



# OCOEE RETAIL PAD

2251 OCOEE APOPKA RD.  
OCOEE, FL 34761

FOR LEASE

Jamison Commercial Partners is pleased to present this 1.07 AC retail pad for development, located just off of Florida's highly trafficked SR 429.

## PROPERTY OVERVIEW

- » Available for ground lease or BTS
- » 1.07 AC zoned C-2
- » Convenient access to SR 429 (AADT: 74,500)
- » Opportunity to join the market with Publix, Walgreens, McDonalds, Fifth Third Bank, Dunkin & more
- » 128 new townhomes to be developed off West Rd. less than one mile from the site



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# 2023 DEMOGRAPHICS



GENERAL  
POPULATION

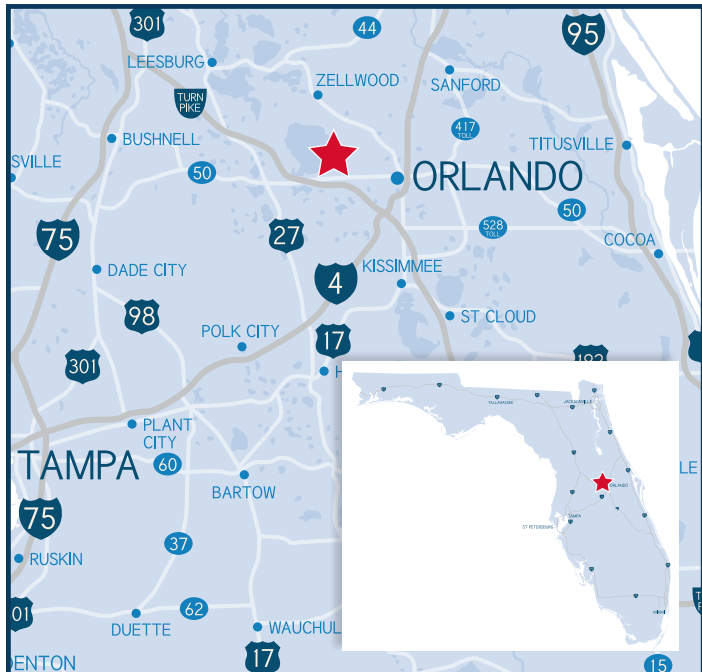


