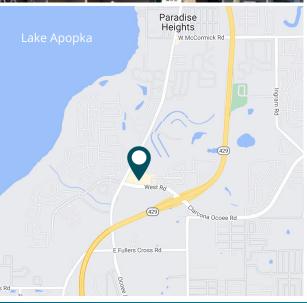
# **FOUNTAINS WEST**

301 West Road, Ocoee, FL 34761

## **FOR LEASE**







#### **PROPERTY OVERVIEW**

- » Retail space available: 1,260 SF
- » Publix-anchored shopping center located at the signalized intersection of West Road and Ocoee Apopka Road
- » Center draws approximately 1.3M visits annually (Placer.ai)
- » Located less than one mile from Ocoee Village Center, a new retail development project that will feature 150,000 SF of commercial space and 525 multi-family/ townhome units
- » Nearby retailers include Walgreens, Dollar Tree, McDonald's, Dunkin', Wendy's, and Taco Bell

### **DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
Population	5,460	42,522	132,449
Households	1,717	14,020	44,806
Daytime Pop.	2,742	24,725	79,227
Ave. HH Income	\$93,105	\$85,259	\$78,116



**ZACK MCNAMARA, CCIM** SENIOR DIRECTOR

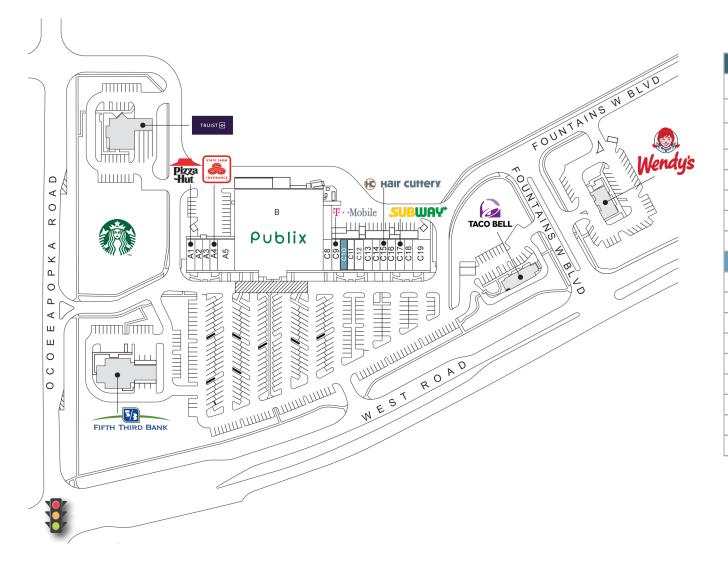
407.458.5409

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**KATY TAYLOR** SENIOR ASSOCIATE

**\(\sqrt{1}\)** 407.458.5429

⊠ Katy.Taylor@FranklinSt.com



Unit	Tenant	Sq Ft
A1	Pizza Hut	1,440
A2	New China	1,260
A3	Hair Perfect	1,260
A4	State Farm	1,260
A5	Charming Smile of Ocoee	2,880
В	Publix	38,997
C8	Knightly Spirits Liquor	1,260
C9	T-Mobile	2,700
C10	Available	1,260
C10 C11	Available Woof Gang Bakery	1,260 1,300
C11	Woof Gang Bakery	1,300
C11 C12	Woof Gang Bakery Planet Smoothie	1,300 1,400
C11 C12 C13	Woof Gang Bakery Planet Smoothie Careplus Veterinary Clinic	1,300 1,400 1,440
C11 C12 C13 C14	Woof Gang Bakery Planet Smoothie Careplus Veterinary Clinic Infinity Modern Nail Salon	1,300 1,400 1,440 1,260
C11 C12 C13 C14 C15	Woof Gang Bakery Planet Smoothie Careplus Veterinary Clinic Infinity Modern Nail Salon Hair Cuttery	1,300 1,400 1,440 1,260 1,260
C11 C12 C13 C14 C15 C16	Woof Gang Bakery Planet Smoothie Careplus Veterinary Clinic Infinity Modern Nail Salon Hair Cuttery Cigar Oasis	1,300 1,400 1,440 1,260 1,260 1,440











## RETAIL AERIAL

