



**FOR LEASE**  
Lease Rate: \$12/SF NNN



**1560 E SILVER STAR RD  
OCOE, FL 34761**

**RETAIL/OFFICE ENDCAP  
FOR LEASE**

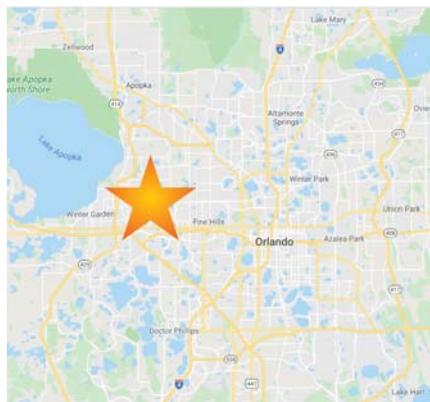
For More Information:

**Kim Manson**

407 718 0541  
kim@v3capgroup.com

**Jeff Tanner**

407 399 5544  
jeff@v3capgroup.com



**PROPERTY HIGHLIGHTS**

- 3,555 SF endcap space available next to LA Fitness in busy retail center
- Co-tenants also include CVS Pharmacy and Little Ceasers
- Open floorplan, well-suited for a variety of uses
- Below market lease rate
- Shopping center is located at traffic light intersection with easy access from two main roads
- Available for immediate occupancy

**DEMOGRAPHICS**

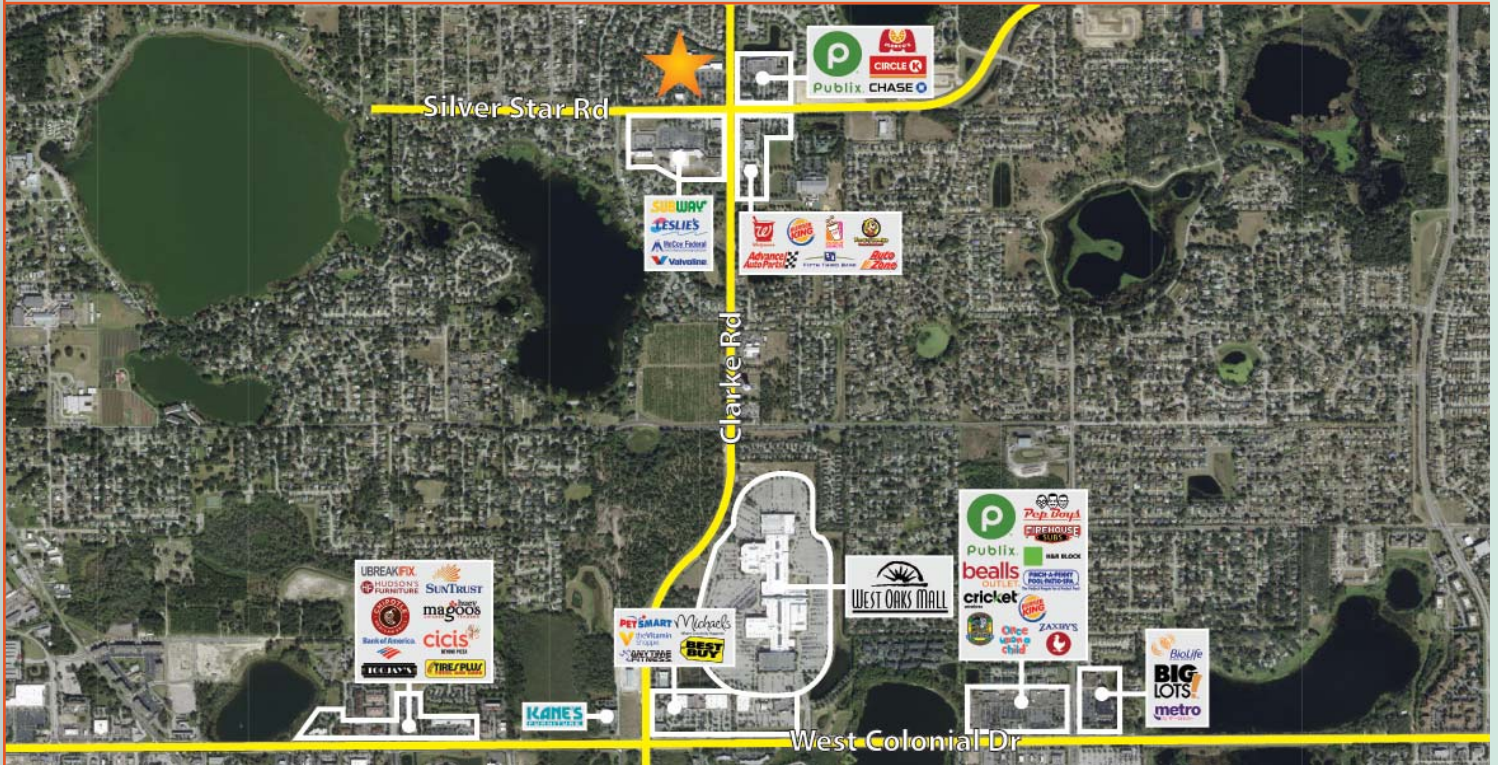
	1 MILE	3 MILE	5 MILE
<b>Population</b>	11,492	89,865	234,012
<b>Households</b>	3,951	30,594	80,107
<b>Avg HH Income</b>	\$79,424	\$70,598	\$74,531

