



9401 WEST COLONIAL DRIVE, OCOEE, FL 34761
· Latitude: 28.551971, Longitude: -81.514674 ·

COME GROW WITH US

West Oaks Mall is a 1.1 million square foot, enclosed one level commercial center located on the main thoroughfare providing access through the rapidly growing west side of Orlando, Florida. Transforming for non-traditional uses to incorporate technology service/office configurations and retail destination options has stimulated innovative leasing opportunities. Retaining distinction with anchors: JCPenney, Dillard's Clearance and a newly remodeled state-of-the-art AMC Theater provides a solid foundation to compliment unconventional concepts for future progress.

LOCATION SUMMARY

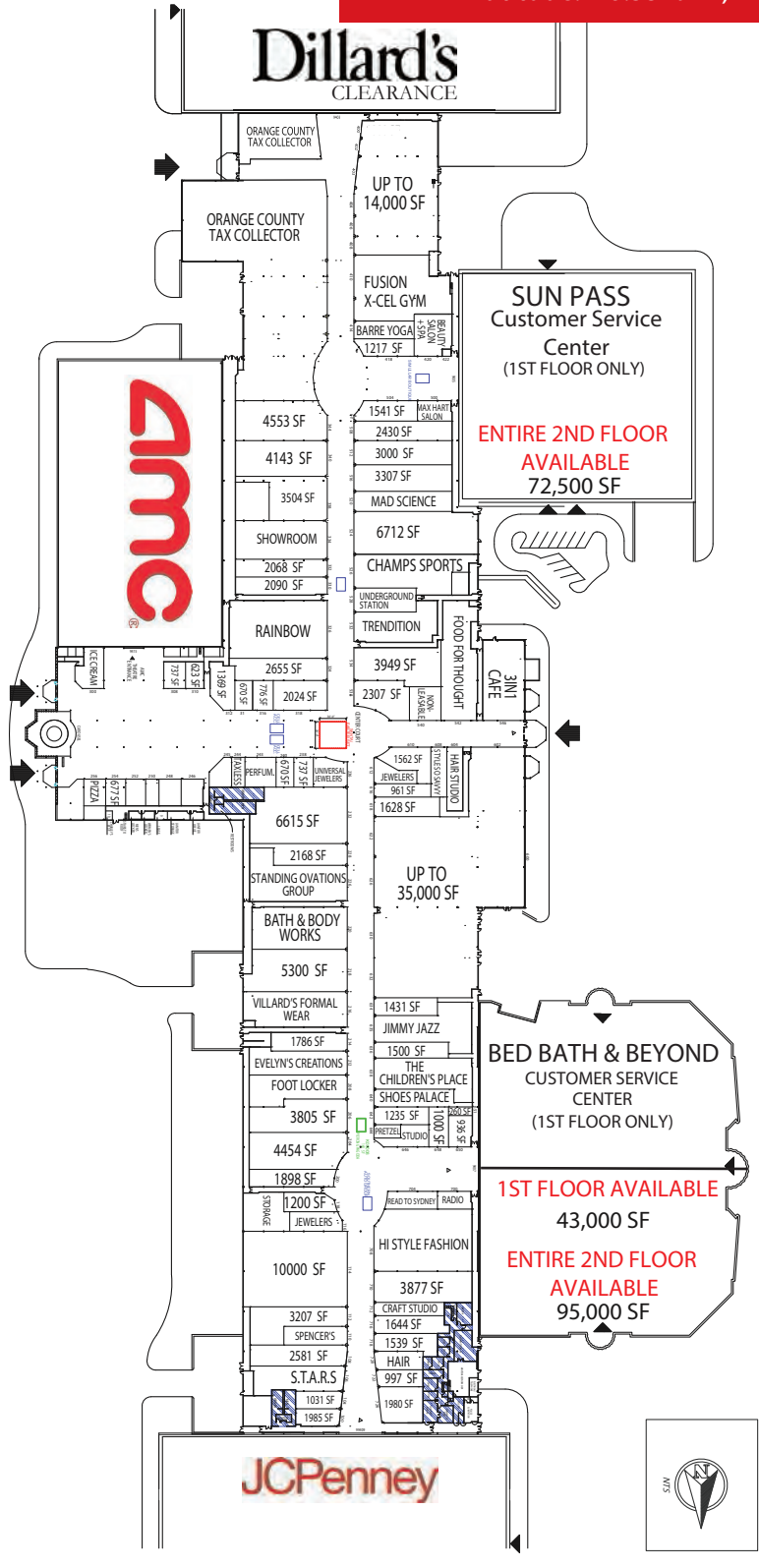
- Reaching across West Colonial Drive (SR 50) from Orlando Health - Health Central Hospital (Ocoee) boasting nearly 1,500 employees and over 500 doctors, and only minutes from the East-West Expressway (SR 408), the Florida Turnpike and State Road 417.
- Technology Center tenants have added over 1,000 office employees servicing 3,000-5,000 daily customers.
- Flexible lease considerations from 1,200 SF up to 200,000 SF
- High parking ratio
- The immediate surrounding area has approximately 2,000 new construction residential units
- Property tax exemptions for eligible businesses
- Restaurant and outparcel opportunities available

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DEMOGRAPHICS	3-MI.	5-MI	10-MI.
2018 Population	89,184	232,306	682,514
2018 Households	30,459	79,198	253,834
2018 Average Income	\$78,975	\$74,074	\$75,793

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