



**For Lease**

**Westyn Bay Retail - Ocoee, Florida**

# Prime Commercial Space for Lease in High-Traffic Ocoee Plaza



**\$30/SF+ \$12.29  
CAM (NNN)**



**Retail Property**



**Built in 2020**



**Unit SF: 1,400 to  
2,800 SF+/-**



**1.9 Acres**

**Presented by**

**Sunny Gandhi**

Senior Associate

O: 407.629.4420 | C: 321.945.4477

sgandhi@kwcommercial.com

FL #SL3302939

**KW Commercial**

11 S Bumby Ave.

Suite 200

Orlando, FL 32803

# Confidentiality & Disclaimer

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance, or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters. Any projected renovation, construction and FF&E costs are simply estimates and must be verified by any interested party. Construction prices can vary widely depending on location, finishes, and project specifications.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial - Parks Commercial Group, LLC - Orlando in compliance with all applicable fair housing and equal opportunity laws.

## **Layout, Dimensions, and Conceptual Designs**

All square footage and dimensions are approximate and are not to the actual scale. All parties should not rely upon these designs or conceptual designs for decision-making purposes. Exact dimensions can be obtained by retaining the services of a professional architect or engineer. Conceptual designs are possible opportunities and must be independently verified through local planning and zoning, health departments, and state agencies.



Each Office Independently  
Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



## Property Highlights

- Prime Location and HWY 429 Exit Clarcona-Ocoee Rd
- Unit 112 - Fully Built Out as Bobba Tea Selfie Bar
- Unit 114 - Fully Built Out as Retail Wine Store
- National and Local Co-tenants
- Newly Built Plaza in 2020
- Ample Parking Spaces
- Unique Brand Exposure Opportunity

The two available suites (112 and 114) are adjacent and can be leased together to one tenant or separately. The owner is open to tenants combining the spaces for a total of approximately 2,800+/- SF, depending on the terms offered by the tenant.

## Offering Summary

Lease Rate: \$30/SF + \$12.29 CAM		\$30/SF + \$12.29 CAM
Lease Type:		NNN
Total Number of Units Available:		2
Suite Number: 112	Available Leasable Area: 1400+/- SF	
Suite Number: 114	Available Leasable Area: 1400+/- SF	
Total Building HSF:		15,363 HSF
Gross Building Size:		15,875 SF
Lot Size:		1.9 Acres
Parking Spaces (Entire Building):		73

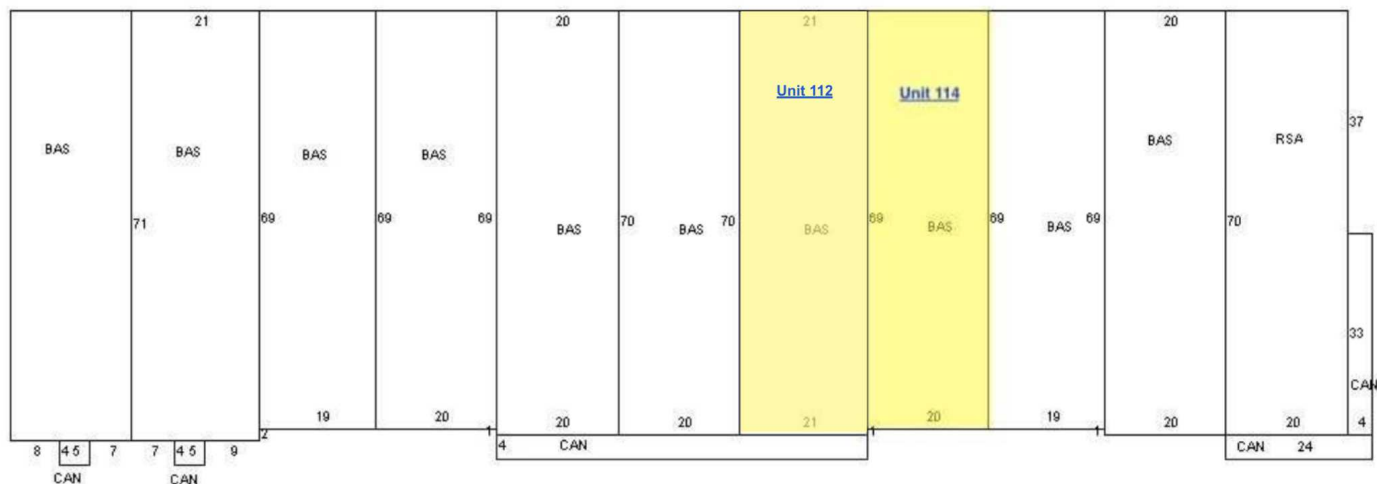


Each Office Independently  
Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



