

FOR LEASE

# RETAIL SPACE AVAILABLE ON WEST COLONIAL DRIVE

8880 W Colonial Drive, Ocoee, FL 34761



PROPOSED 12,500 SF OF RETAIL IN STRONG, DENSE CENTRAL FL MARKET

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES


RETAIL REAL ESTATE ADVISORS

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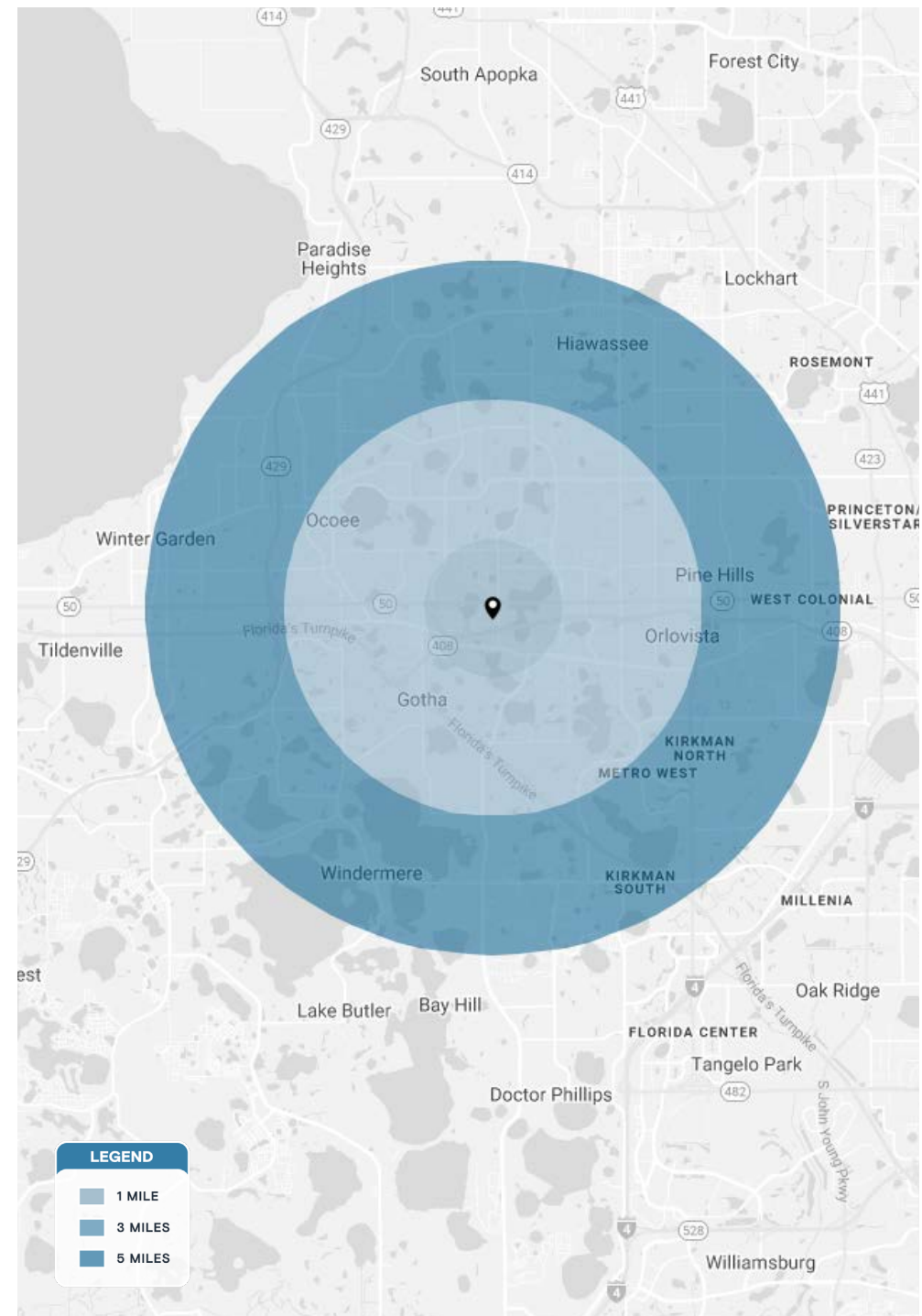


