



WEST OAKS SQUARE

9470 WEST COLONIAL DR. OCOEE, FL 34761

PROPERTY **OVERVIEW**

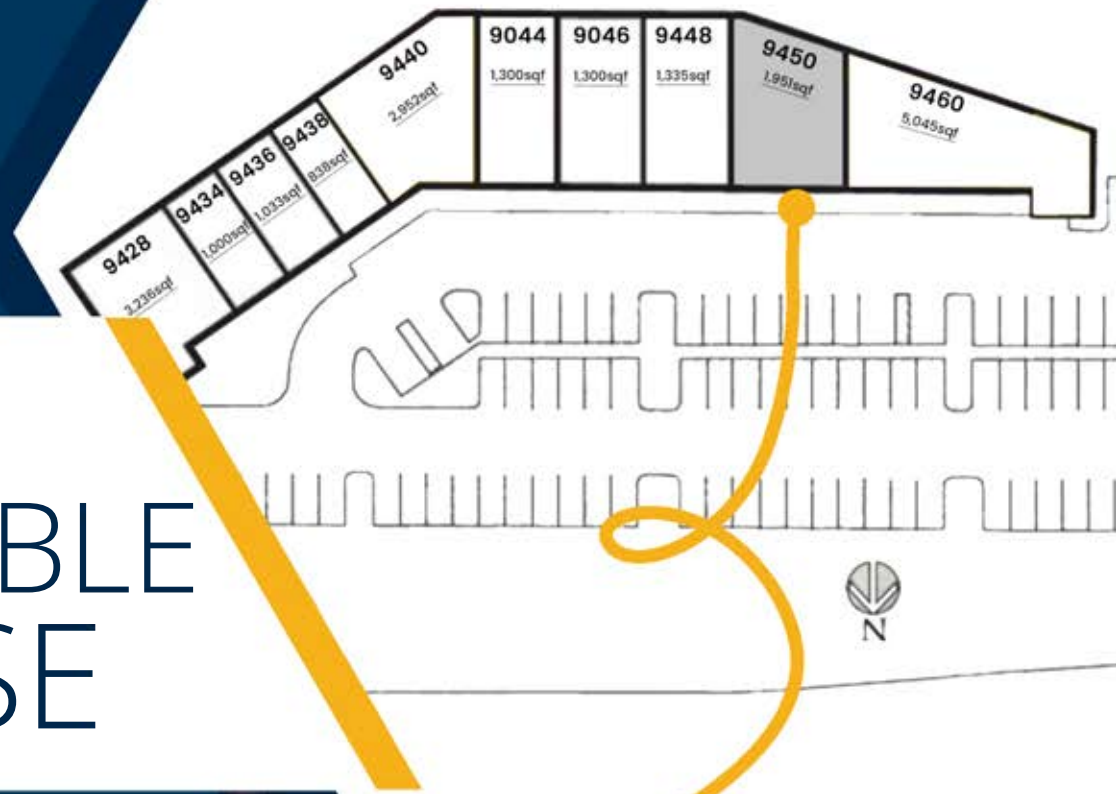
- ◆ Excellent demographics, almost 90,000 residents within 3-mile radius with average income exceeding \$85,000.
- ◆ Strong demand drivers.
- ◆ Excellent condition. newer 1999 construction strip center with no visible deferred maintenance and improved in 2020.
- ◆ Recent landscape improvements.
- ◆ The property is strategically positioned, proximate to majoreconomic drivers including Health Central Hospital, Walmart Supercenter and City Center West Orange.
- ◆ Convenience-based strip center with e-commerce resistant roster.

◆ **Parking Spaces**
103 parking spaces

◆ **LandArea**
4.7Acres

◆ **Building Size**
Total: 20,271 SF

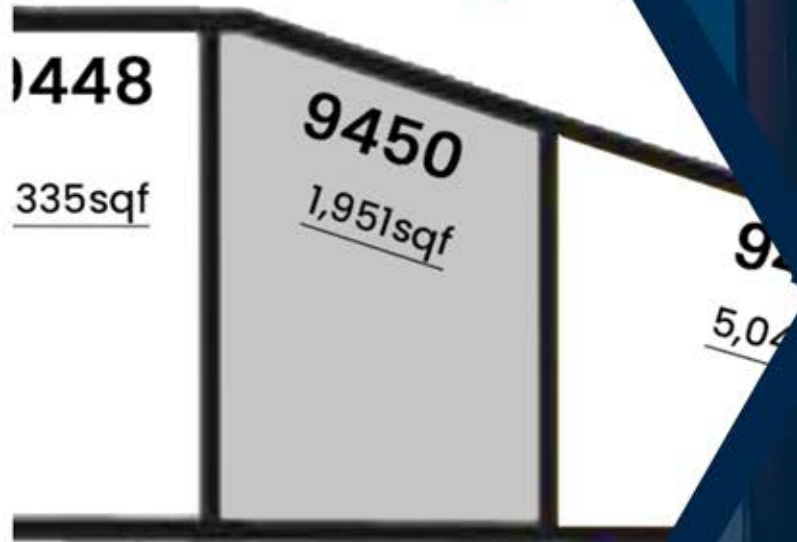
UNIT AVAILABLE FOR LEASE



9450

AREA

• 1,951 SQF



TENANTS At WEST OAK SQUARE

- ◆ EYE DOCTORS OPTICAL OUTLET, P.A.
- ◆ ESTELLA'S NAILS
- ◆ YANNA HAIR SALON
- ◆ TOP KNOT PET GROOMING
- ◆ IGNITE MARTIAL ARTS WORLD OF METROWEST INC
- ◆ STATE FARM
- ◆ WONDERFUL STATION INC
- ◆ SOONG THAI RESTAURANT
- ◆ WOOF GANG ACADEMY OF GROOMING