## Lease Spaces



#100 Little Caesar Pizza 6 fixt, 1 room	#102 Westyn Beauty Nail spa 15 fixt, 4 rooms	#104 Jebailey 3 fixt, 4 rooms	#106 The Shipping Center 2 fixt, 1 room	#108 Grill Master 6 fixt, 4 rooms	#110 Cold Stone Creamery 4fixt, 2 rooms	#112 TruNature JuiceBar 5fixt, 1room	#114 Mayson's Wine Shop 5fixt, 2rooms	#116 Farmers Insurance 5fixt, 1room	#118 Great Clips 4 fixt, 3 rooms	#120 Fogata street taco 6 fixt, 2 rooms
--	---	-------------------------------------	--	---	--	---	--	--	--	---

## Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,400 - 2,800 SF	Lease Rate:	\$30.00 SF/yr

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Unit 112 - 1400 SF	Available	1,400 - 2,800 SF	NNN	\$30.00 SF/yr	Set up a Boba tea & smoothie business.
Unit 114 - 1400 SF	Available	1,400 - 2,800 SF	NNN	\$30.00 SF/yr	Set up a wine shop with a wine tasting bar



Each Office Independently  
Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





## Property Description

Seize the opportunity to elevate your brand in this flourishing retail destination in the heart of Ocoee, Florida exclusively presented by Gandhi Commercial.

**Westyn Bay Retail Plaza** is a great leasing opportunity for businesses seeking a strategic and vibrant location. Constructed in 2020 on 1.9 acres, the plaza encompasses 15,400 square feet, featuring eleven units in a contemporary concrete block building. There are two spaces available adjacent to each other (Units 112 and 114), offering 1,400+/- SF each.

The plaza offers a dynamic environment with a diverse mix of co-tenants, including renowned establishments such as Little Caesars Pizza, Westyn Beauty, The Shipping Center, Grill Master Cater, Cold Stone Creamery, Farmers Insurance, Great Clips, and Fogata Street Tacos. The plaza is a hub of activity and convenience, ensuring ample parking for patrons.

Strategically positioned on Ocoee Apopka Road with excellent visibility, the plaza is situated at the Carcona-Ocoee exit on Hwy 429, guaranteeing high traffic exposure. This prime location provides an ideal setting for businesses to thrive and make a lasting impact.



Each Office Independently  
Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



## Location Information

Building Name	Westyn Retail
Street Address	2222 Ocoee Apopka Rd,
City, State, Zip	Ocoee, FL 34761
County	Orange

## Building Information

Suite Number 112 Size:	1400+/- HSF
Suite Number 114 Size:	1400+/- HSF
Number of Floors	1
Year Built	2020

## Lease Rate

**\$30/SF+ \$12.29 CAM (NNN)**

## Property Information

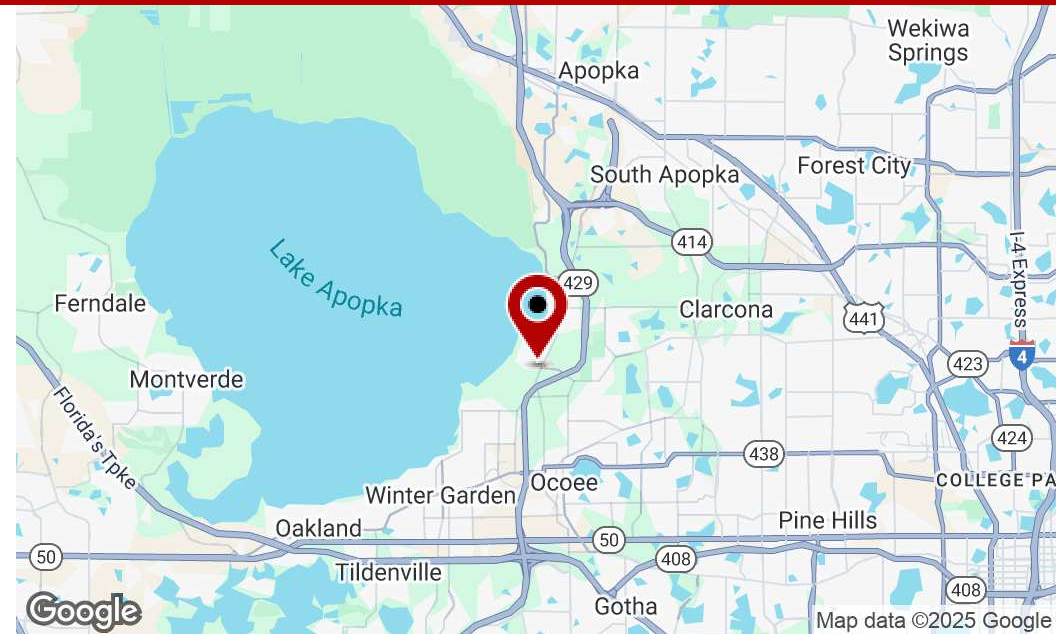
Property Type	Retail
Property Subtype	Strip Center
Flood Zone	X- Outside any floodplains
Parking Spaces (Entire Building)	73
Lot Size	1.9 Acres
Building Size	15,875 SF
Total Heated Area	15,363 HSF



Each Office Independently  
Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





## Location Overview

Ocoee is a city celebrated for its welcoming community and diverse offerings. The location offers proximity to key amenities, including shopping centers like West Oaks Mall and enjoying outdoor activities at the nearby Bill Breeze Park. The city also offers cultural offerings at the Ocoee Historic Museum and appreciate the tranquility of Lake Apopka just a stone's throw away.

