



# Ocoee Village Center

OCOEE, FLORIDA

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LOCATED IN A RAPIDLY GROWING AREA OF CENTRAL FLORIDA

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## Ocoee Village Center **THE VISION**

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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



OCOOE VILLAGE CENTER IS WELL SUITED FOR



RETAIL



MEDICAL



FAST FOOD



RESTAURANT



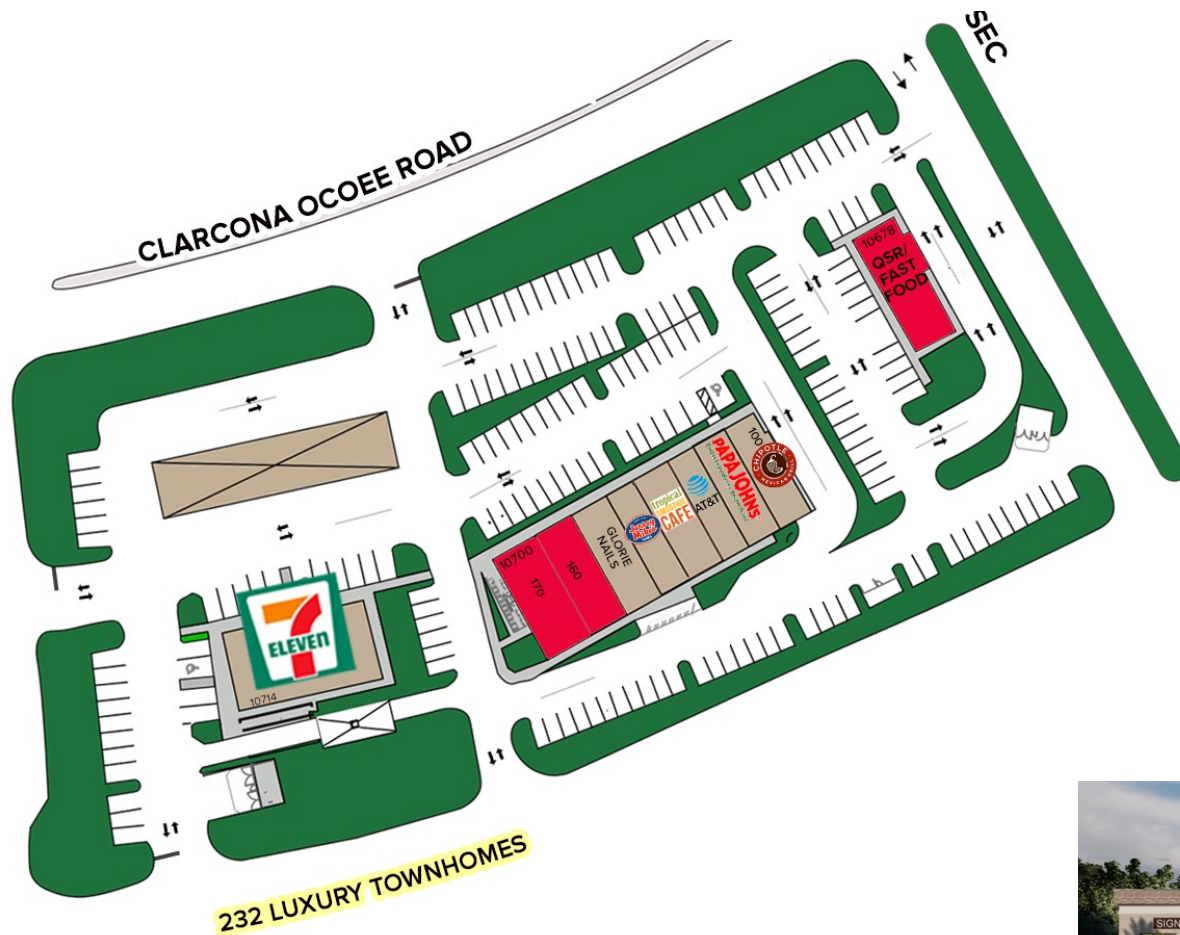
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# Ocoee Village Center

