



*Vidhi's Threading & Day spa*

FOR LEASE

# Unit 109

1711 Amazing Way, Ocoee, FL 34761

eXp Commercial | 10752 DEERWOOD PARK BOULEVARD | Jacksonville, FL 32256 |

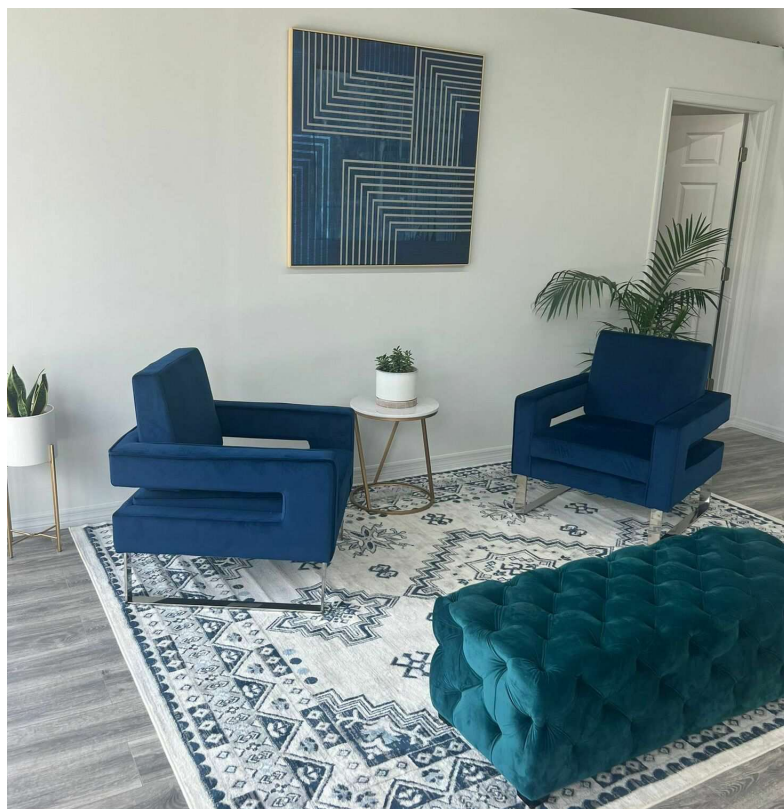
**Glenn Booker**

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glenn.booker@expcommercial.com

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## Offering Summary

Lease Rate:	Negotiable
Available SF:	833 SF
Year Built:	2023
Zoning:	C-3
Market:	Winter Garden
Submarket:	Ocoee

## Property Overview

Turnkey modern office/medical/ retail suite for lease. Ample parking spaces. Anchored by Everything But Water, local favorite RusTeak Restaurant, Amazing Explorers Academy and Jacare Martial Arts Studio

Beautifully maintained common areas and green space.

Modified gross lease at \$3,400 per month.

3% Annual base rent increase

4 years remaining on the lease.

\*Sublease Contract\*

## Location Overview

Directly off of Florida's Turnpike and Highway 429.

Nearby retailers: Plant Fitness, Starbucks, CrossFit, Waffle House and Denny's.

Close proximity to Disney Parks, Universal Studios and countless golf courses.

Prime location near apartment and gated residential communities.