The plaza is conveniently located near major thoroughfares such as FL-429, providing easy access to neighboring cities like Apopka and Winter Garden. Additionally, with easy access to major highways, the location ensures seamless connectivity to Orlando and other neighboring areas, providing a perfect balance between city convenience and suburban comfort.

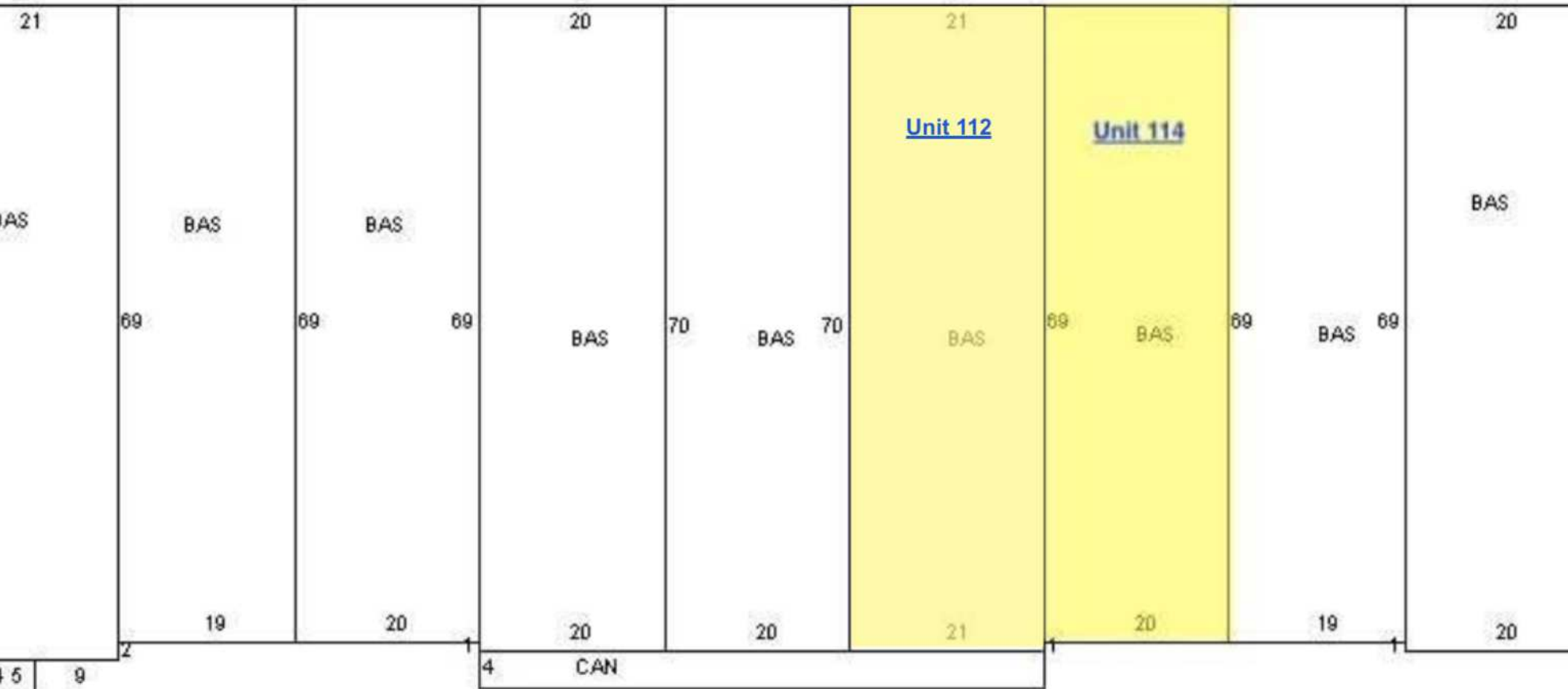


Each Office Independently  
Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



