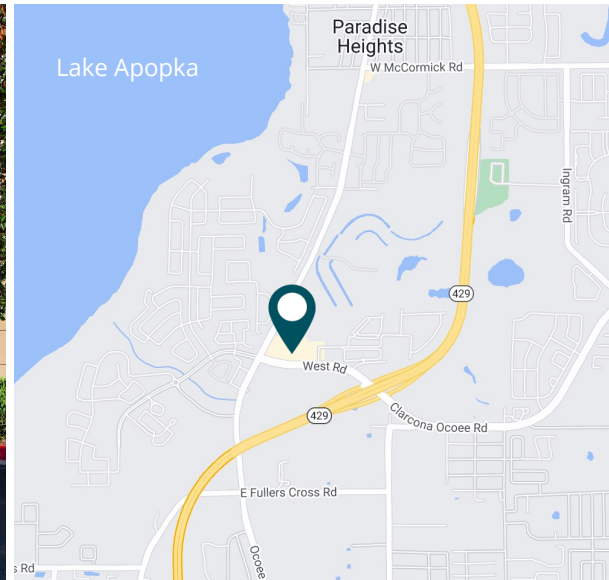


FOUNTAINS WEST

301 West Road, Ocoee, FL 34761

FOR LEASE

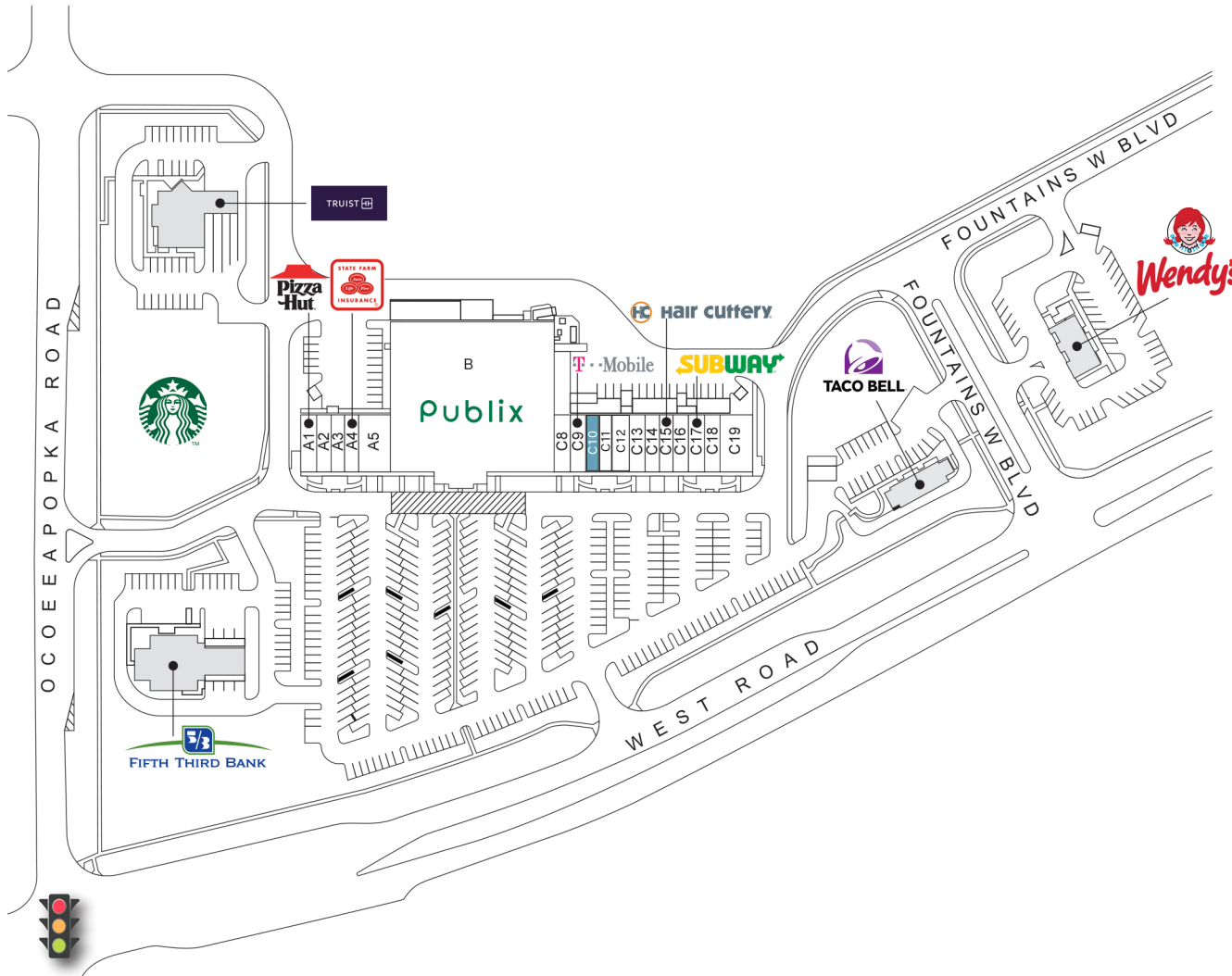


PROPERTY OVERVIEW

- » 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



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
B	Publix	38,997
C8	Knightly Spirits Liquor	1,260
C9	T-Mobile	2,700
C10	Available	1,260
C11	Woof Gang Bakery	1,300
C12	Planet Smoothie	1,400
C13	Careplus Veterinary Clinic	1,440
C14	Infinity Modern Nail Salon	1,260
C15	Hair Cuttery	1,260
C16	Cigar Oasis	1,440
C17	Subway	1,440
C18	Peach Cobbler Factory	1,440
C19	Breakfast Club of Ocoee	2,880



