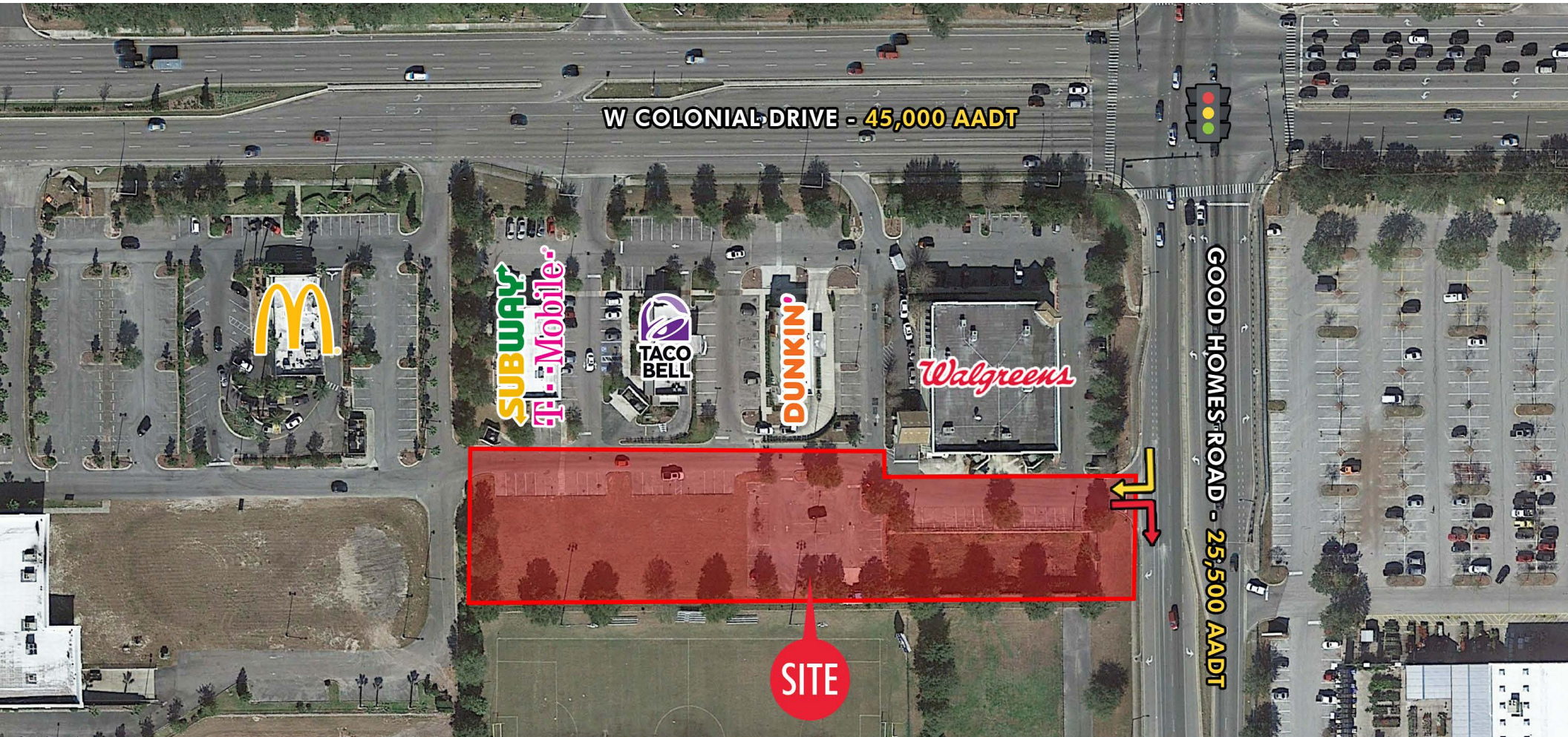


FOR LEASE

# RETAIL SPACE AVAILABLE ON WEST COLONIAL DRIVE IN OCOEE, FL

8880 W COLONIAL DRIVE, OCOEE, FL



PROPOSED 12,500 SF OF RETAIL IN STRONG, DENSE CENTRAL FL MARKET

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

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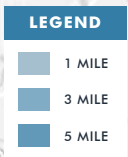
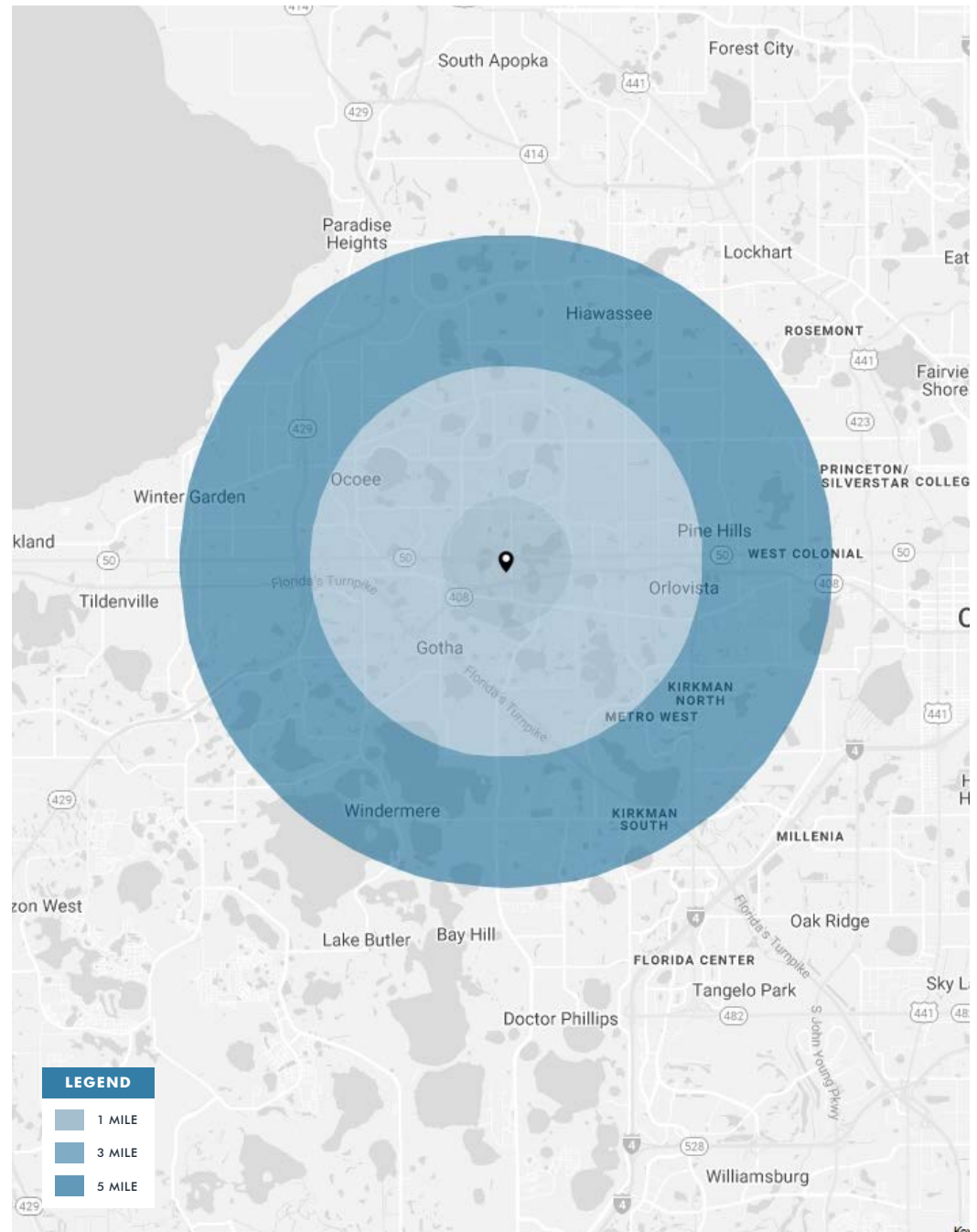
# PROPERTY OVERVIEW

## HIGHLIGHTS

- Located on SWC of West Colonial Drive and Good Homes Road
- Proposed 12,500 SF of retail space
- Other tenants in the market include **LOWE'S** **BEALLS** **sam's club** **Walmart\*** **Publix** **Walgreens** **SUBWAY** **DUNKIN'** **T-Mobile**
- Over 70,000 cars at this intersection daily
- Incredibly dense market, strong daytime and nighttime traffic
- Access from both West Colonial Drive and Good Homes Road available
- Just 1/2 mile from Hwy 408 on-ramp