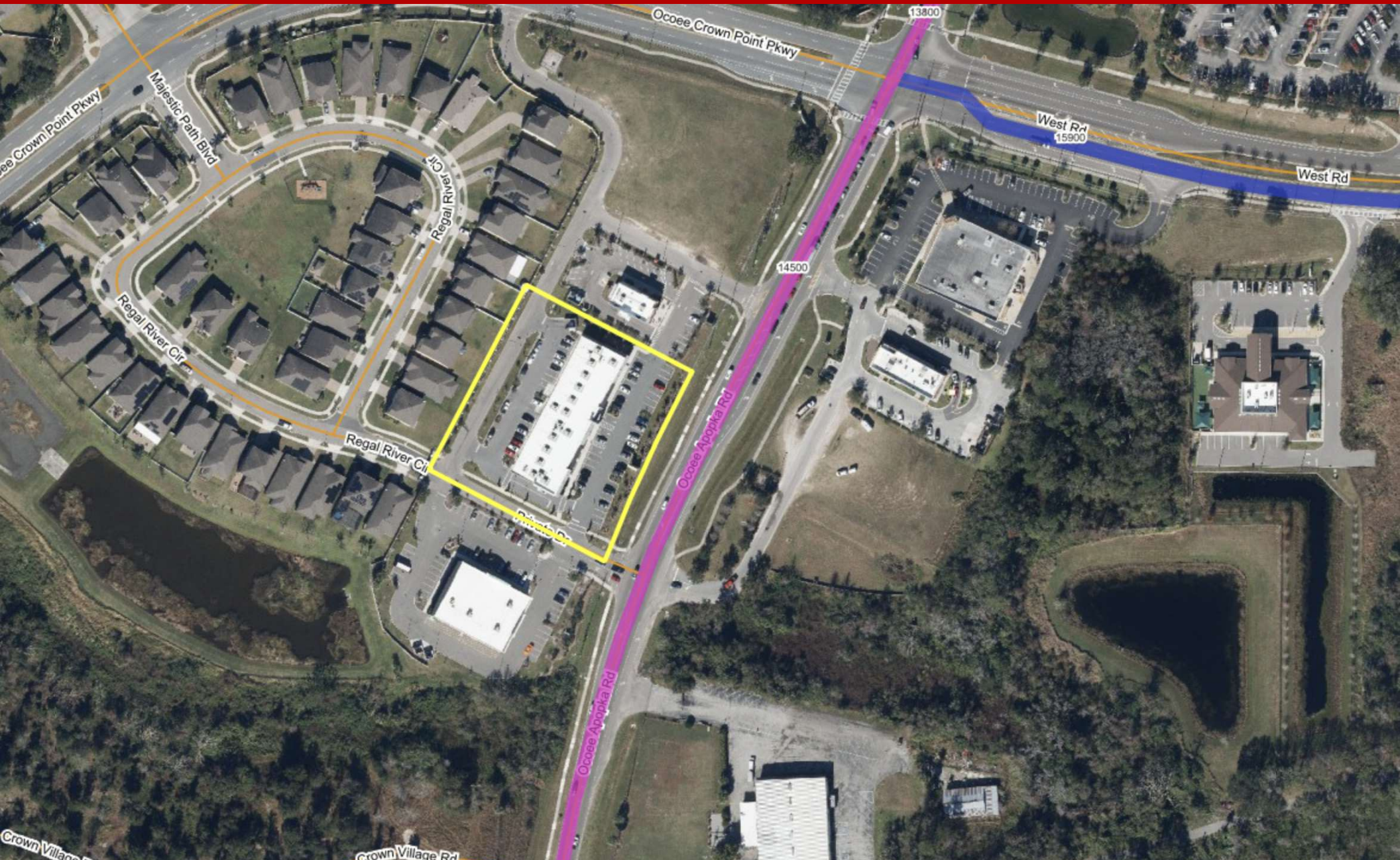
# Building Sketch



Each Office Independently  
Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