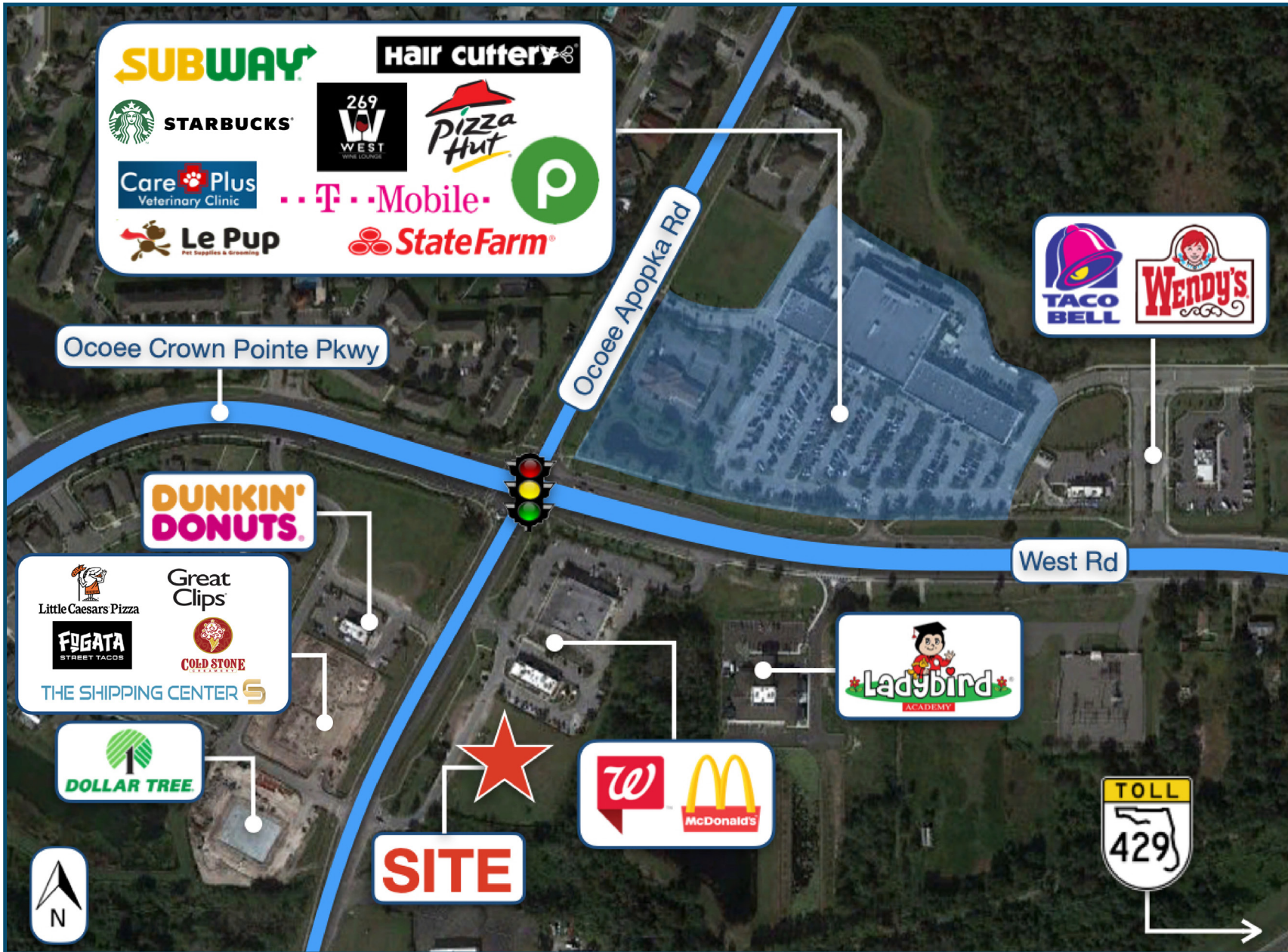
NUMBER OF  
HOUSEHOLDS



AVG. HOUSEHOLD  
INCOME

			1 MILE
5,925	1,965	\$128,425	
			3 MILE
46,342	15,144	\$105,619	
			5 MILE
134,276	46,121	\$95,556	





**SUBWAY**  
**STARBUCKS**  
**Care Plus Veterinary Clinic**  
**Le Pup**

**Hair Cuffery**  
**269 WEST**  
**Pizza Hut**  
**T-Mobile**  
**State Farm**

**TACO BELL**  
**Wendy's**

**DUNKIN' DONUTS**

**Little Caesars Pizza**  
**Great Clips**  
**FOGATA STREET TACOS**  
**COLD STONE**  
**THE SHIPPING CENTER**

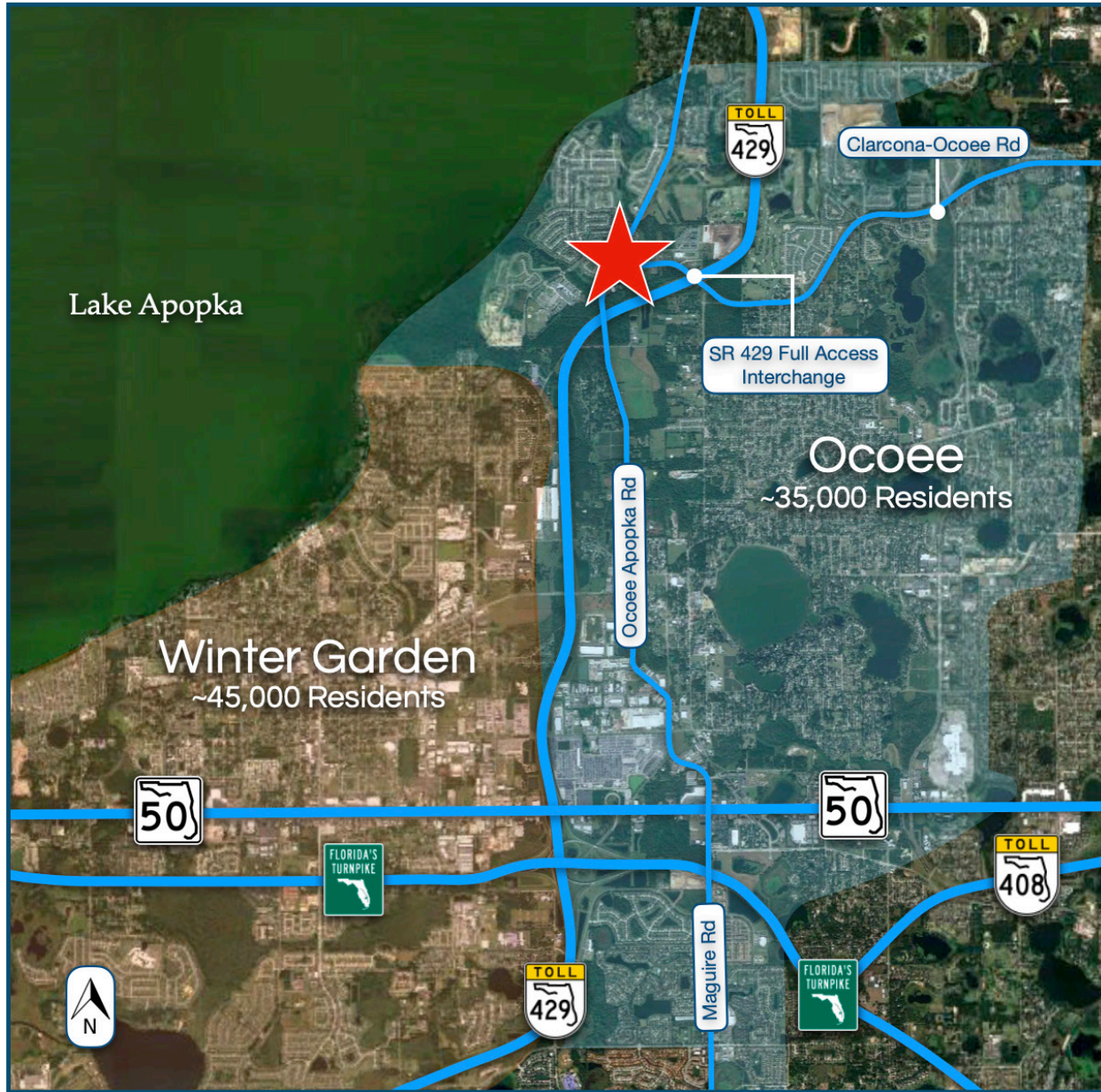
**Ladybird ACADEMY**

**7-Eleven**  
**McDonald's**

**DOLLAR TREE**



PIN MAP



AERIAL