## DEMOGRAPHICS

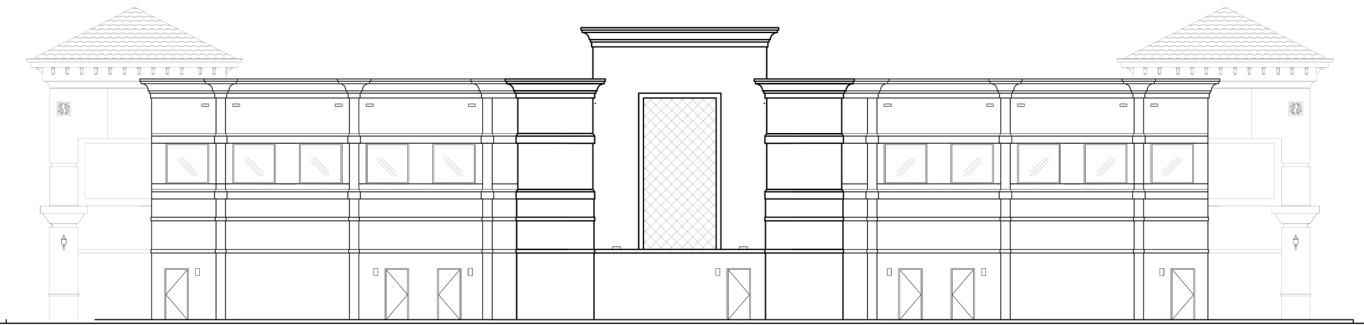
	1 Mile	3 Miles	5 Miles
POPULATION	11,458	99,323	256,246
HOUSEHOLDS	4,196	34,482	89,549
DAYTIME EMPLOYEES	4,164	29,219	87,088
AVERAGE HH INCOME	\$67,527	\$81,022	\$79,283
	5 Minutes	10 Minutes	15 Minutes
POPULATION	32,962	146,988	332,702
HOUSEHOLDS	11,949	51,135	118,805
DAYTIME EMPLOYEES	10,944	49,362	128,124
AVERAGE HH INCOME	\$72,738	\$78,716	\$80,528







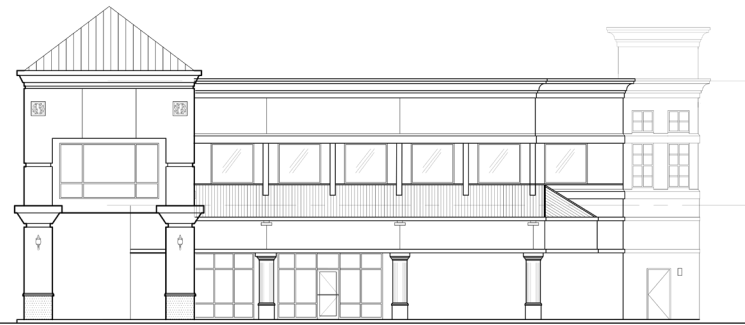
1 FRONT ELEVATION  
SCALE 1/8" = 1'-0" XSITE