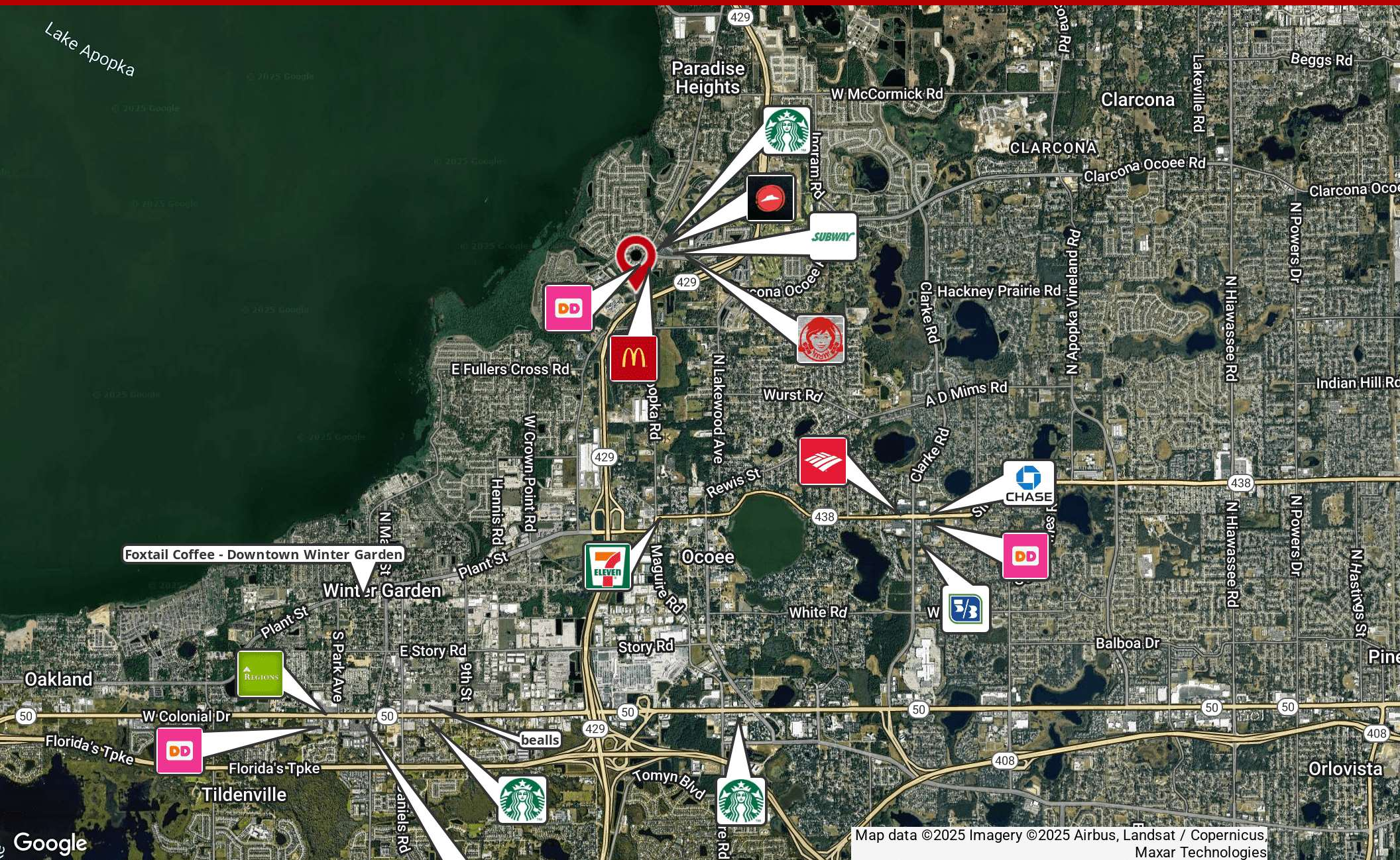




Each Office Independently  
Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

