



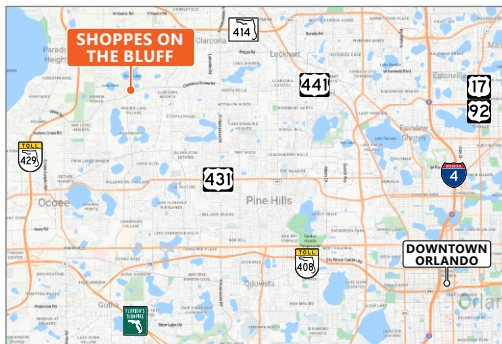
# SHOPPES ON THE BLUFF

9251 Clarcona Ocoee Road, Ocoee, FL 34761

# OCOEE, FL



**MARKET:** Central Florida      **COUNTY:** Orange      **GLA:** ±23,052 SF      **TRAFFIC COUNT:** ±28,500



- Future retail center in the rapidly expanding Clarcona-Ocoee submarket. Drive-thru and endcap opportunities available.
- Under-served, affluent population in the immediate trade area makes this site perfect for daily needs/service users, as well as restaurant, coffee, and medical uses.
- Eastern endcap offers restaurant users an over-sized elevated patio overlooking a conservation area and the West Orange Trail.
- Full access (left-in/left-out) approved by DOT.
- Estimated Delivery: Q4 2025

**NOLAN COLLIER** | LEASING AGENT

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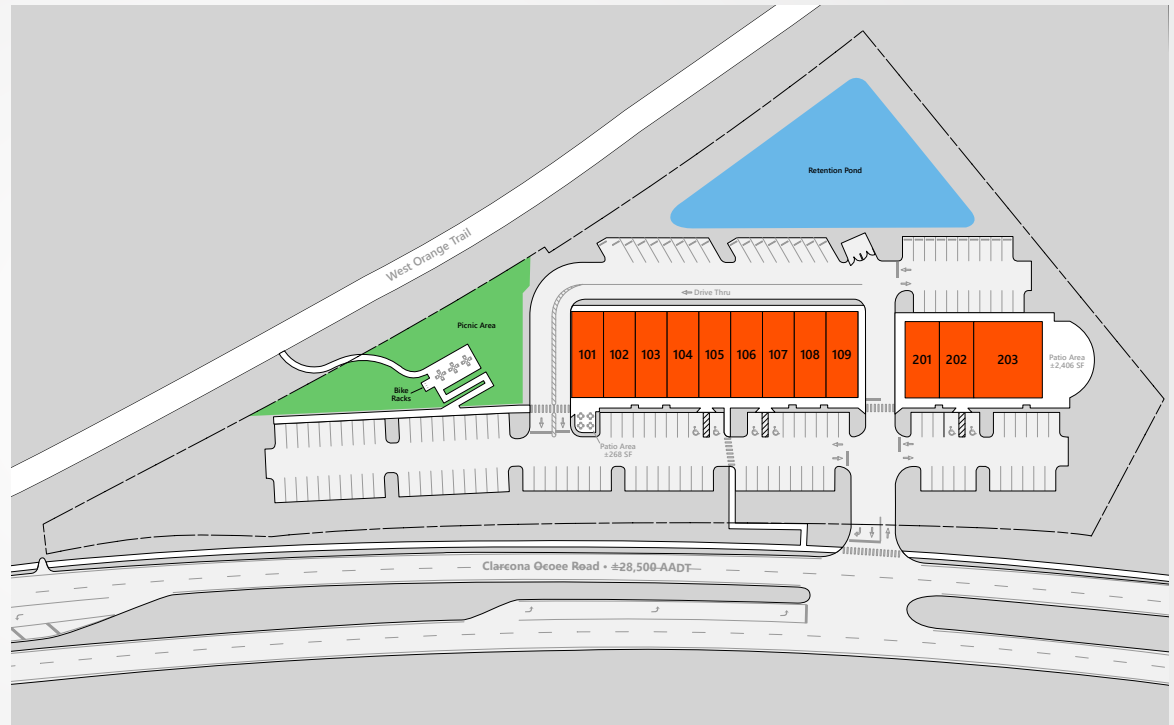
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**SOUTHEAST CENTERS**



# SHOPPES ON THE BLUFF

TENANTS	UNIT	SIZE
Available	101	1,797 SF
Available	102	1,797 SF
Available	103	1,797 SF
Available	104	1,797 SF
Available	105	1,797 SF
Available	106	1,797 SF
Available	107	1,797 SF
Available	108	1,797 SF
Available	109	1,797 SF
Available	201	1,721 SF
Available	202	1,720 SF
Available	203	3,441 SF + 2,306 SF Patio



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DEMOGRAPHICS	TOTAL POPULATION	MEDIAN AGE	AVERAGE HH INCOME
1 MILE	7,886	37.9	\$151,601
3 MILES	64,566	36.9	\$112,718
5 MILES	192,236	36.2	\$94,627

Southeast Centers offers best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction management.



This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.