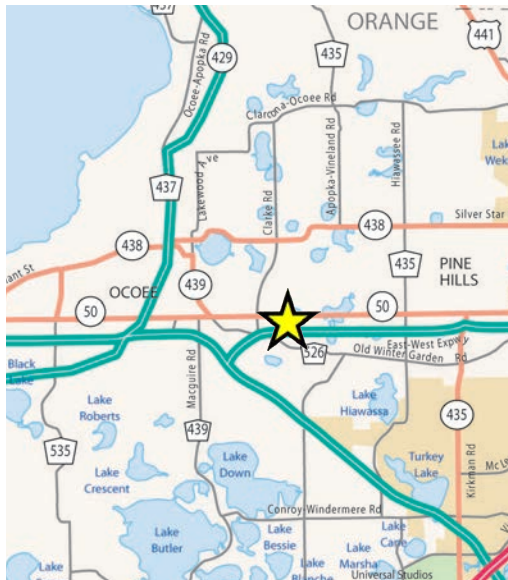




# West Oaks Square For Lease



## FOR LEASE 9470 W. Colonial Drive // Ocoee, FL

### FEATURES

- 2,925± SF inline space available.
- 5,045± SF end-cap space available.
- Ample parking.
- Great visibility and frontage along W. Colonial Drive.
- Across from the West Oaks Mall, located at the last exit of 408 West.
- The site is in Ocoee, which is the conversion point for the 3 major highways in Central Florida: the East-West Expressway, the Western Beltway and the Florida Turnpike.
- Across from AMC Theaters, Dillard's, Michael's, Best Buy and other national retailers.

### NEARBY RETAILERS



Dillard's

Michael's



### CONTACT US

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MARKET AERIAL



## FOR LEASE 9470 W. Colonial Drive // Ocoee, FL

### AREA DEMOGRAPHICS 3-MILE RADIUS



**Current Population**  
(2017)  
86,085



**Daytime Population**  
(2017)  
73,546



**Average Household Income**  
(2017)  
\$78,067



**Households**  
(2017)  
29,471

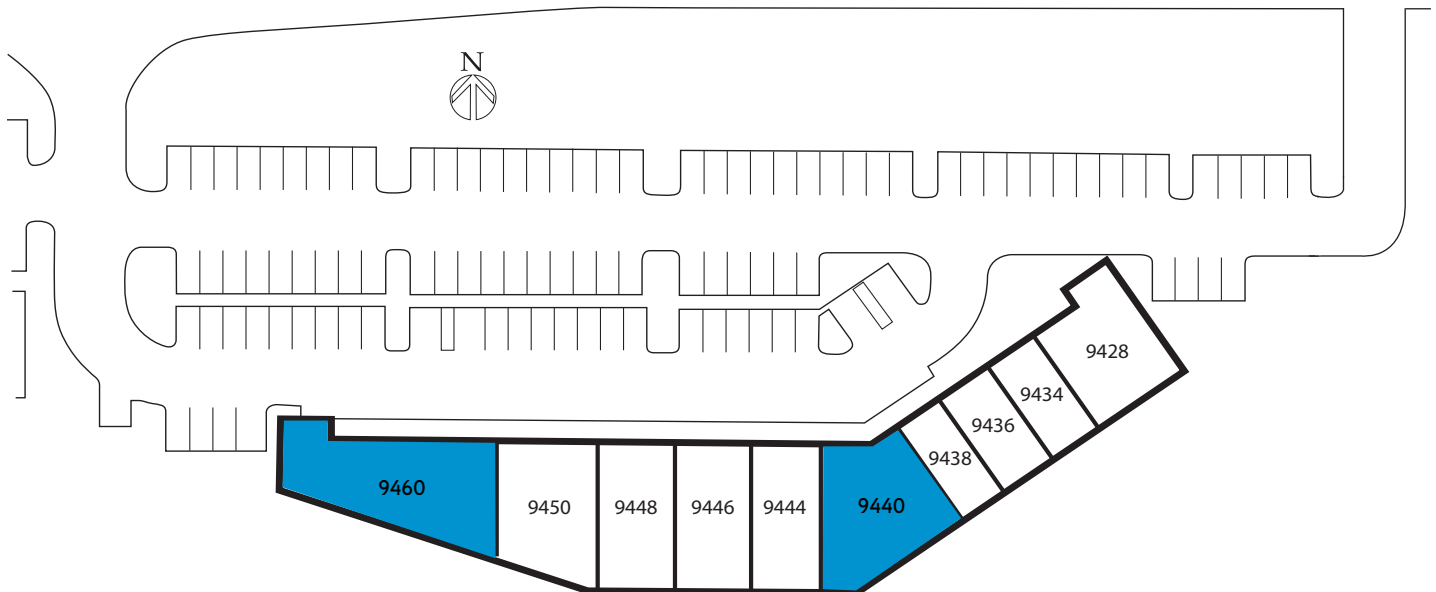
### AVAILABLE SPACES

Suite	Tenant	SF
<b>9460</b>	<b>AVAILABLE</b>	<b>5,045</b>
9450	Consolidated Health Care	1,951
9448	Soong Thai, Inc.	1,335
9446	Healthy Body Massage and Spa	1,300
9444	Pattye Baxter-Hill State Farm	1,300

Suite	Tenant	SF
<b>9440</b>	<b>AVAILABLE</b>	<b>2,925</b>
9438	TopKnots Pet Grooming, LLC	838
9436	Yanna Hair Salon	1,033
9434	Estella Nails	1,000
9428	Eye Doctor's Optical Outlet	3,236



HIGHWAY 50 (COLONIAL DRIVE)



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