## SITE PLAN – SOUTHEAST CORNER



SUITE	TENANT	SF
10714	Clarcona-Ocoee Road 7-Eleven	4,850
10700	Clarcona-Ocoee Road	
100	Chipotle	2,660
110	Papa Johns	1,400
120	AT&T	1,505
130	Tropical Smoothie Café	1,588
140	Jersey Mike's Subs	1,206
150	Glorie Nails	1,998
160	AVAILABLE	1,243
170	AVAILABLE	2,462
10678	Clarcona-Ocoee Road	
	AVAILABLE	2,500



# Ocoee Village Center

## SITE PLAN – SOUTHWEST CORNER

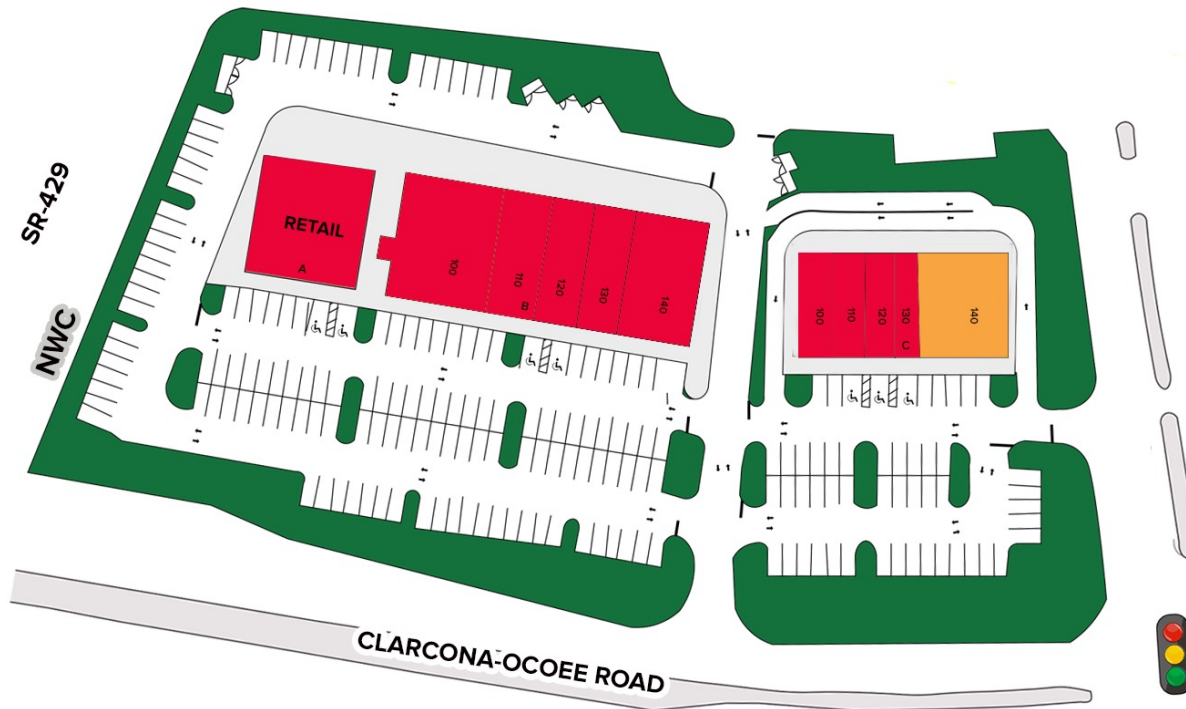
TENANT	SF
National Grocer (Lease Pending)	49,530





# Ocoee Village Center

## SITE PLAN – NORTHWEST CORNER



SUITE	TENANT	SF
<b>BUILDING A</b>		
<b>AVAILABLE</b>		up to 8,500 SF
<b>BUILDING B</b>		
100	AVAILABLE	3,430
110	AVAILABLE	1,610
120	AVAILABLE	1,200
130	AVAILABLE	1,200
140	AVAILABLE	2,450
<b>BUILDING C</b>		
100	AVAILABLE	1,505
110	AVAILABLE	1,400
120	AVAILABLE	1,400
130	AVAILABLE	1,120
140	Lease Pending (National Dental)	3,990



Ocoee Village Center

**SITE PLAN – NORTHEAST CORNER**



SUITE	TENANT	SF
BUILDING A		
AVAILABLE		up to 7,350 SF
BUILDING B		
AVAILABLE		up to 6,650 SF
BUILDING C		
AVAILABLE		up to 3,176 SF