2 REAR ELEVATION  
SCALE 1/8" = 1'-0" XSITE



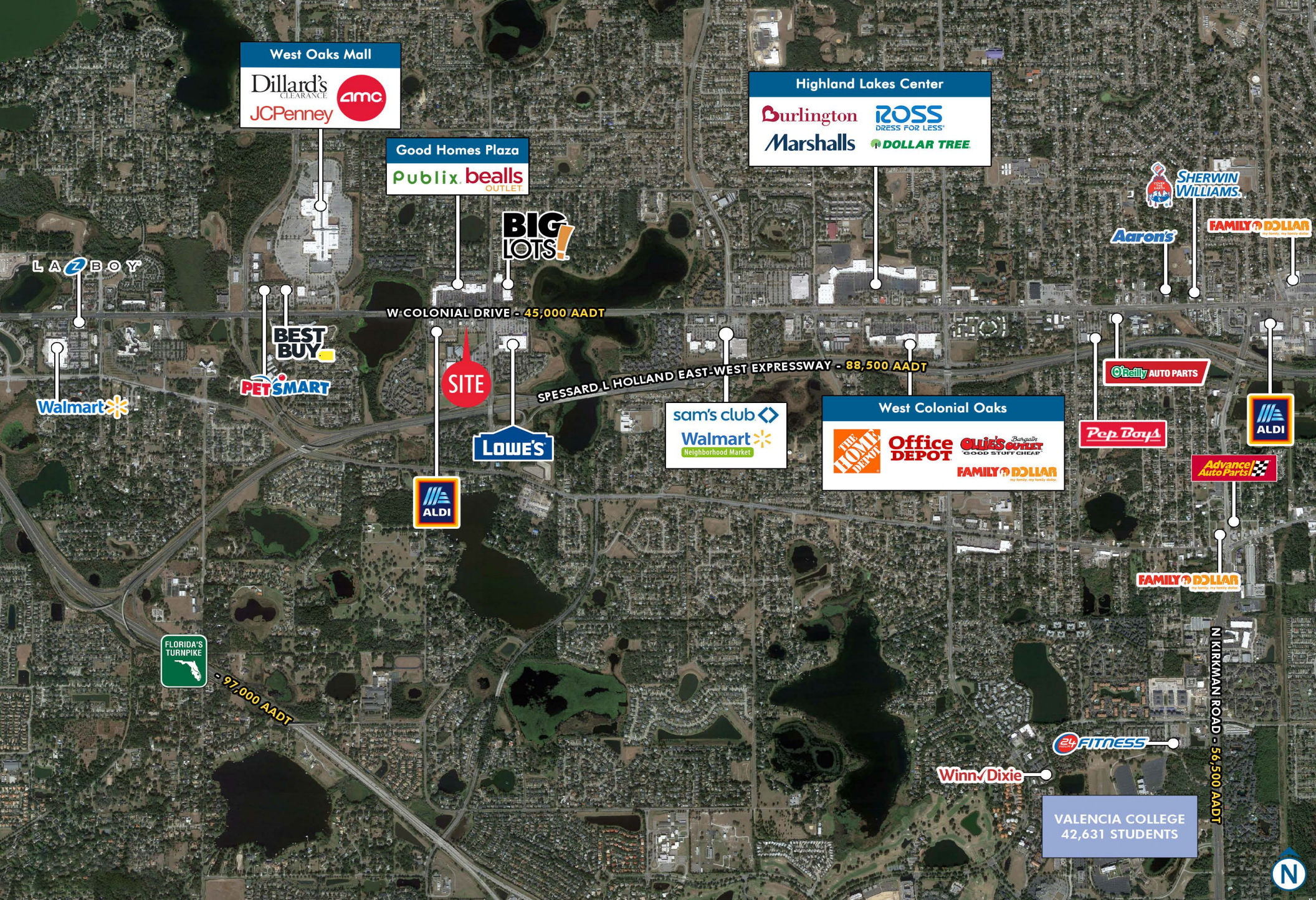
3 SIDE ELEVATION  
SCALE 1/8" = 1'-0" XSITE



4 SIDE ELEVATION  
SCALE 1/8" = 1'-0" XSITE

# 8880 W COLONIAL DRIVE | ELEVATIONS





West Oaks Mall  
Dillard's CLEARANCE  
JCPenney  
amc

Highland Lakes Center  
Burlington  
Marshall's  
ROSS DRESS FOR LESS  
DOLLAR TREE

Good Homes Plaza  
Publix  
bealls OUTLET

BIG LOTS!

SHERWIN WILLIAMS  
Aaron's  
FAMILY DOLLAR

W. COLONIAL DRIVE - 45,000 AADT

SPESSARD L. HOLLAND EAST-WEST EXPRESSWAY - 88,500 AADT

BEST BUY  
PET SMART

SITE

LOWE'S

sam's club  
Walmart Neighborhood Market

West Colonial Oaks  
THE HOME DEPOT  
Office DEPOT  
CLUES OUTLET  
FAMILY DOLLAR

