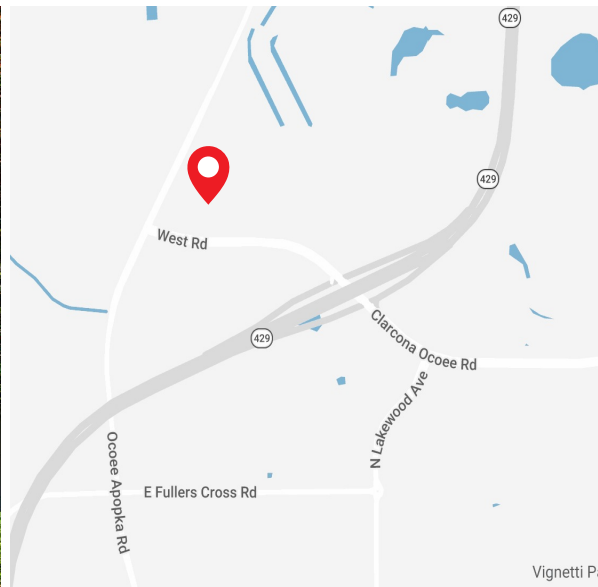


# FOUNTAINS WEST

301 West Road, Ocoee, FL 34761

## RETAIL SPACE FOR LEASE



### PROPERTY OVERVIEW

- » Retail space available: 1,440 SF | 1,440 SF
- » Second-generation dessert shop available
- » Publix-anchored shopping center at the signalized intersection of West Road and Ocoee Apopka Road
- » Center generates approximately 2.3M annual visits (Placer.ai)
- » Combined traffic count of 29,700 cars per day
- » Co-tenancy with Starbucks, Hair Cuttery, Planet Smoothie, and The UPS Store (opening soon)
- » Less than one mile from Ocoee Village Center, a new mixed-use development with 117,000 SF of commercial space and 525 multi-family/townhome units
- » Near The Dynasty Ocoee, a planned \$1B+, 159-acre mixed-usesports complex featuring 17 multi-purpose fields

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,966	46,487	137,425
Households	1,976	15,903	48,415
Daytime Pop.	2,930	22,786	77,474
Ave. HH Income	\$181,895	\$130,355	\$110,534



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	Available	1,440
C10	The UPS Store	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	Available 2nd Gen. Dessert Shop	1,440
C19	Breakfast Club of Ocoee	2,880



