



±6.22 Acre Vacant Commercial Site

Lake Olympia Square
Ocoee, Florida

LAND FOR SALE



Location: SE corner of Silver Star Road and Olympus Drive in Ocoee, Orange County, Florida.

Zoning: C-2 – Community Commercial Uses, City of Ocoee Zoning. Designed to be Phase II of Lake Olympia Square, a Winn-Dixie anchored shopping center. Outstanding site for Retail, Bank, Drugstore, Day Care Nursery, Dental Office, Church.

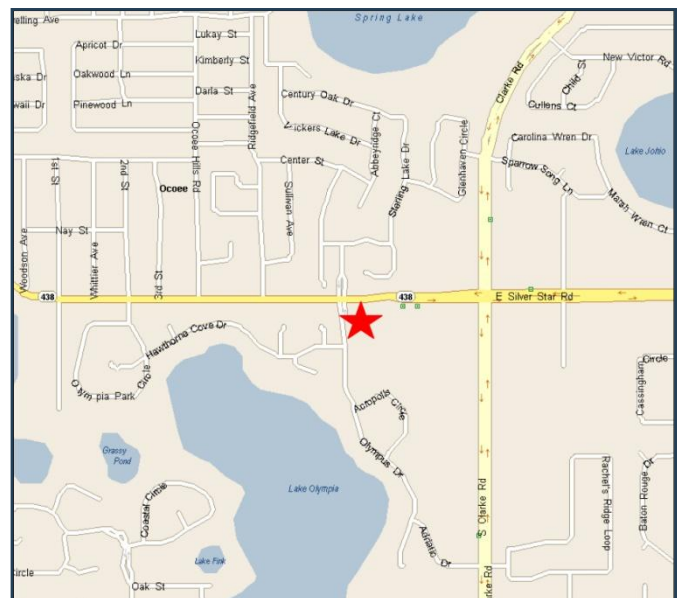
Size: 6.22± acres with 3 possible parcels; will subdivide; 416.4 feet frontage on Silver Star Road.

Utilities: Sewer/water available to site provided by City of Ocoee. Electricity provided by Progress Energy.

Traffic Count: 26,000 VPD

Median Cut: At NWC of site; traffic signal at N. Clarke Road.

Price: \$1,600,000



FOR MORE INFORMATION, PLEASE CONTACT:

Margery Johnson, CCIM, CIPS
Senior Director, Land Brokerage Services
(407) 541-4395
Margery.Johnson@cushwake.com

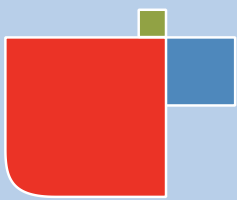
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Exclusively listed by:
CUSHMAN & WAKEFIELD OF FLORIDA, INC.
800 North Magnolia Avenue, Suite 450
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A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant. (A copy of the rates and conditions referred to above are available upon request.)

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.





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DEMOGRAPHICS (2010)	1 MILE	3 MILES	5 MILES
Population	10,554	68,542	186,083
Median Household Income	\$70,998	\$58,921	\$55,171
Average Household Income	\$83,014	\$68,965	\$70,448
Estimated Total Households	3,514	22,792	63,574
Estimated Median Age	36.9	35	34.3

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