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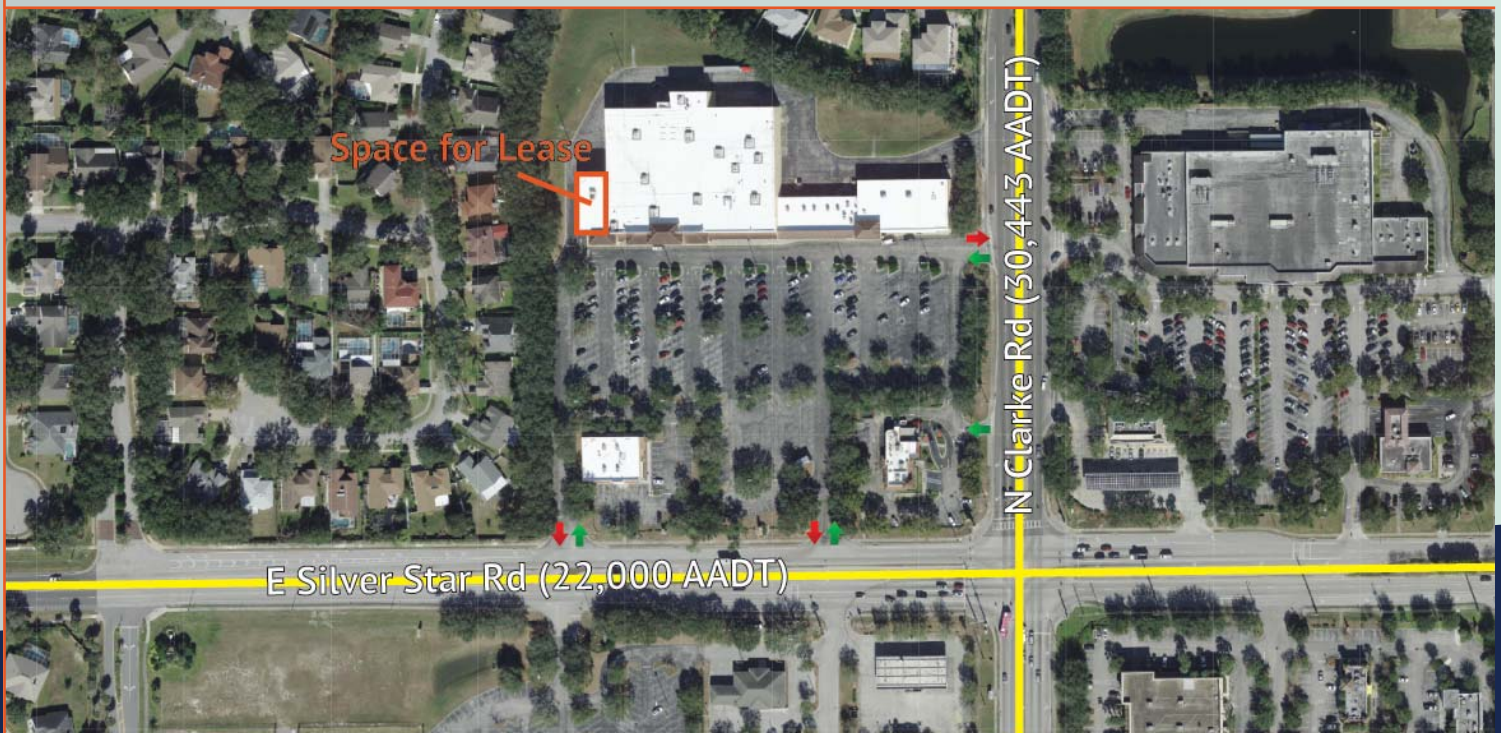
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



# RETAILER MAP



# TRAFFIC COUNTS



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# SITE PLAN

STE	TENANT	SIZE
1550	AVAILABLE	3,555
1560	LA Fitness	51,407
101	Great Clips	1,375
102	N.S. Jewelry	750
103	Lena Nails	750
104	Tobacco City	1,000
105	The Boba Brothers	1,000
106	Little Caesar's	1,125
107	CVS Pharmacy	9,504
OP3 - 1	Salon Centric	2,974
OP3 - 2	Bank of America	1,292
OP3 - 3	Boost Mobile	1,250
OP4	McDonald's	1,060
<b>TOTAL</b>		<b>118,848</b>

 OWNED BY OTHERS



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