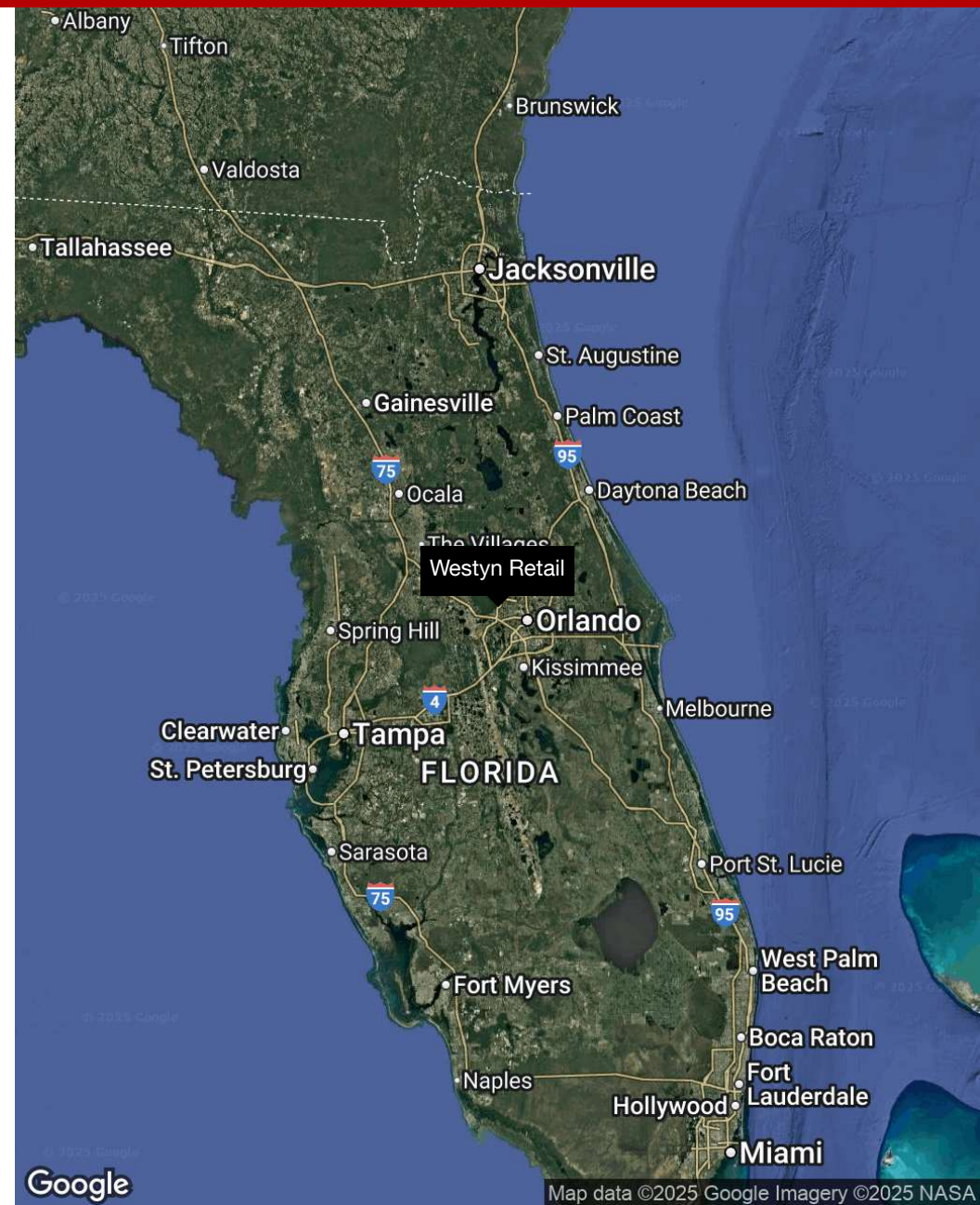
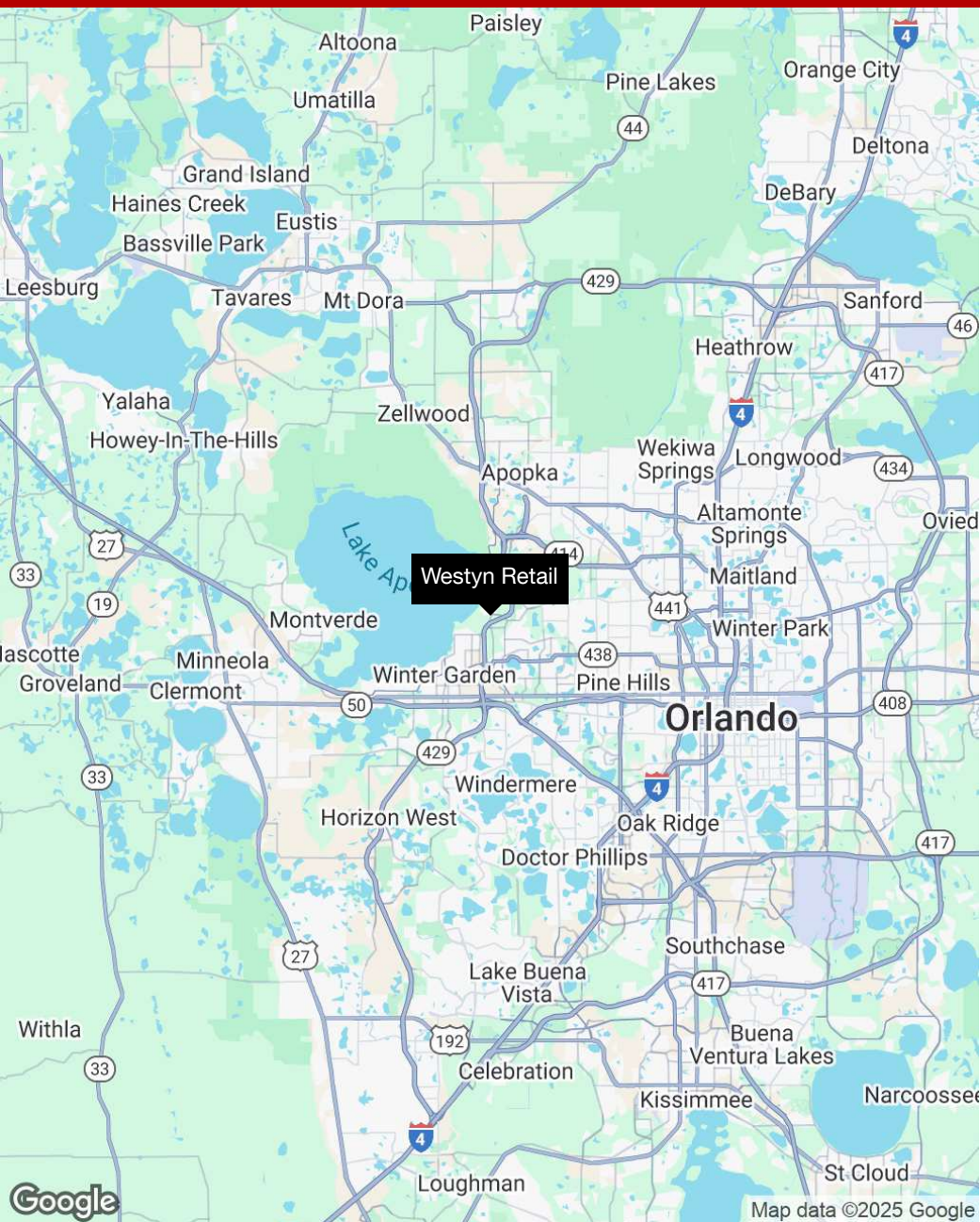


Each Office Independently  
Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