# 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	11,659	3,900	\$109,984	317	1,078
2 MILES	33,601	11,522	\$114,486	1,618	7,550
3 MILES	71,045	24,542	\$106,925	3,985	22,124
4 MILES	124,564	43,404	\$98,862	6,663	38,238

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



**64,000**

SR-429

**19,000**

CLARCONA-OCOEE

### 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



### IDEALLY SUITED



RETAIL



MEDICAL



FAST FOOD



RESTAURANT



BANK

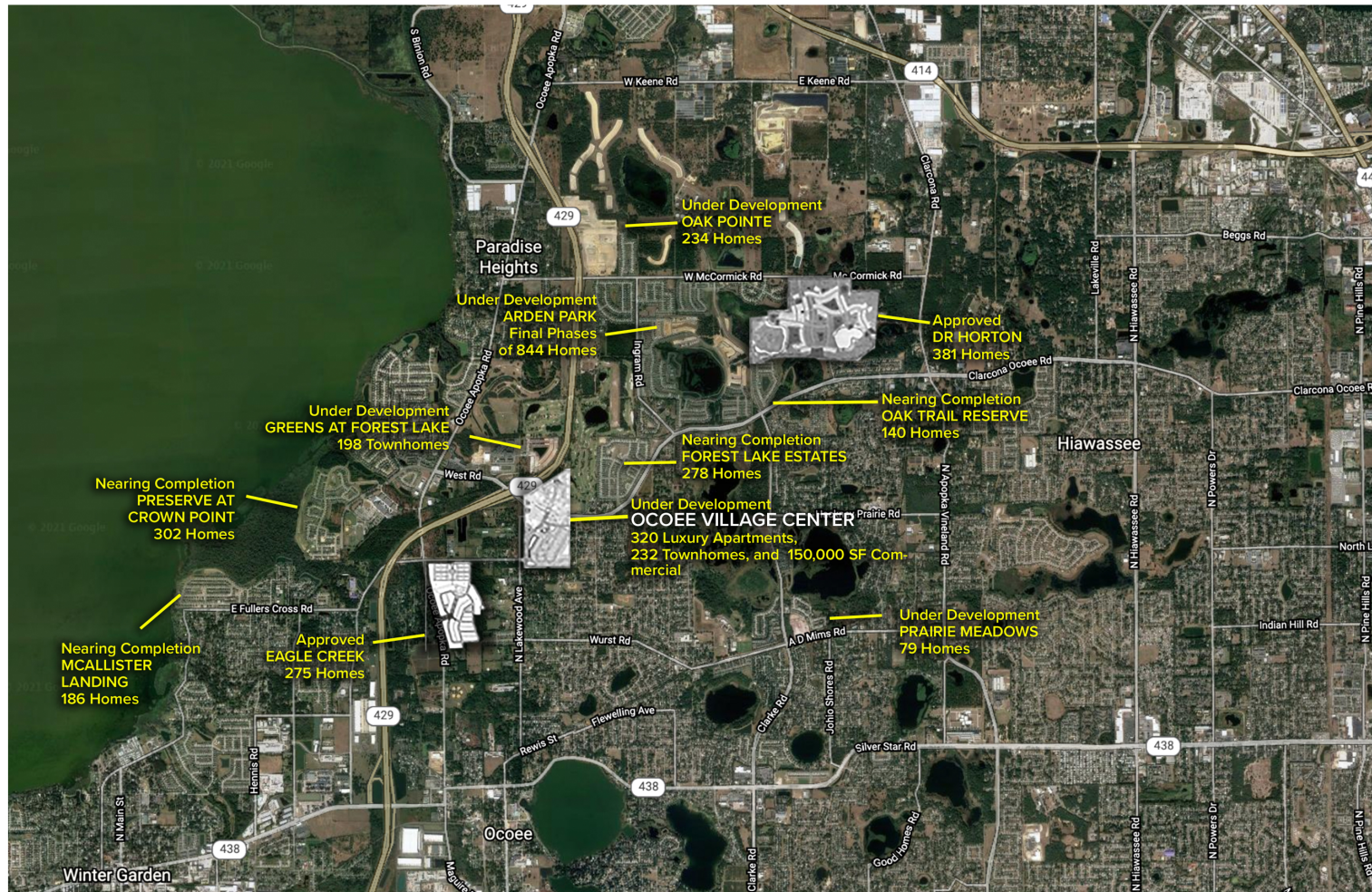
- Retail
- Medical / Dental
- Fast food with drive thru
- Restaurants
- Bank with drive thru
- Cell Phone
- Drug store