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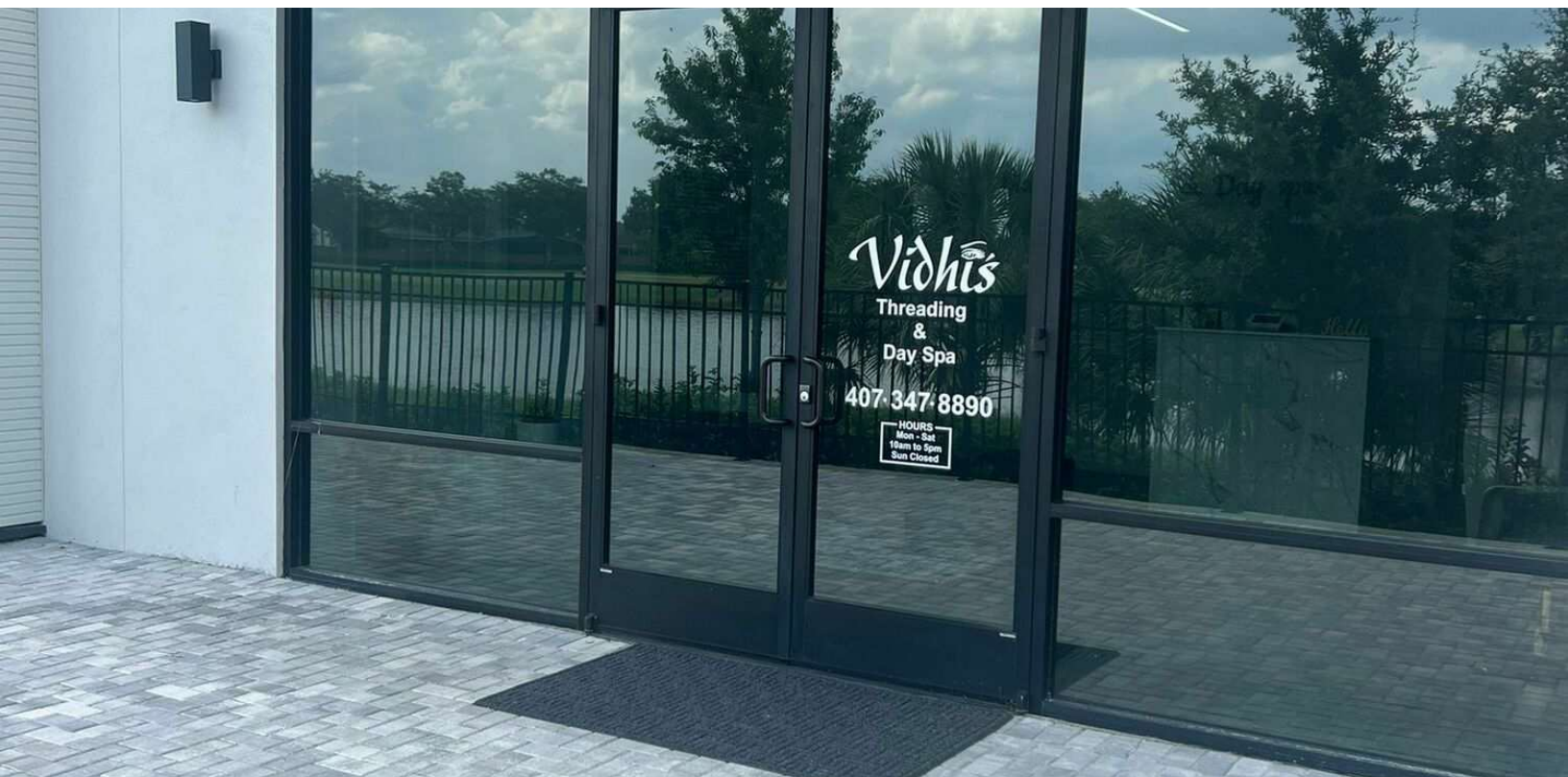