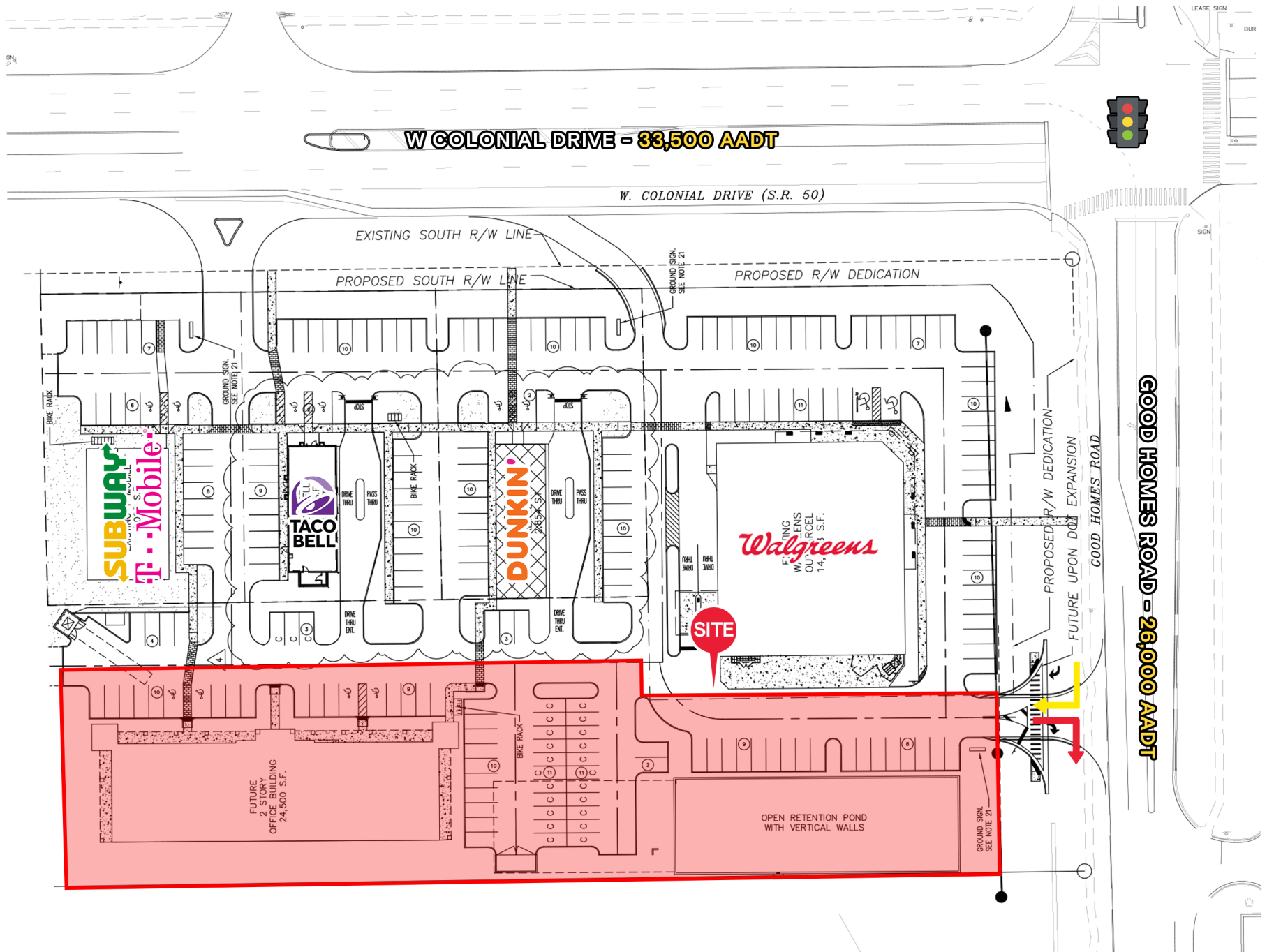
# Property Overview

## HIGHLIGHTS

- Located on the SW of W Colonial Drive and Good Homes Road
- Proposed 12,500 SF of retail space
- Other tenants in the market include 
- Over 70,000 cars at this intersection daily
- Incredibly dense market, strong daytime and nighttime traffic
- Access from both W Colonial Drive and Good Homes Road available
- Just 1/2 mile from Highway 408 on-ramp

