

Fountains West

301 West Road | Ocoee, FL 34761

GLA SF
65,097

Available SF
Fully Leased

Number of Spaces
0



Publix-Anchored
Shopping Center



Ideal Location
in High-Growth Suburb



Top Performing
Anchor



Visitor Metrics

Sourced by Advan

Annual Visits

1.9 M

Visitor Frequency

Number of monthly visits per individual customer

24

MSA Ranking

Out of all properties (30K-100K GLA) in Augusta MSA

17 of 179

Mobile Trade Area Density

Powered by Advan

594,410
Daytime Population

236,320
Households

641,850
Population

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Fountains West

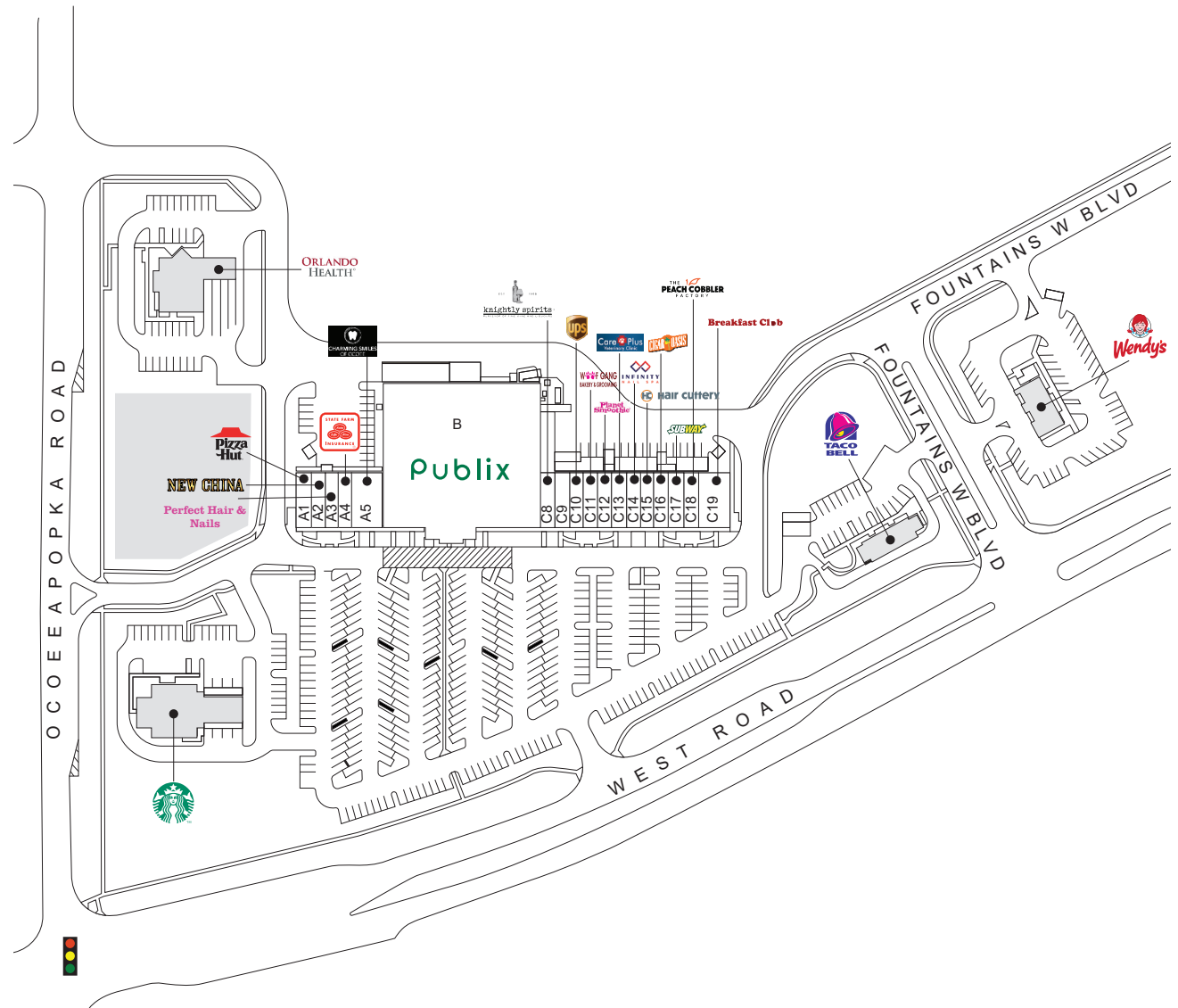
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Suite	Tenant	GLA SF
A1	Pizza Hut	1,440
A2	New China	1,260
A3	Hair Perfect	1,260
A4	State Farm	1,260
A5	Charming Smile of Ocoee	2,880
B	Publix	38,997
C8	Knightly Spirits Liquor	1,440
C9	Spine Lab	1,440
C10	The UPS Store	1,260
C11	Woof Gang Bakery & Grooming	1,440
C12	Planet Smoothie	1,260
C13	Careplus Veterinary Clinic	1,440
C14	Infinity Modern Nail Salon	1,260
C15	Hair Cuttery	1,260
C16	Cigar Oasis	1,440
C17	Subway	1,440
C18	Peach Cobbler Factory	1,440
C19	Breakfast Club of Ocoee	2,880



