



# Ocoee Village Center

OCOOE, FLORIDA

---

LOCATED IN A RAPIDLY GROWING AREA OF CENTRAL FLORIDA

---





## Ocoee Village Center **THE VISION**

---



---

Ocoee Village Center is located in a rapidly growing area of Ocoee, Florida. With its proximity to Orlando area highways that shorten the commute to Walt Disney World and other Central Florida employers, the city is a magnet for new residents. According to The Orlando-Sentinel, “leaders want to create more than a bedroom community. They want to spur commercial development that can support growth and create jobs that pay well.”

As part of a larger planned development, Ocoee Village Center will include 320 luxury apartments and 232 townhomes. All four corners at Clarcona-Ocoee Road, east of FL 429, are part of this retail project to be developed by Konover South Development Company. It will feature a 43,000 square foot grocery store, 7-Eleven convenience store, medical office building, restaurants and retail stores. The center is highly visible with 72,000 vehicles per day on SR-429 and 26,000 vehicles per day on Clarcona-Ocoee Road which will continue to grow within this emerging community.





# Ocoee Village Center

## PROPOSED ELEVATIONS

Southwest Corner



Northwest Corner



Southeast Corner

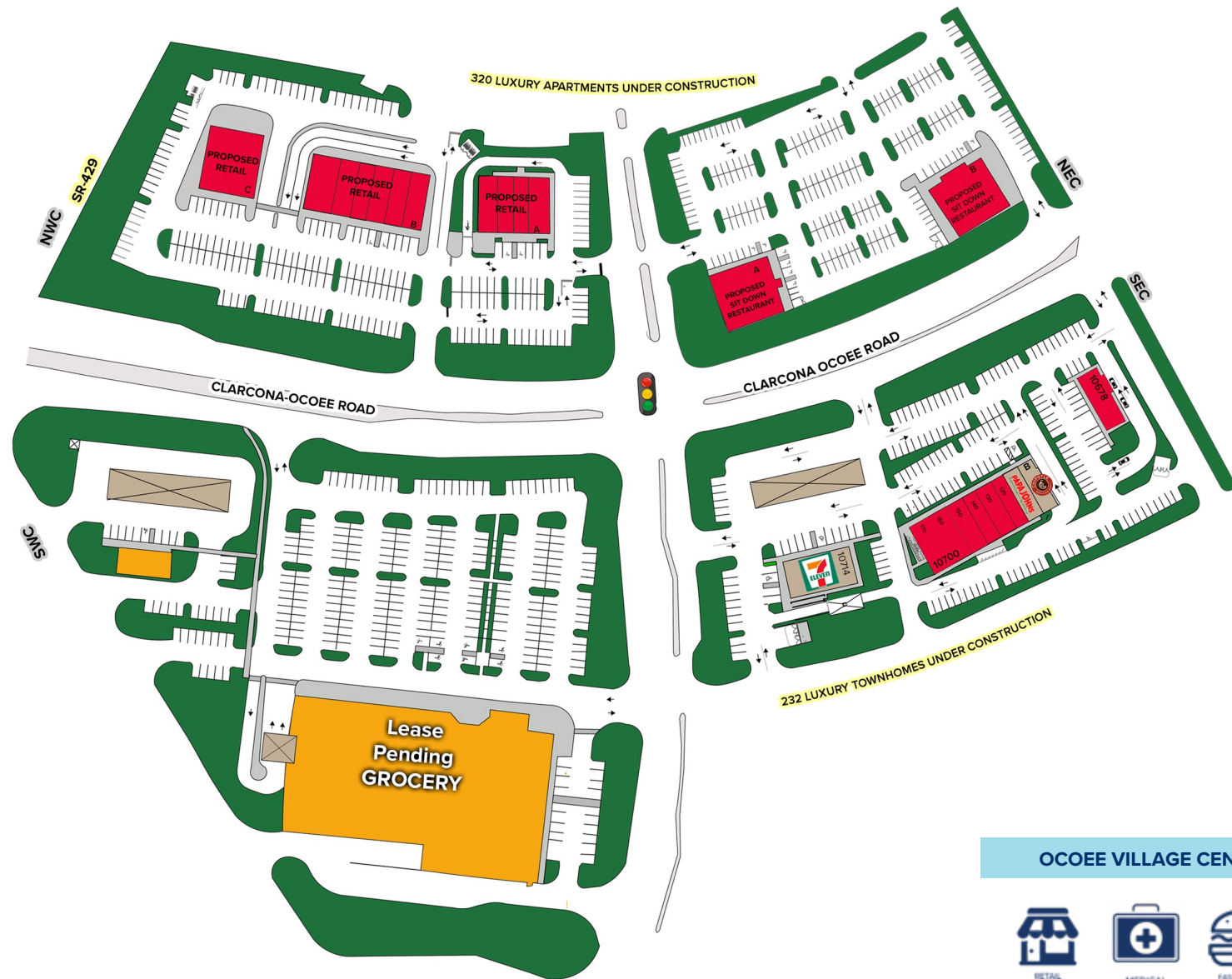


\*Elevations are for conceptual purposes and are subject to change.



