

**FOR LEASE**  
30,000 SF - ± 0.7 Acres

# Towne Square

11029 W Colonial Dr  
Ocoee, FL 34761



Juan P. Restrepo

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ASSET MANAGEMENT

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## AVAILABILITIES

- » 30,000 end-cap space available
- » ±0.7 Acres available PAD

## PROPERTY HIGHLIGHTS

- » GLA: 126,374 SF
- » Strategically located at the signalized intersection of West Colonial Drive & Maguire Road
- » Positioned between strong residential communities, including Ocoee, Winter Garden & Windermere
- » Easy access to major highways: FL-429 Toll Road, 408 Toll Road, Florida Turnpike, and Interstate 4
- » High visibility and strong traffic counts in a rapidly growing trade area

## TRAFFIC COUNTS

- » 45,000 VPD on W Colonial Dr
- » 14,400 VPD on Maguire Rd

## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population:	5,334	70,371	191,263
Households	1,929	24,261	65,584
Average HH Income	\$143,948	\$136,500	\$139,505
Daytime Population	11,987	71,765	162,418

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