Traffic Count (VPD)

West Road	17,630
Ocoee Apopka Road	24,270



Available

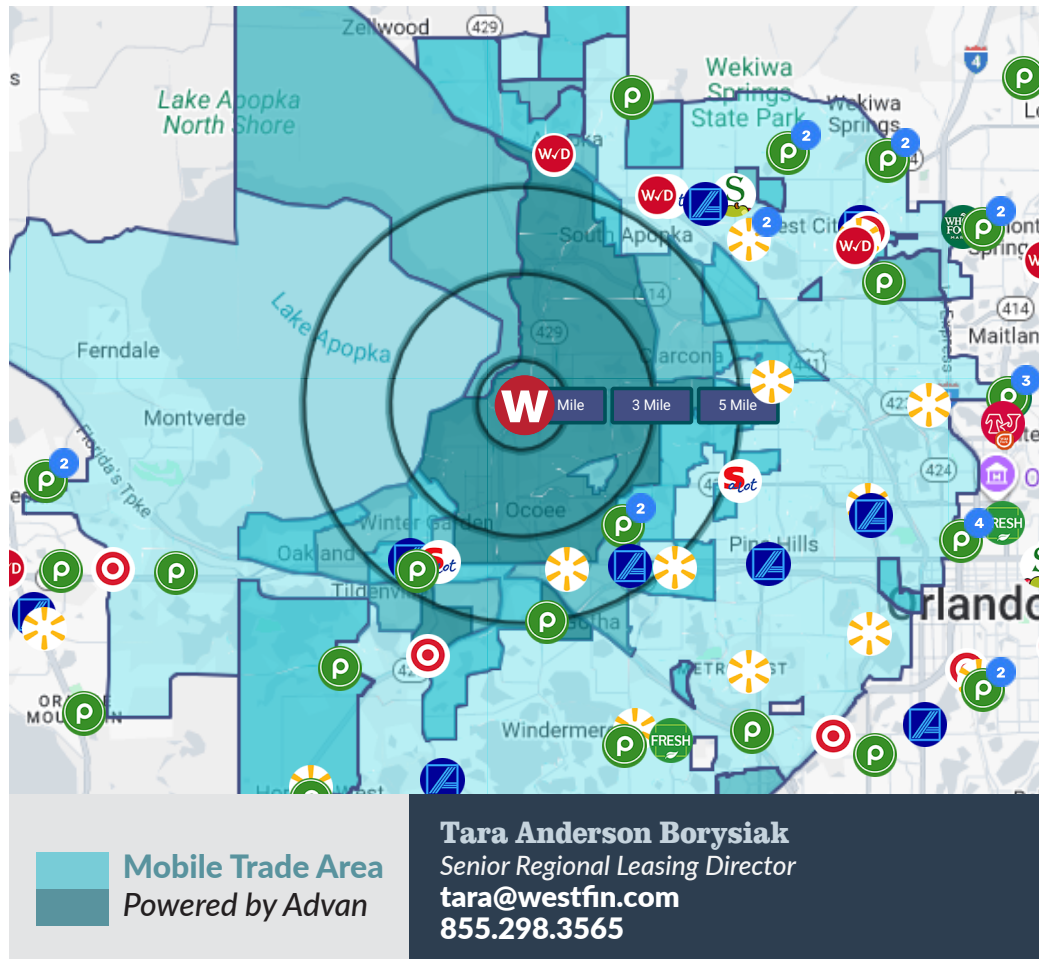
Future Availability

Leased

NAP (not a part)

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	MTA*	1 Mile	3 Mile	5 Mile
Total Population	641.85K	6.19K	51.54K	144.67K
5-Year Population Growth Rate	6.4%	18.6%	14%	9.4%
Total Daytime Population	585.53K	2.67K	36.71K	101.56K
Average Household Income	\$119K	\$174.5K	\$128.1K	\$106K
Total Households	230.79K	1.95K	17.13K	48.98K
Average Home Value	\$509.1K	\$515K	\$475.6K	\$441.9K

*MTA (Mobile Trade Area) Based on Cellular Data; Powered by Advan