# Ocoee Village Center

## OVERALL SITE PLAN



OCOE VILLAGE CENTER IS WELL SUITED FOR



RETAIL



MEDICAL



FAST FOOD



RESTAURANT



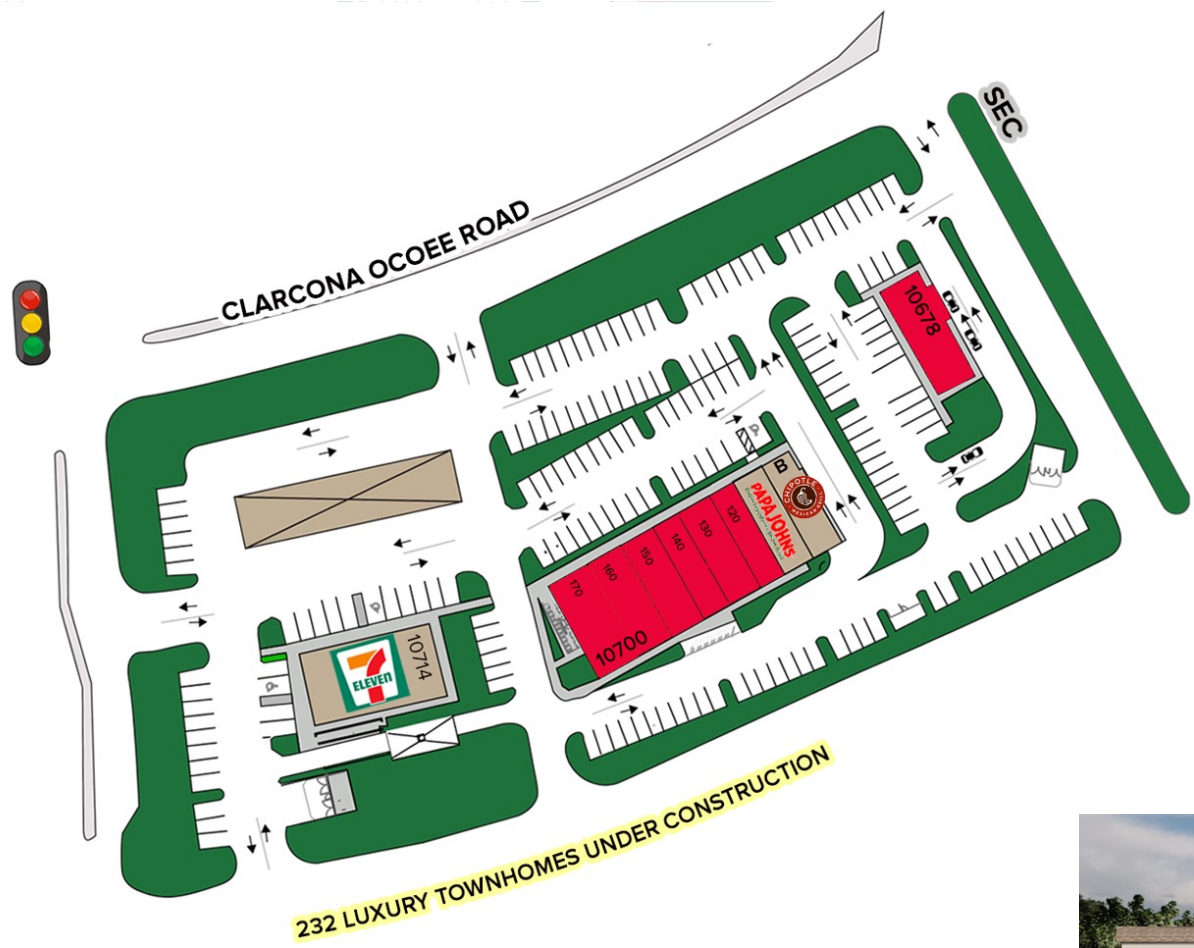
BANK





# Ocoee Village Center

## SITE PLAN – SOUTHEAST CORNER



SUITE	TENANT	SF
-------	--------	----

10714 CLARCONA-OCOEE ROAD  
7-Eleven 4,600

10700 CLARCONA-OCOEE ROAD  
100 Chipotle 2,590  