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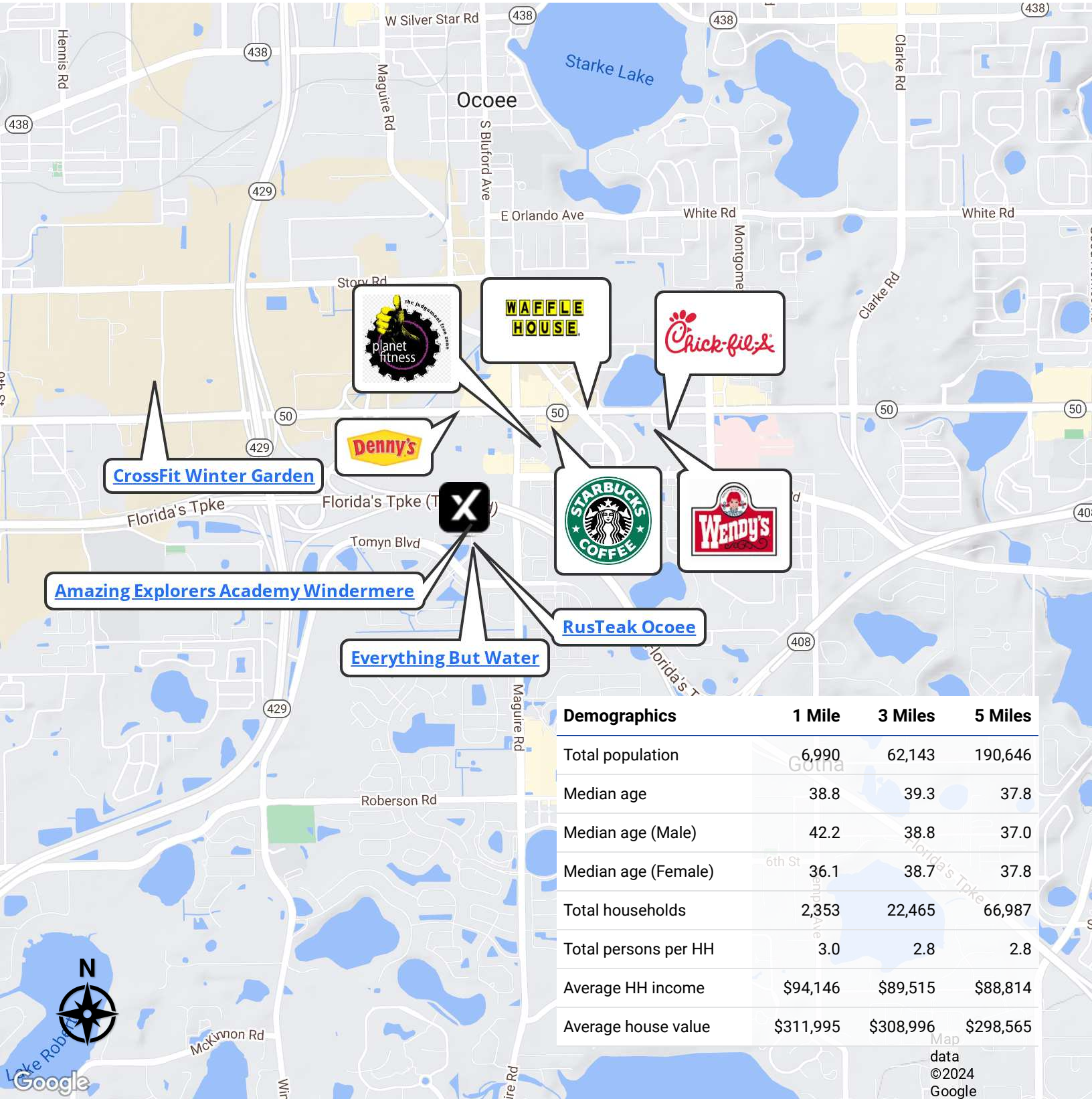
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Demographics	1 Mile	3 Miles	5 Miles
Total population	6,990	62,143	190,646
Median age	38.8	39.3	37.8
Median age (Male)	42.2	38.8	37.0
Median age (Female)	36.1	38.7	37.8
Total households	2,353	22,465	66,987
Total persons per HH	3.0	2.8	2.8
Average HH income	\$94,146	\$89,515	\$88,814
Average house value	\$311,995	\$308,996	\$298,565

