

THE POINT

at Lake Lilly

**GROUNDBREAKING
FIRST QUARTER 2027**

**PREMIER MEDICAL & RETAIL SPACE
FOR LEASE - THE POINT AT LAKE LILLY**

OLD WINTER GARDEN RD &
S BLUFORD AVE OCOEE, FL 34761

AVAILABLE - CALL FOR PRICING

The Point at Lake Lilly, a single story medical office and retail project is strategically located in Ocoee, minutes to major Central Florida thoroughfares including Florida's Turnpike, SR 429, SR 408 and W Colonial Drive. This highly visible property provides excellent exposure and connectivity in a well sought after submarket of Central Florida.

PROPERTY OVERVIEW

- » ~34,500 SF multi tenant medical office
- » ~3,000 SF retail space with drive thru
- » Groundbreaking Q1 2027
- » Generous parking availability
- » Zoned for medical, office, and retail uses
- » Traffic Counts (AADT): Old Winter Garden Road - 29,000
- » Centrally located within the Windermere/Winter Garden/Ocoee submarket





OPTION 1: 2 MEDICAL OFFICE BUILDINGS, TOTALING ~34,500 SF



OPTION 2: 2 MEDICAL OFFICE BUILDINGS & 1 RETAIL BUILDING WITH DRIVE THRU, TOTALING ~29,500 SF

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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

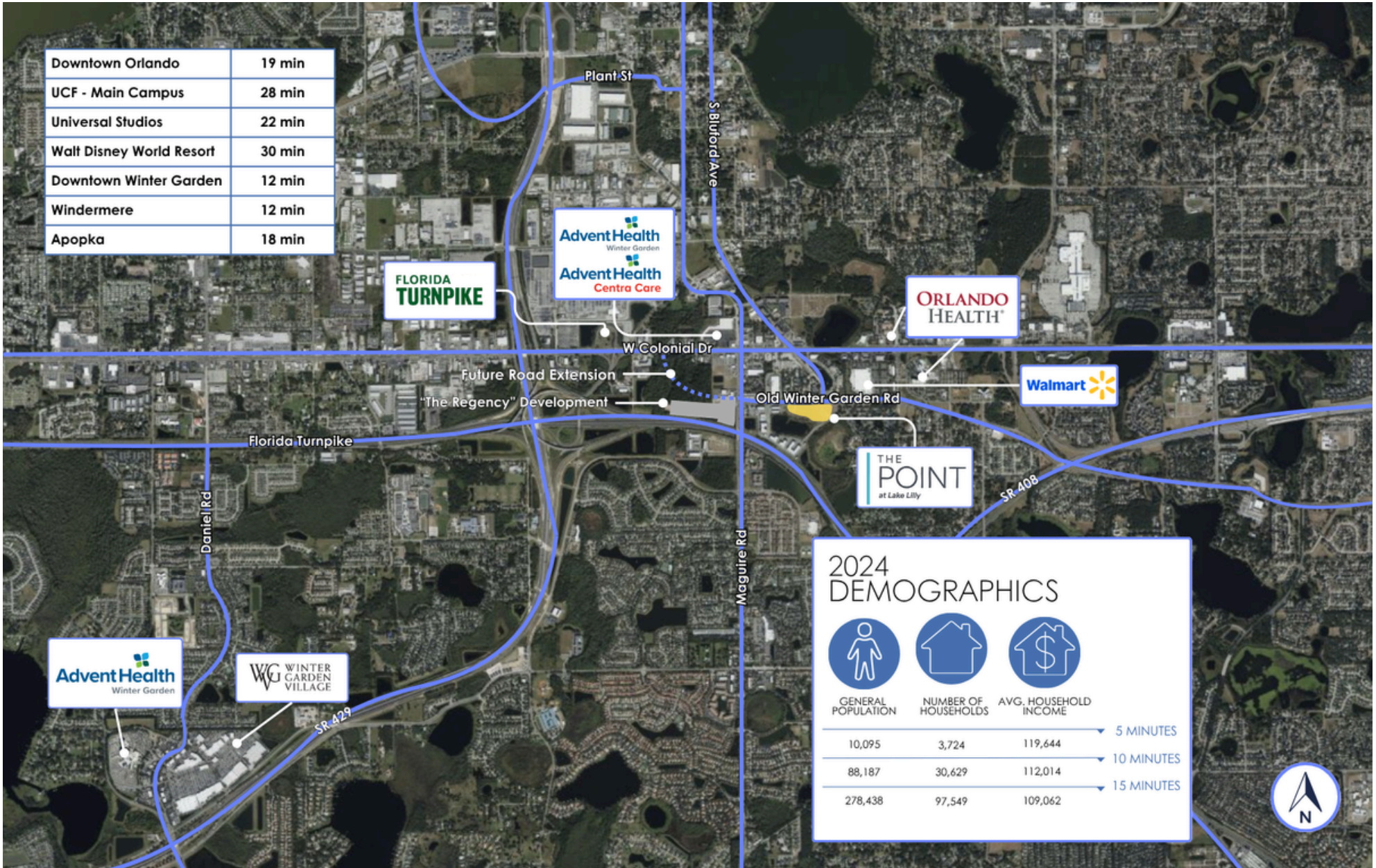
CONCEPT RENDERING



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Downtown Orlando	19 min
UCF - Main Campus	28 min
Universal Studios	22 min
Walt Disney World Resort	30 min
Downtown Winter Garden	12 min
Windermere	12 min
Apopka	18 min



2024 DEMOGRAPHICS

GENERAL POPULATION	NUMBER OF HOUSEHOLDS	AVG. HOUSEHOLD INCOME	
10,095	3,724	119,644	5 MINUTES
88,187	30,629	112,014	10 MINUTES
278,438	97,549	109,062	15 MINUTES

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