailhead / Point of Interest

DINING AL FRESCO



WALKABLE



GET IN TOUCH



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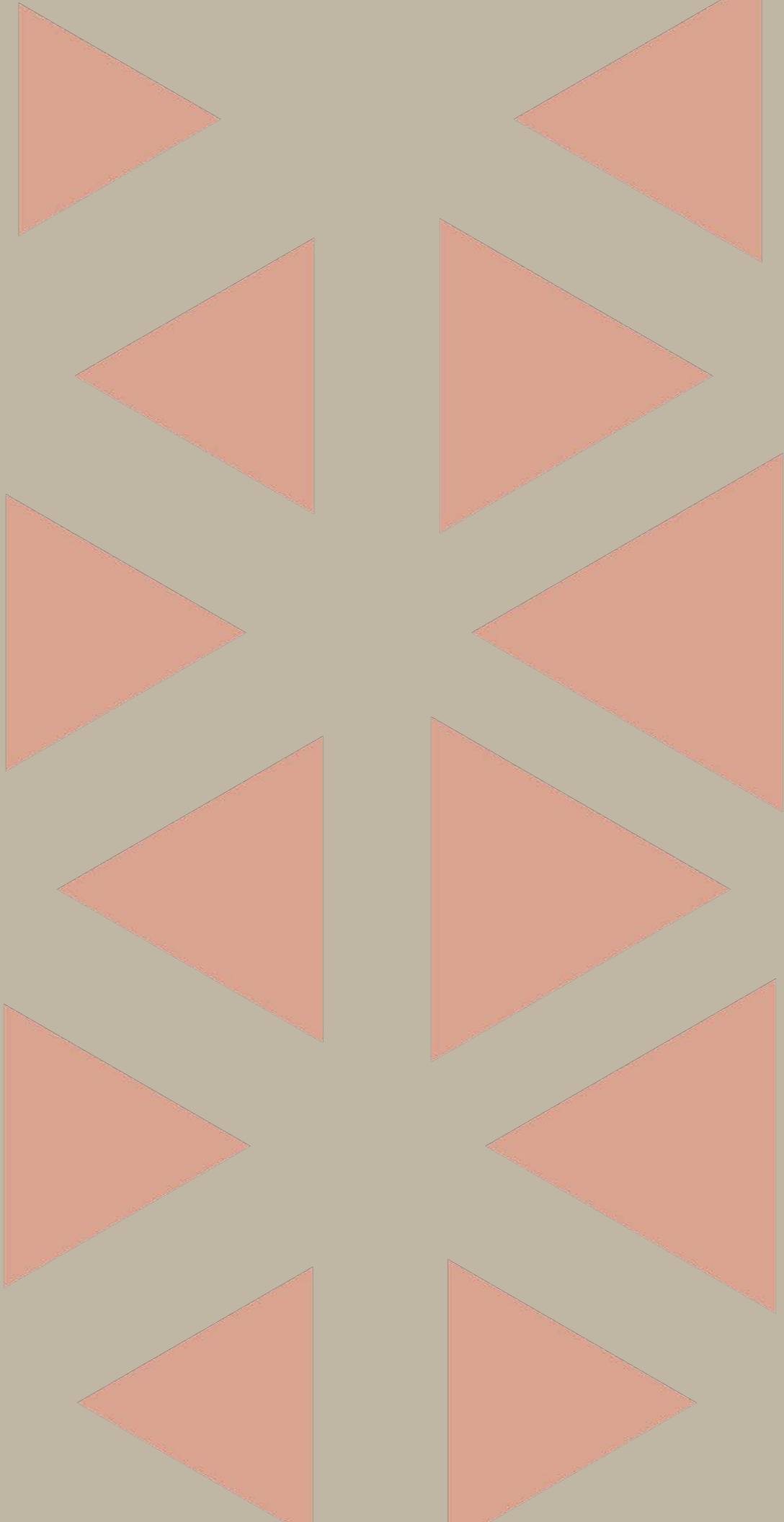
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