110 Papa John's 1,400  
120 AVAILABLE 1,400  
130 AVAILABLE 1,540  
140 AVAILABLE 1,540  
150 AVAILABLE 1,540  
160 AVAILABLE 1,470  
170 AVAILABLE 2,520

10678 CLARCONA-OCOEE ROAD  
AVAILABLE 2,500



Ocoee Village Center

**SITE PLAN – SOUTHWEST CORNER**



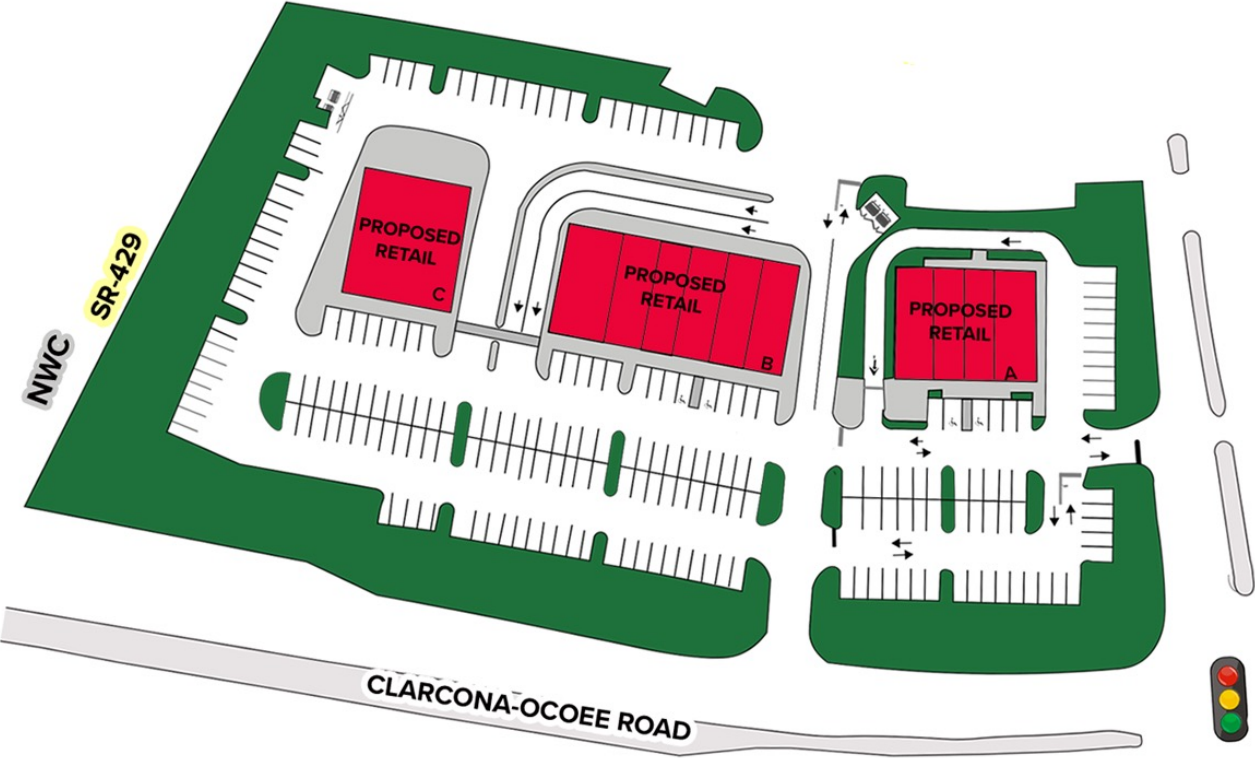
SUITE	TENANT	SF
A100	National Grocer (lease pending)	43,000