Map  
data  
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Google

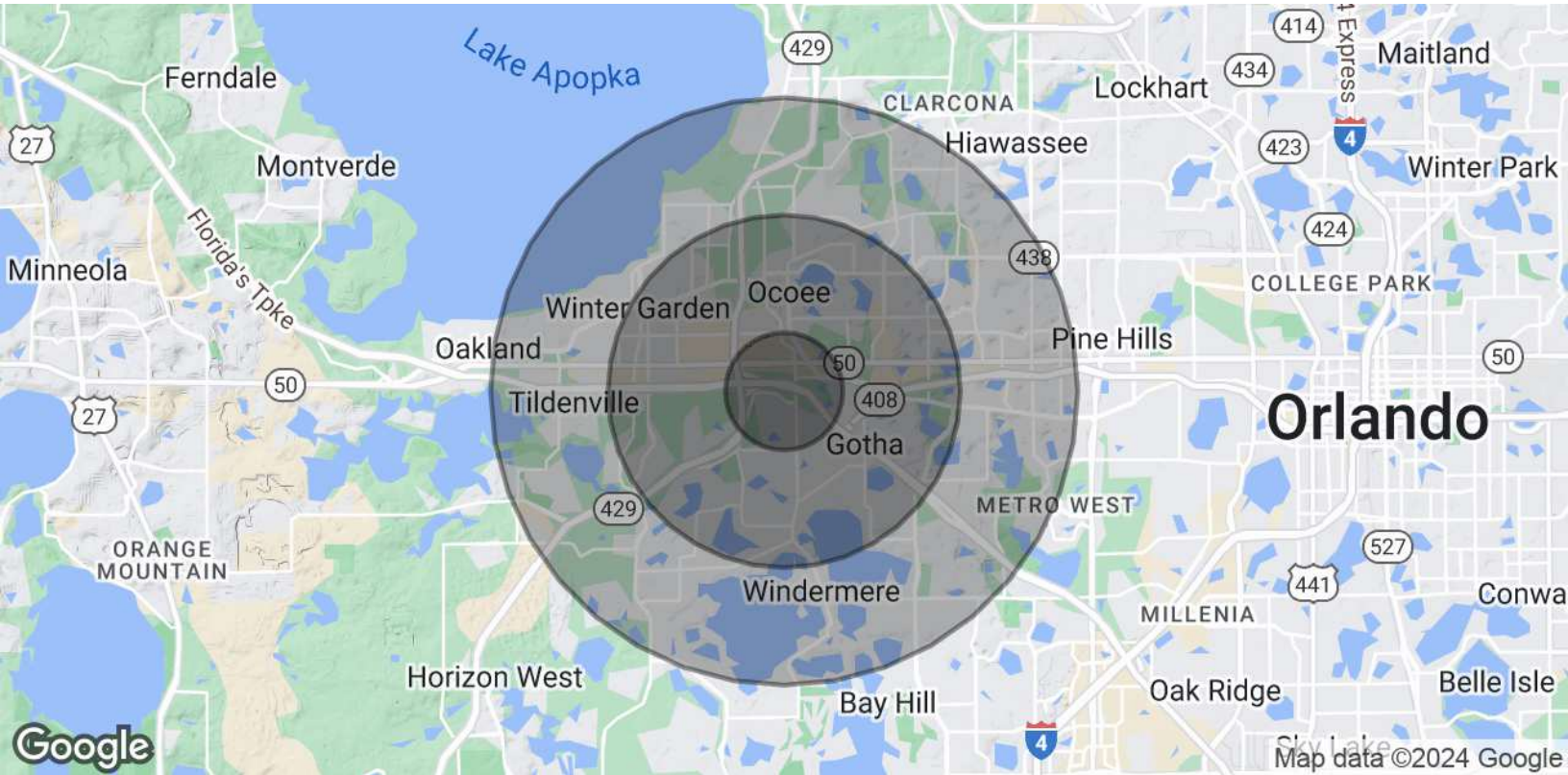
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2020 American Community Survey (ACS)

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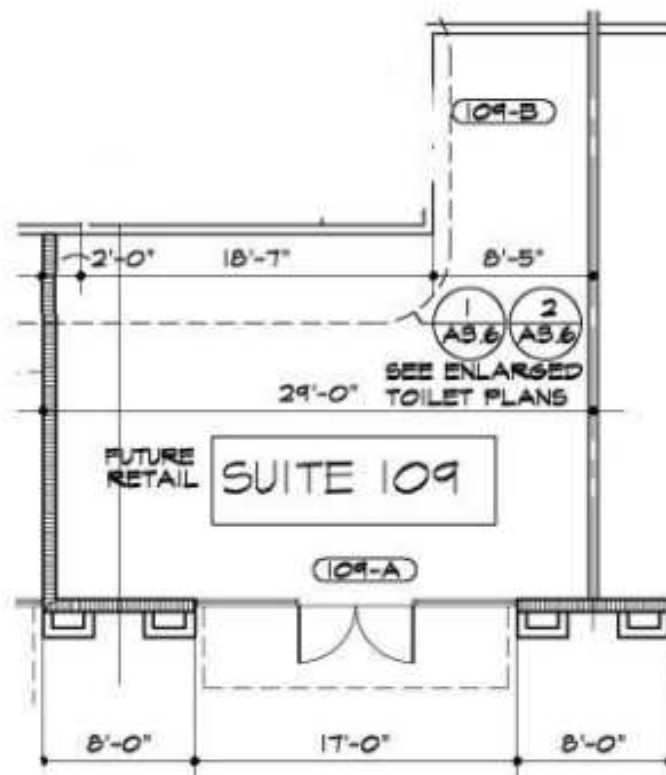


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The following items are included with the As-IS space, tenant responsible for all and any other items required to open his store above and beyond the items below:

- Two HVAC Unit
- Concrete Floor
- Plumbing Underground
- Electrical Panel
- Linear Pendant Lights
- Electrical Outlets
- Floorplan:



- Basic Fire Sprinklers head for a shell unit as required by code only, modification required for tenant interior alterations not included.
- One Cat 6 cable from utility room to the property available for the bright house internet connection .
- Any items not listed above are not included and shall be the responsibility of Tenant.

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