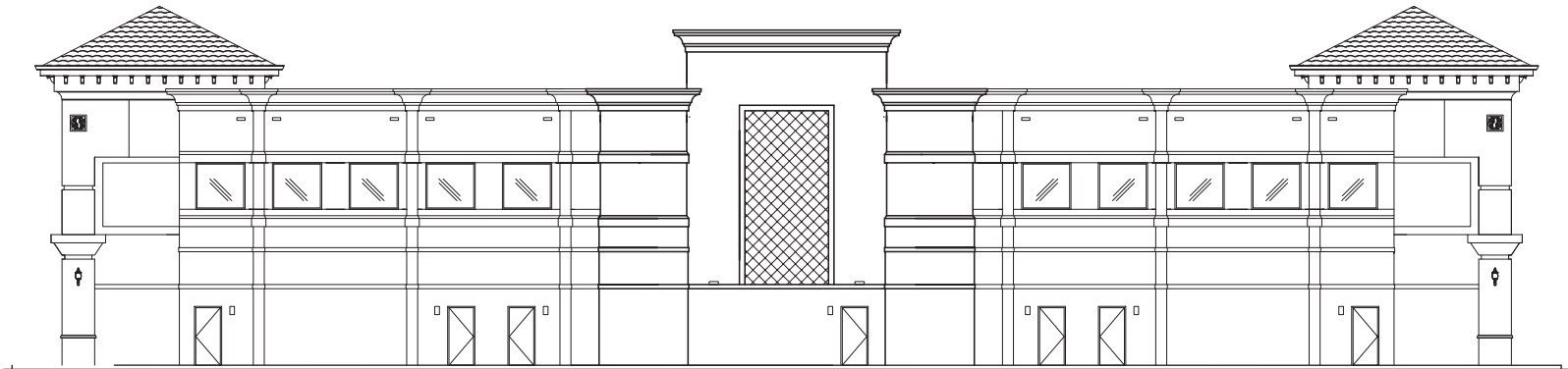
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	10,679	100,498	250,361
HOUSEHOLDS	3,995	34,840	86,336
EMPLOYEES	8,535	81,240	200,802
AVERAGE HH INCOME	\$86,463	\$96,805	\$100,920
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	34,324	150,275	319,886
HOUSEHOLDS	12,211	52,162	111,530
EMPLOYEES	27,557	120,687	256,464
AVERAGE HH INCOME	\$83,941	\$95,938	\$105,171



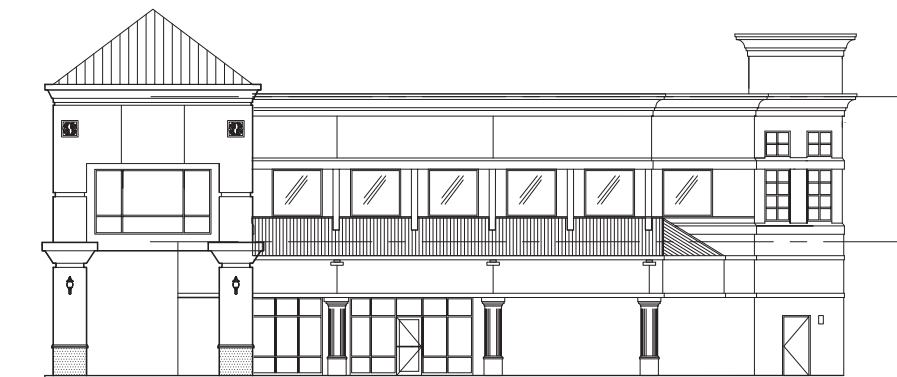




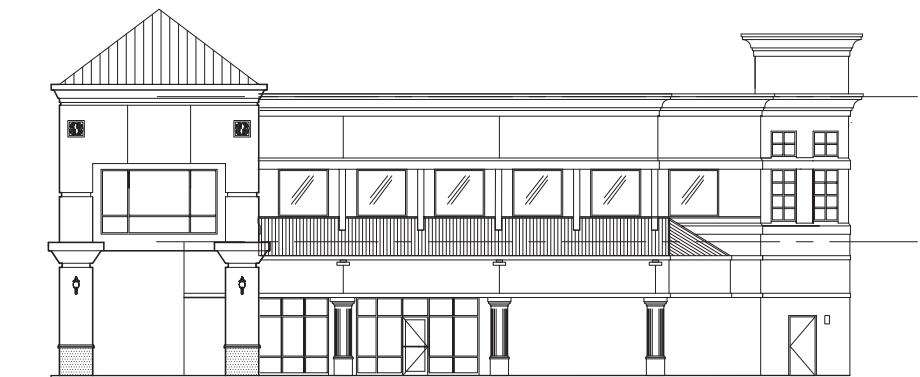
1 FRONT ELEVATION  
SCALE 1/8" = 1'-0" X SITE