Ocoee Village Center

**SITE PLAN – NORTHWEST CORNER**



SUITE	TENANT	SF
BLDG A	AVAILABLE	7,350
BLDG B	AVAILABLE	12,300
BLDG C	AVAILABLE	6,440



Ocoee Village Center

**SITE PLAN – NORTHEAST CORNER**

SUITE	TENANT	SF
A101	AVAILABLE	7,000
B101	AVAILABLE	7,000










# Ocoee Village Center

## DEMOGRAPHICS

Clarcona Ocoee Road at FL-429 Interchange  
Ocoee, FL 32703  
± 20.79 acres

### DEMOGRAPHICS

	 POPULATION	 HOUSEHOLDS	 AHI	 BUSINESSES	 EMPLOYEES
1 MILE	7,769	2,524	\$72,879	202	971
2 MILES	30,077	9,730	\$79,546	839	4,583
3 MILES	52,337	17,146	\$84,653	1,873	12,581
4 MILES	91,298	29,879	\$80,395	4,343	29,680

Estimated 2020. This information was provided from government and private sources deemed to be reliable, however, it is provided without representation or warranty.

### TRAFFIC COUNTS



**72,000**

SR-429

**26,000**

CLARCONA-OCOEE

**7,500**

N. LAKEWOOD AVENUE

### HIGHLIGHTS

- ± 20.79 acres located at the interchange of SR-429 and Clarcona Ocoee Road
- Access to FL Turnpike via FL-429 South (approximately four miles)
- Located in growing Orange County (Florida's 5<sup>th</sup> most populous county) and part of the Orlando-Kissimmee-Sanford MSA
- 320 luxury apartments and 232 townhomes are currently under construction as part of the development
- Site is just minutes from Lake Apopka to the west, Winter Garden to the southwest, and Apopka to the north
- Approximately 10 minutes northwest of downtown Orlando
- Property is signalized at Lakewood Avenue
- 3,000 ± homes approved to be developed

