

**FOR LEASE**  
2,800 SF - ± 0.7 Acres

# Towne Square

11029 W Colonial Dr  
Ocoee, FL 34761



Juan P. Restrepo

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**JBL**  
ASSET MANAGEMENT

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## AVAILABILITIES

- » 2,800 SF in-line space available
- » 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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# TOWNE SQUARE

OCOEE, FL

Suite	Tenant	SF
11029	Gabe's	55,000
11029-B	AVAILABLE	30,000
11043	My Salon Suite	7,000
11057	Hollywood Grooming	1,050
11024	Hometown Butcher	1,400
10500	Jackson Hewitt Tax Services	1,050
11067	LVT2 Nail Spa	1,050
11077	Mi Querida Colombia	2,100
11087	Familia Insurance Agency	1,058
11095	Hohman Rehab & Sports Therapy	2,450
11103	La Fonda de Ocoee	1,400
11105	Hai San Chinese Restaurant	1,400
11107	AVAILABLE	2,800
11109	America's Pharmacy	1,200
11119	The Little Gym of Ocoee	3,600
11127	The Fifth District Noodles & Tea	2,100
11137-11149	Fast Fresh Laundry	3,950
11157	Essential Services For You	761
11159	Integrity Laminate Flooring	750
11167	Chews A Puppy	2,990
11196	Head to Toe Spa	1,221
11177	Barbers Republic	1,002
11187	Fancy Nutrition	1,000
O. P.	AVAILABLE	0.7 AC

Available Not a Part



MAGUIRE RD 14,400 VPD

W COLONIAL DR 45,000 VPD



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