2 REAR ELEVATION  
SCALE 1/8" = 1'-0" X SITE

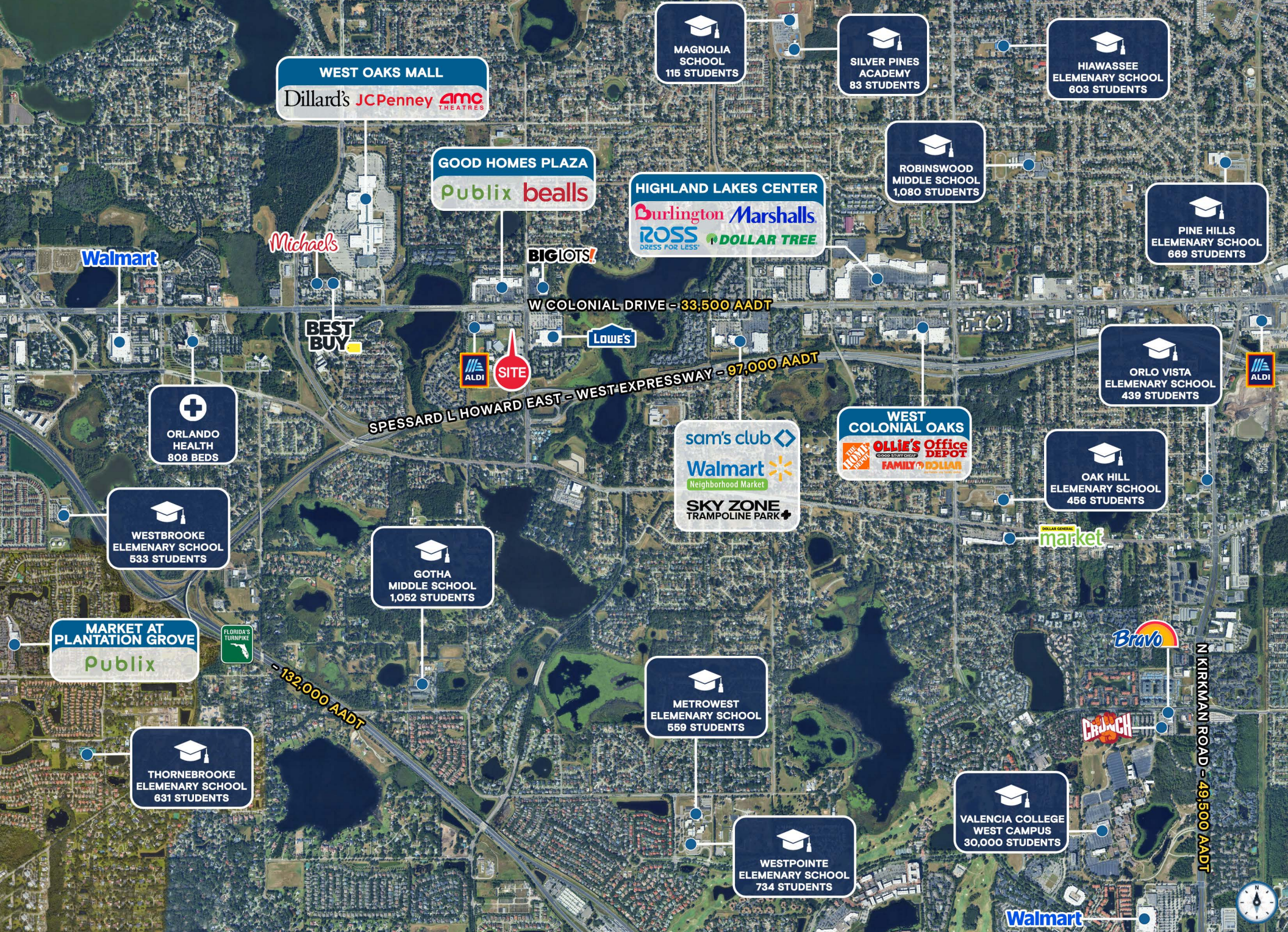


3 SIDE ELEVATION  
SCALE 1/8" = 1'-0" X SITE