### JOIN THESE RETAILERS



**PAPA JOHN'S**  
Better Ingredients. Better Pizza.



### IDEALLY SUITED



RETAIL



MEDICAL



FAST FOOD



RESTAURANT



BANK

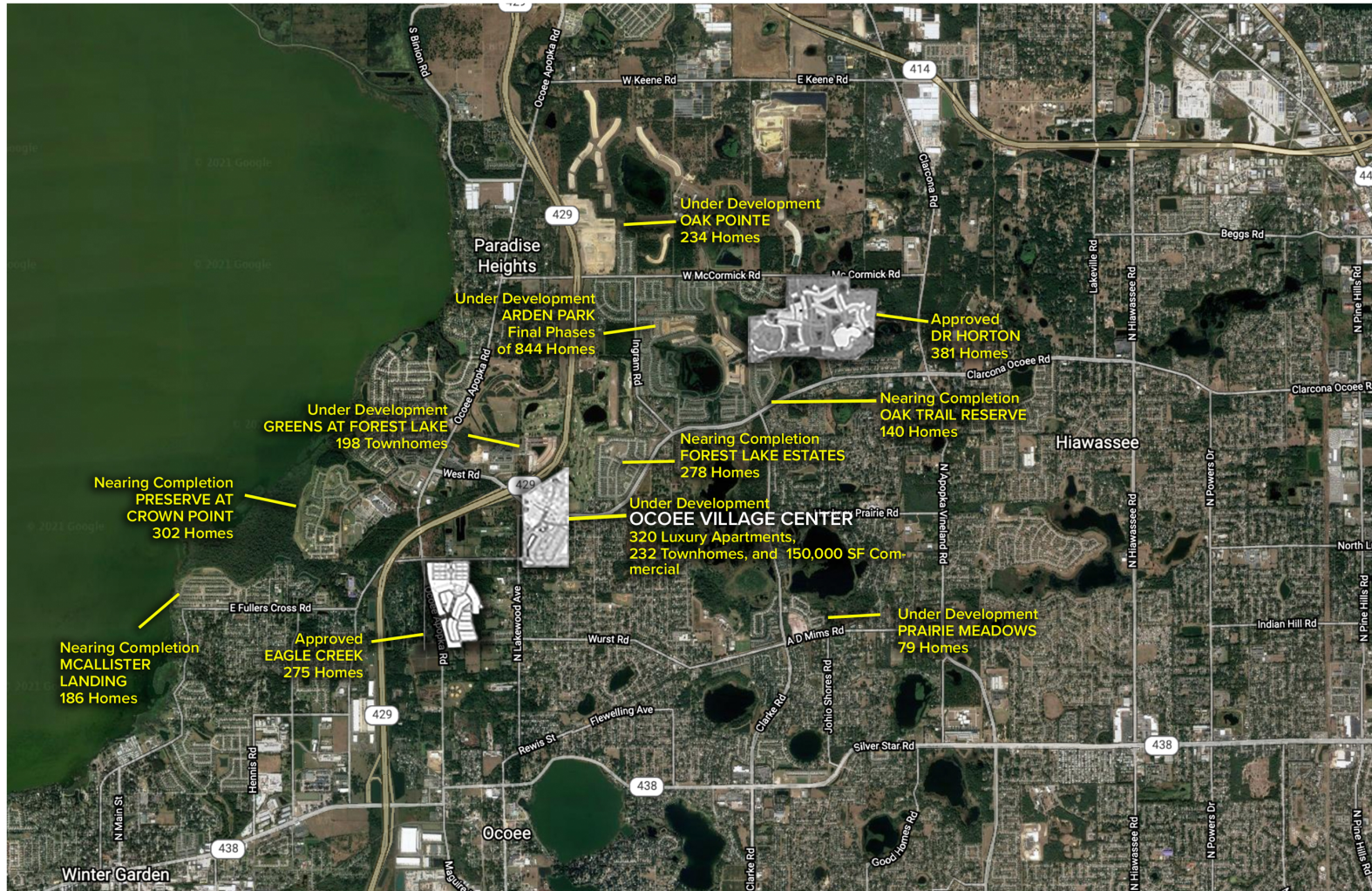
- Retail
- Medical / Dental
- Fast food with drive thru
- Restaurants
- Bank with drive thru
- Cell Phone
- Drug store