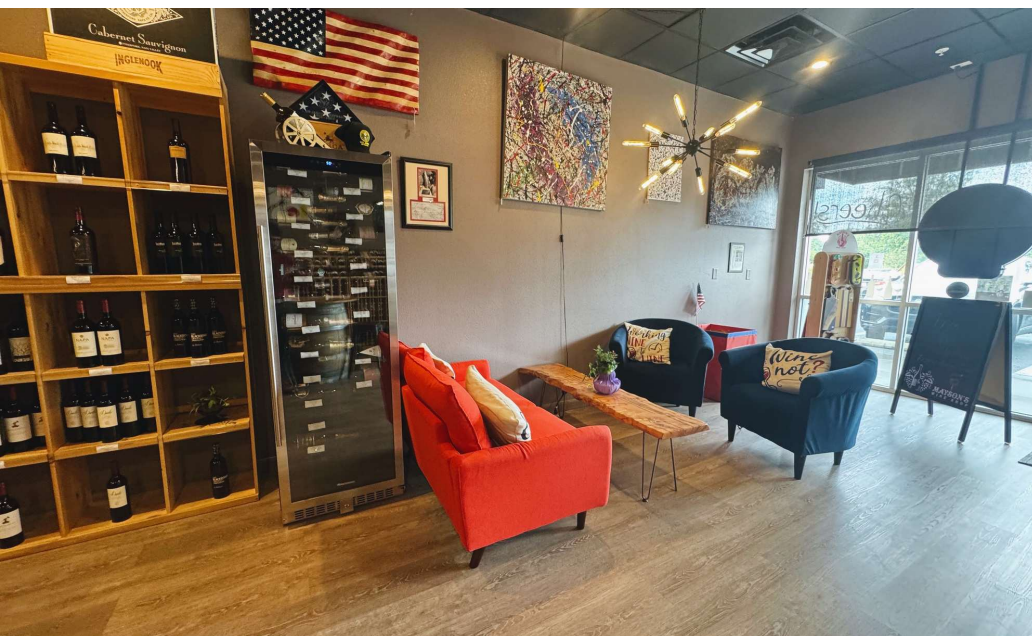
## Regional Map



Each Office Independently  
Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





Each Office Independently  
Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

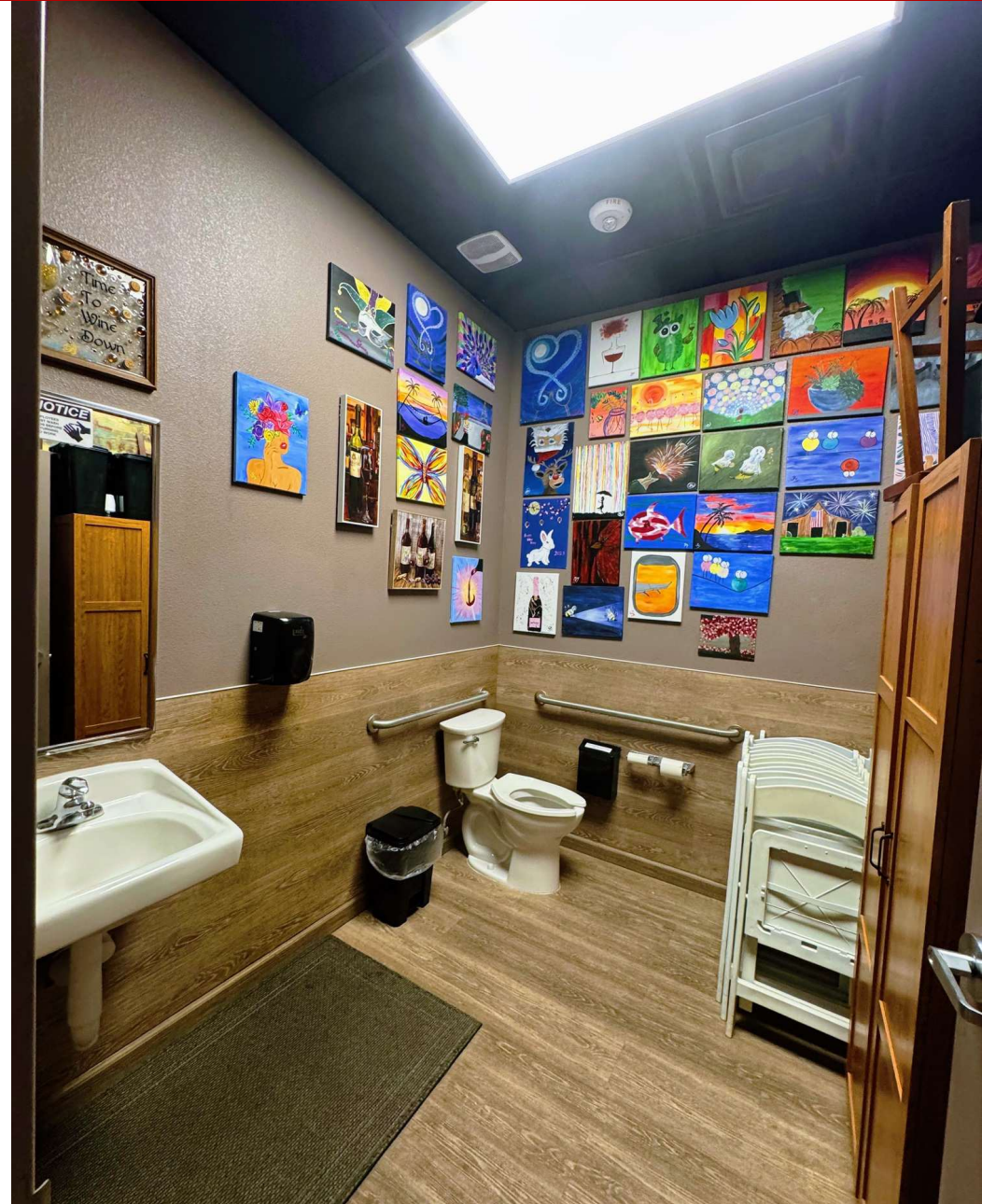




Each Office Independently  
Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