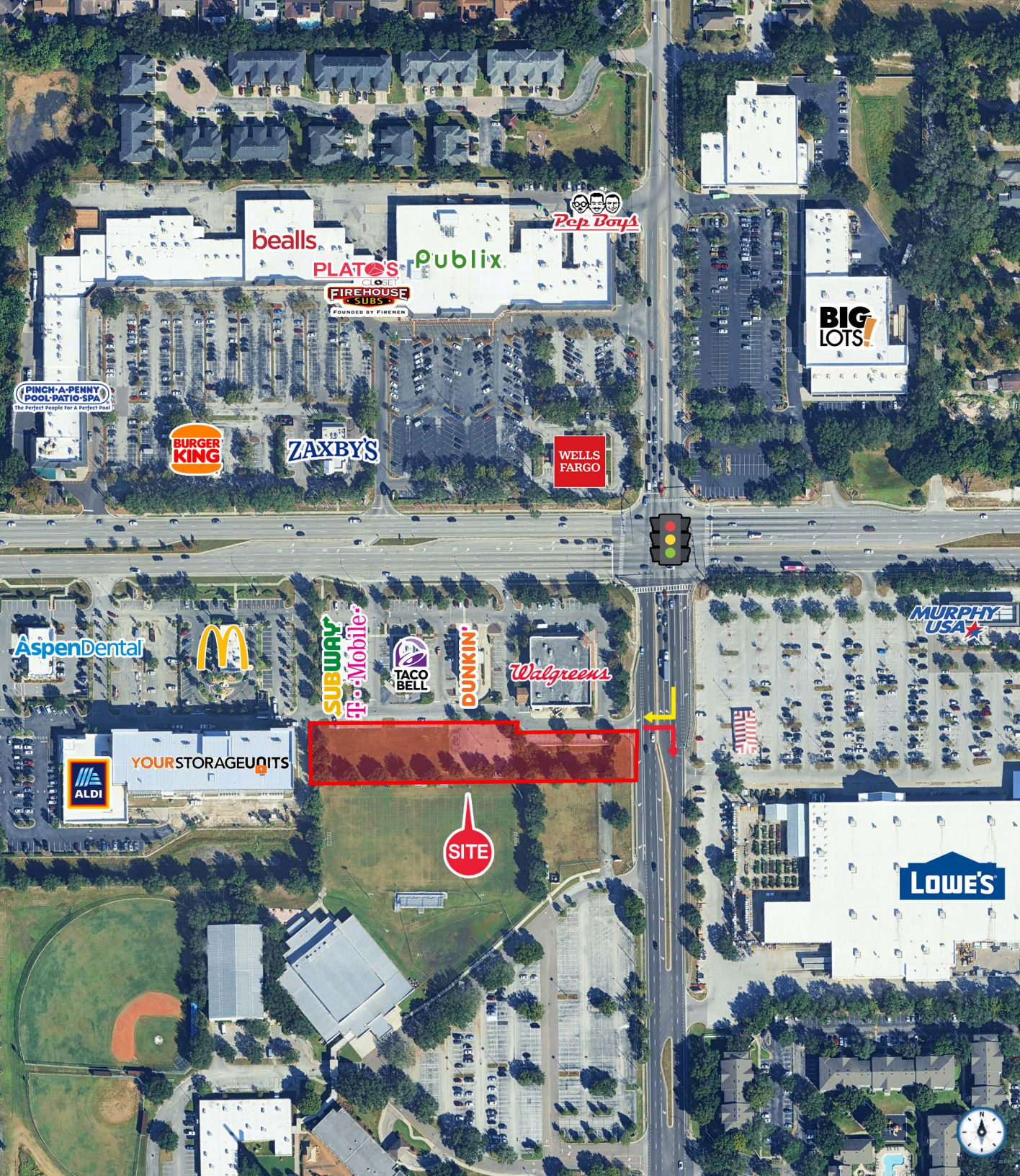


4 SIDE ELEVATION  
SCALE 1/8" = 1'-0" X SITE









## Contact Broker

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