O'Reilly AUTO PARTS

Pep Boys

ALDI

Advance Auto Parts

FAMILY DOLLAR

FLORIDA'S TURNPIKE  
- 97,000 AADT

N KIRKMAN ROAD - 56,500 AADT

24 FITNESS

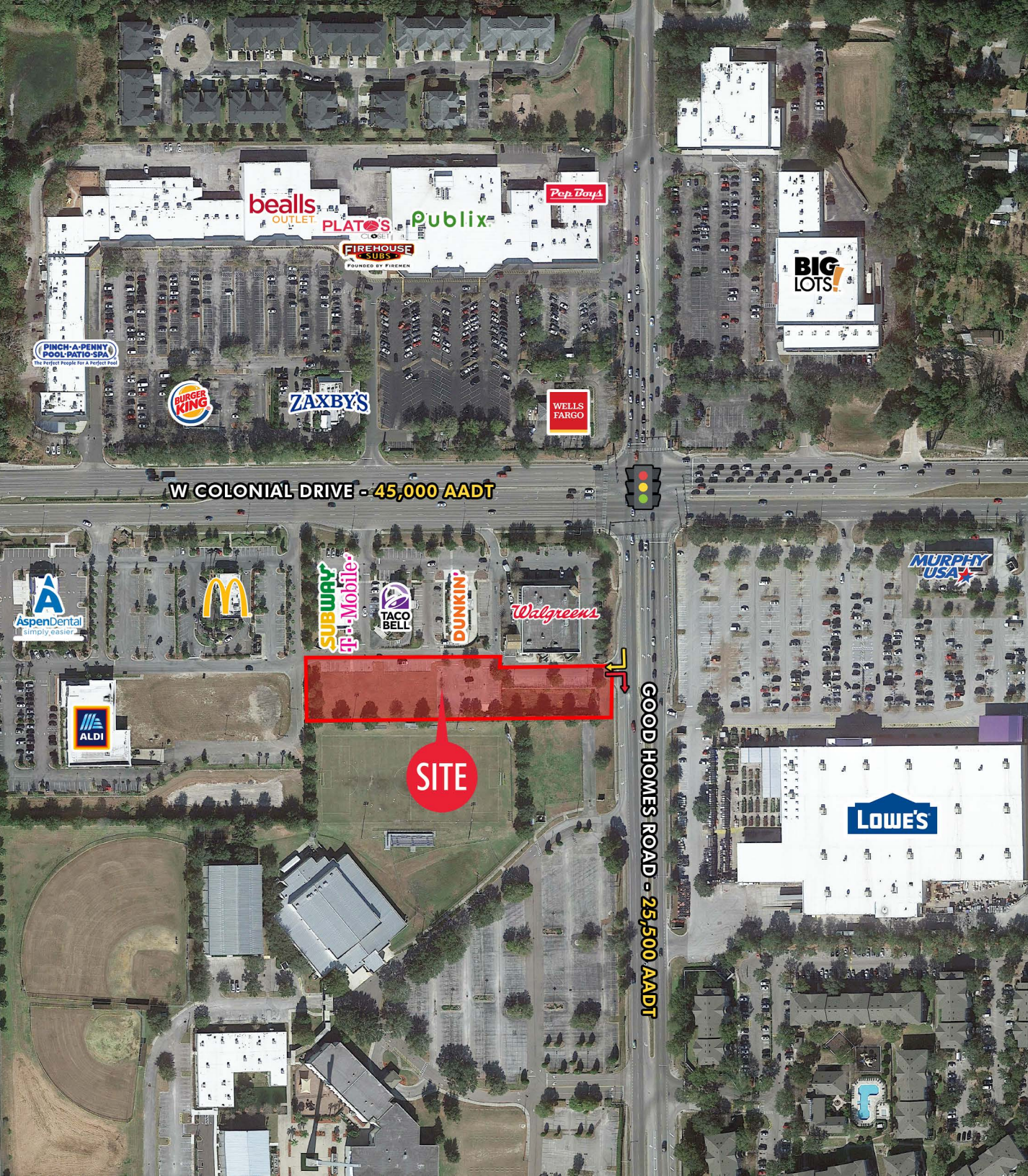
Winn-Dixie

VALENCIA COLLEGE  
42,631 STUDENTS



# 8880 W COLONIAL DRIVE | MARKET AERIAL





## CONTACT AGENTS

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