
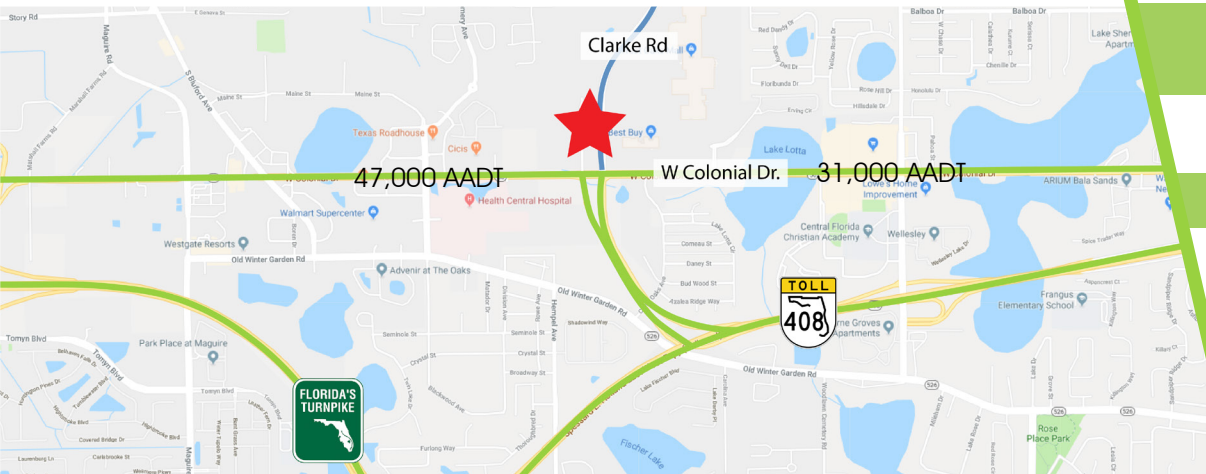





44,000 AADT
 W Colonial Dr.


± 74,280 (3 miles)
 Daytime Population


Available
Immediately



■ 615 E. Colonial Dr., Orlando, FL 32803 ■ Phone: 407.872.0209 ■ www.FCPG.com ■

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NEW RETAIL SPACE FOR LEASE

1104 S Clarke Rd, Ocoee, FL, 34761

Contact: Trey Gravenstein

E: Trey@FCPG.com

Vice President of Brokerage Services P: 407.872.0177 ext. 119

For Lease: Negotiable, NNN

Availability: ± 1,200

Parking Ratio: 6 / 1,000

New ± 16,800 SF Class "A" Retail Center development

± 0.5 mile East from the 211 bed Health Central Hospital & the new ± 30,000 SF UF Cancer Center

± 320 ft of direct frontage on Clarke Rd

Buildout Allowance Available

Strategically located just off of high-traffic Highway 50 & 408 East-West Parkway

Monument signage facing Clarke Rd & Jacob Nathan Blvd

North of the high income Windermere market

Delivered in Vanilla Shell

DEMOGRAPHICS

2022



Total Population



Total Households



Average HH Income

1 Mile

7,924

3,040

\$91,831

3 Miles

83,347

28,604

\$101,317

5 Miles

236,661

81,165

\$93,688

THE SITE

AVAILABILITY

Suite 90: \pm 1,200 SF



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THE NEIGHBORHOOD



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