# Ocoee Village Center

## TRADE AREA MAP

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



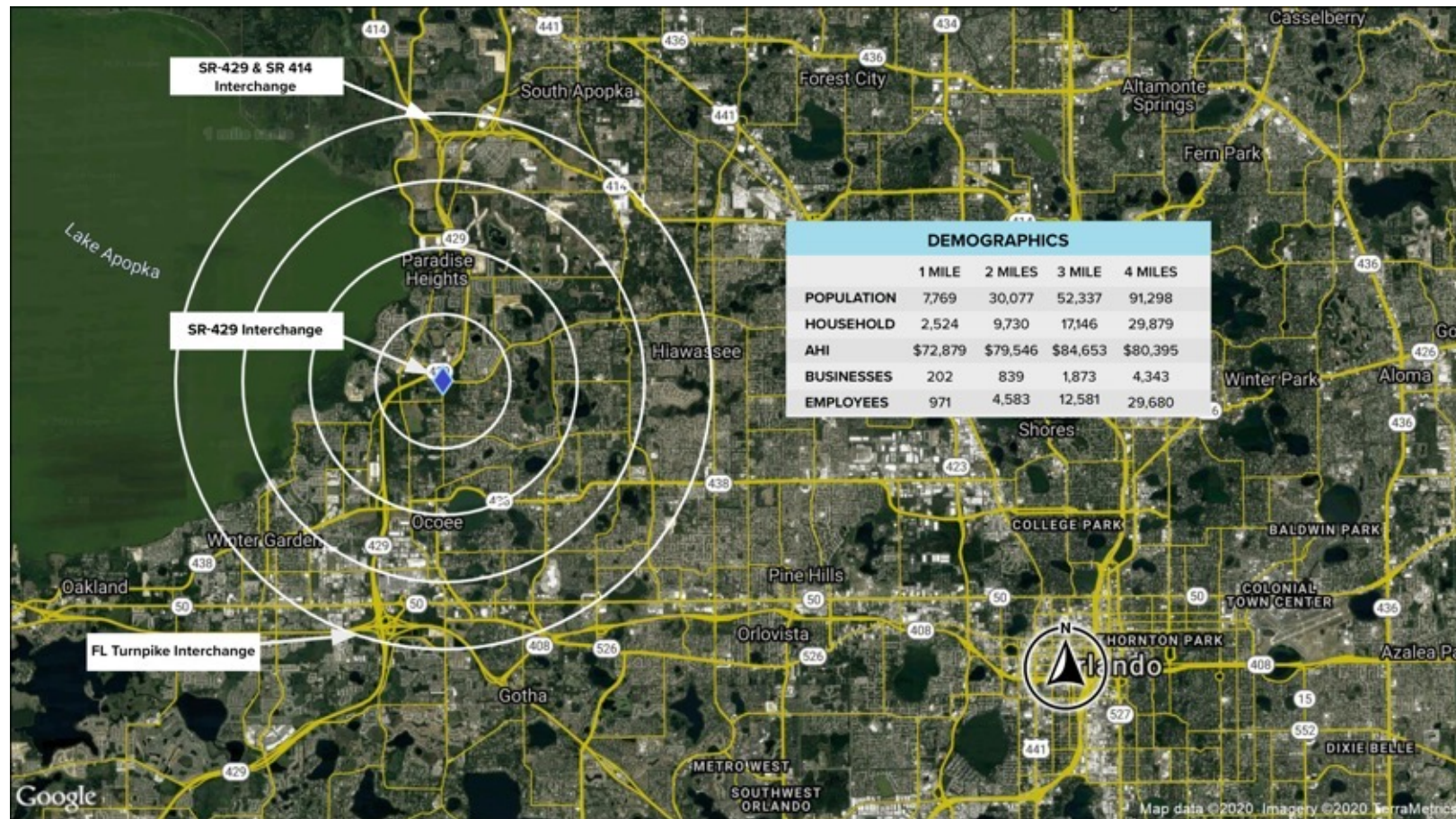
Traffic Counts (2025)  
State Road 429: 64,000  
Clarcona Ocoee Road: 19,000





# Ocoee Village Center

## TRADE AREA MAP





# Ocoee Village Center

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## FOR LEASING INFORMATION CONTACT:



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