Each Office Independently  
Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

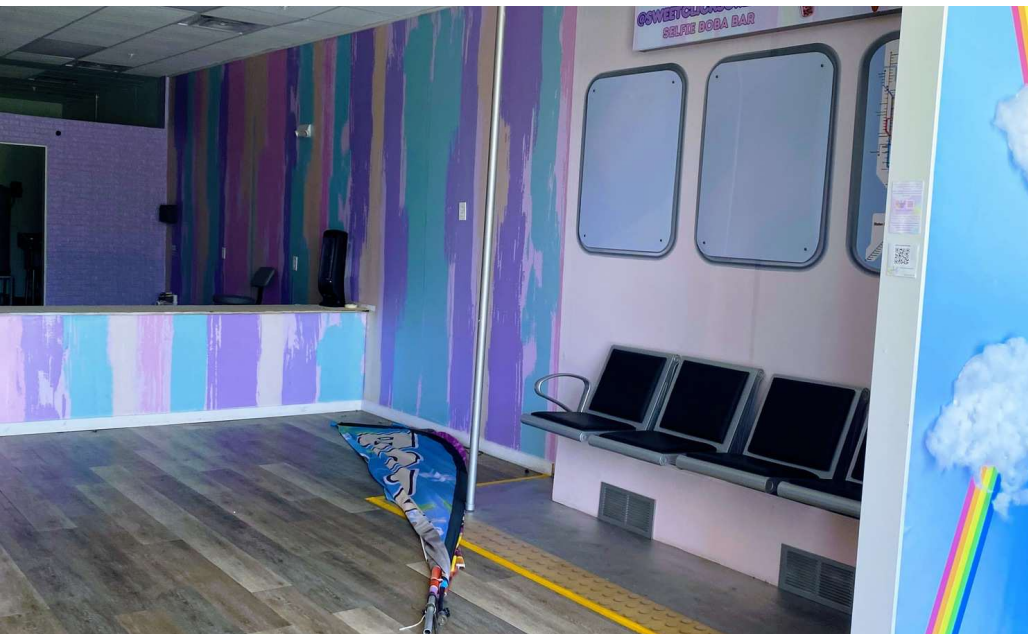




Each Office Independently  
Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

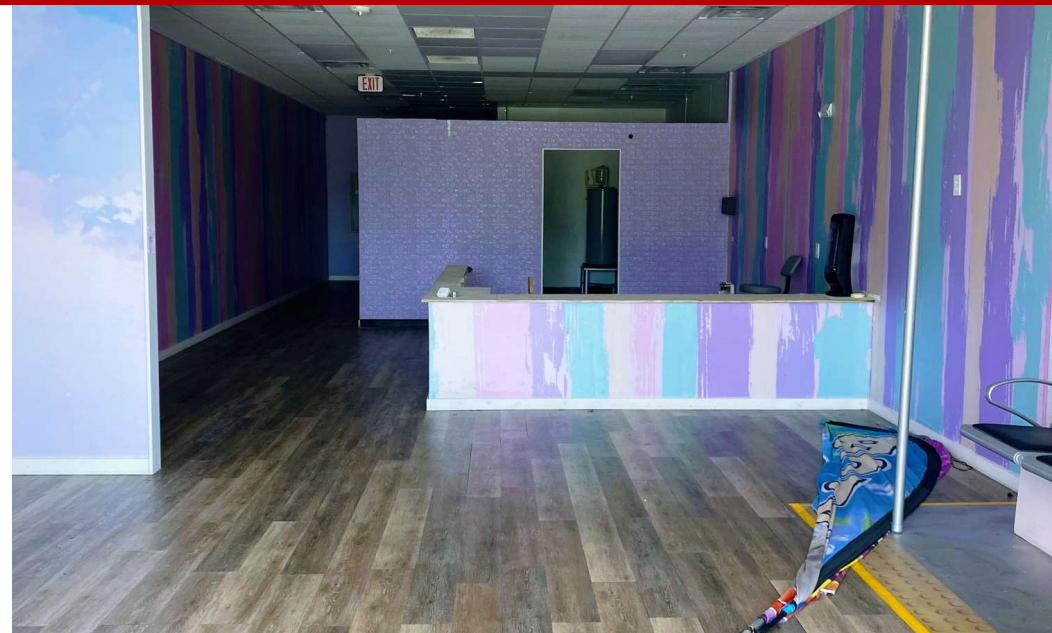




Each Office Independently  
Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





Each Office Independently  
Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Each Office Independently  
Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.