# Ocoee Village Center

## TRADE AREA MAP

### Trade Area Map - Residential development in close proximity



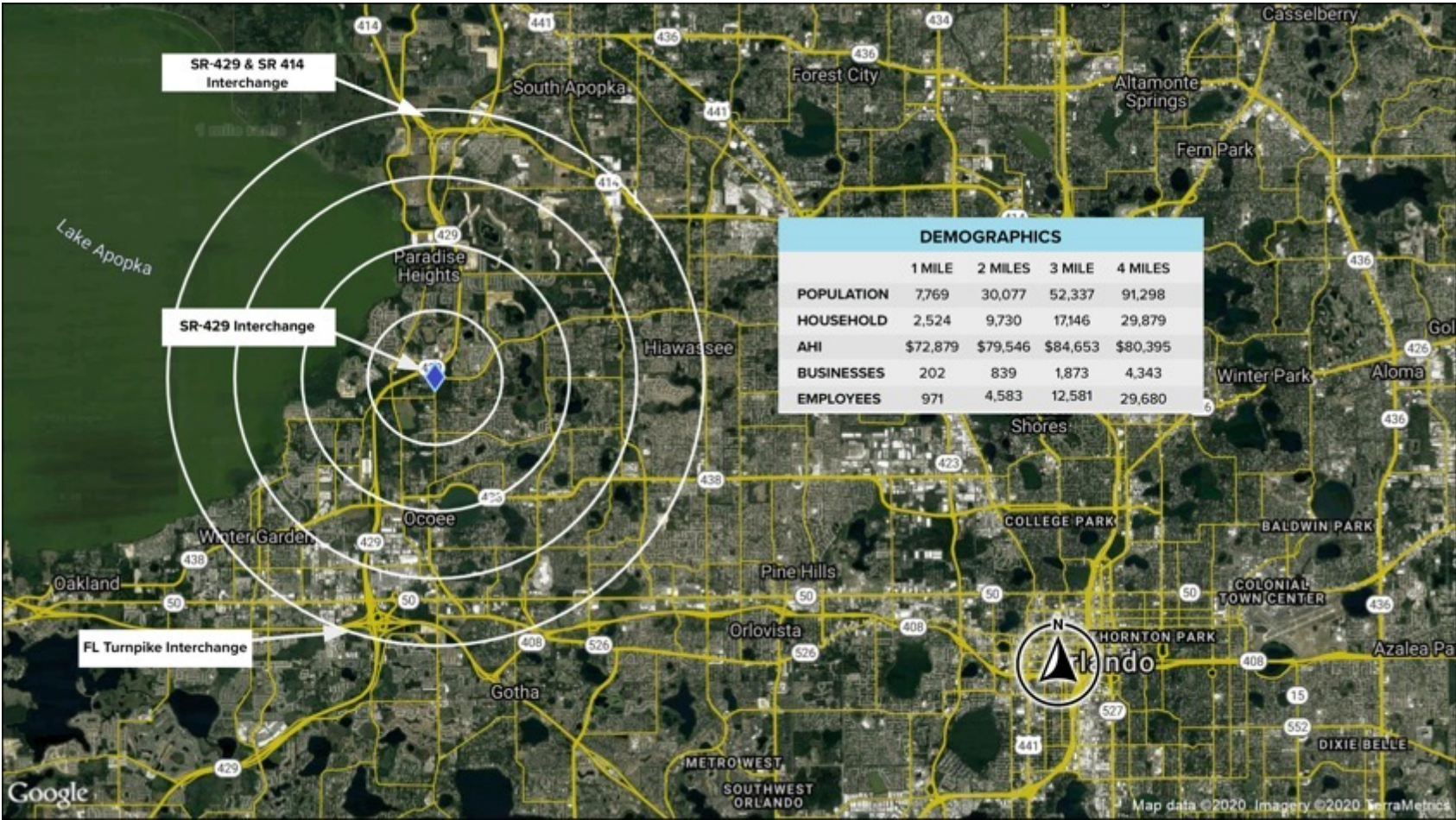
Traffic Counts (2021)  
State Road 429: 71,868  
Clarcona Ocoee Road 26,020





# Ocoee Village Center

## TRADE AREA MAP





# Ocoee Village Center

---



Development. Leasing. Management.  
**Since 1957**

Built on a legacy of family tradition spanning three generations, Deerfield Beach, Florida-based Konover South, LLC, continues the successful track record of The Simon Konover Organization.

Konover South is a fully integrated real estate organization recognized as one of the premier real estate entities operating throughout the Southeastern United States. Established over 60 years ago, Konover South excels in real estate development, property acquisition, asset management, property management, leasing, construction and ownership.

## FOR LEASING INFORMATION CONTACT:



Chris Alders  
407-937-8428  
[chris.alders@colliers.com](mailto:chris.alders@colliers.com)