



"5,000 RESIDENTS WITHIN 100 FT OF RETAIL & RESTAURANTS" UNDER CONSTRUCTION

ORANGE COUNTY FLORIDA, HOME OF ORLANDO, FLORIDA



500,000 SF RESTAURANT & RETAIL SPACE	200,000 SF OFFICE SPACE	MAJOR HOSPITAL ACROSS THE STREET	3 MAJOR EXPRESSWAYS WITHIN A 1/2 MILE	91,000 CARS DRIVING BY DAILY
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Location

Close to Everything That Matters...

A WORLD-CLASS DEVELOPMENT IN A WORLD-CLASS LOCATION LOCATED IN A SUBURB OF ORLANDO

City Center West Orange is located in the fastest-growing metropolitan area in the USA: Orlando, Florida. In fact, Central Florida is #1 in the United States for growth in population of over 120,000 people for 2018. As a result, we are also #4 in the United States in annual Job Growth forecasts for 2018 at 1,000 new jobs per week. As you may know, Orange County is not only the Tourist Capital of the world, but also the Rocket Capital of the world. In addition, Orlando is home to the busiest Convention Center in the USA. With 68 million tourists annually - City Center West Orange is the perfect place to locate your business.

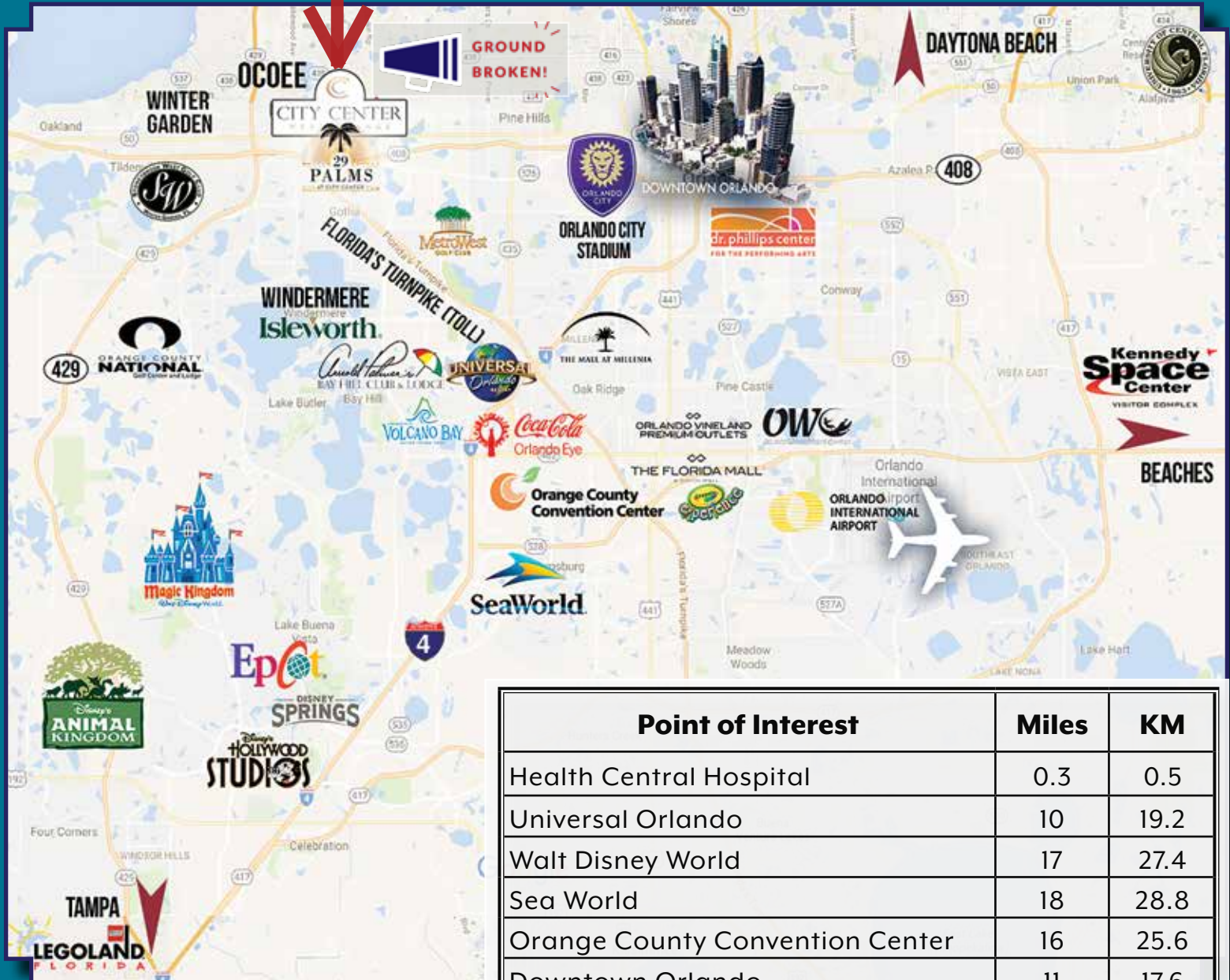
More facts about our location:

- Across from a Major Hospital in the Growing West Orange County
- Located 1/2 mile between S.R. 408, the Florida Turnpike and S.R. 429
- On State Road 50 (Colonial Drive)
- Only 15 minutes from Disney, Downtown Orlando and the Orange County Convention Center
- Over 68 Million Visitors in 2016
- Over 90,000 Drivers Daily
- Projected Population of 85,000 within 3 mi.
- 98% Apartment Occupancy
- 97% Retail Occupancy



**“2,500 Apartments, Condos & Vacation Rentals within
100 feet of Retail & Restaurants”
They only have to walk across a side street.**

**SITE
LOCATION**



Point of Interest	Miles	KM
Health Central Hospital	0.3	0.5
Universal Orlando	10	19.2
Walt Disney World	17	27.4
Sea World	18	28.8
Orange County Convention Center	16	25.6
Downtown Orlando	11	17.6
Prime Outlets	11	17.6
Mall at Millenia	11	17.6
Florida Mall	17	27.4
Premium Outlets	22	35.2
Police Headquarters	0.4	0.6

Welcome to City Center...

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- A popular, captivating neighborhood destination for residents and visitors with main-street, waterfront charm and a Classic Mediterranean design
- West Orange County's Newest Luxury Community, located in Orlando's Tourist Corridor
- Stay Local - Shop, Dine, and Work within Walking-distance
- Everything You Need at Your Fingertips:
 - Retail Space
 - Restaurants
 - Medical Offices
 - Condos & Apartments
 - Vacations Homes
 - Hotel
 - Convention Center
 - Recreational Trails
 - Commercial Space



Live.

Work. Shop. Play.



- 2,500 Multi-family Residences
- 500,000 s.f. Retail & Restaurant Space
- 200,000 s.f. Office Space
- 4,000 Free & Convenient Parking Spaces
- Hotel
- Convention Center
- Major Hospital
- Cultural Events
- Recreational Delights & Exciting Nightlife
- Savory Culinary Experiences



Overview

Site Plan...

“2,500 Apartments, Condos & Vacation Rentals within 100 feet of Retail & Restaurants”

A dynamic Lifestyle Center is coming to West Orange County. It's livable, walk able and only 15 minutes from the theme parks and downtown Orlando. City Center is situated on 150 acres and will provide:

- Under Construction
- All spaces can be configured to your specifications pre-construction.
 - Retail Spaces Available 1,200 SF and up
 - 20 ft Ceiling Heights
- 200,000 SF Class “A” Medical & Office Space
- 2,500 Residential Units within Walking Distance
- Health Central Hospital a 0.5 mile away
- Over 500,000 SF of Charming Main Street and Waterfront Restaurant and Retail Space
- Hilton Hotel
- Highly Visible Location on State Road 50 at the junction of the 429, 408 & the Florida Turnpike
- Only 15 minutes from the Orlando Convention Center and Theme Parks: Disney World, Universal Studios & Seaworld

DEMOGRAPHICS 2018

	3 Mile	5 Mile	10 Mile
Population	70,786	201,011	595,491
Households	24,168	70,098	220,144
Household Income	\$78,464	\$73,017	\$67,076
Median Age	35.8	34.5	34



UNDER CONSTRUCTION!



Retail Footprint

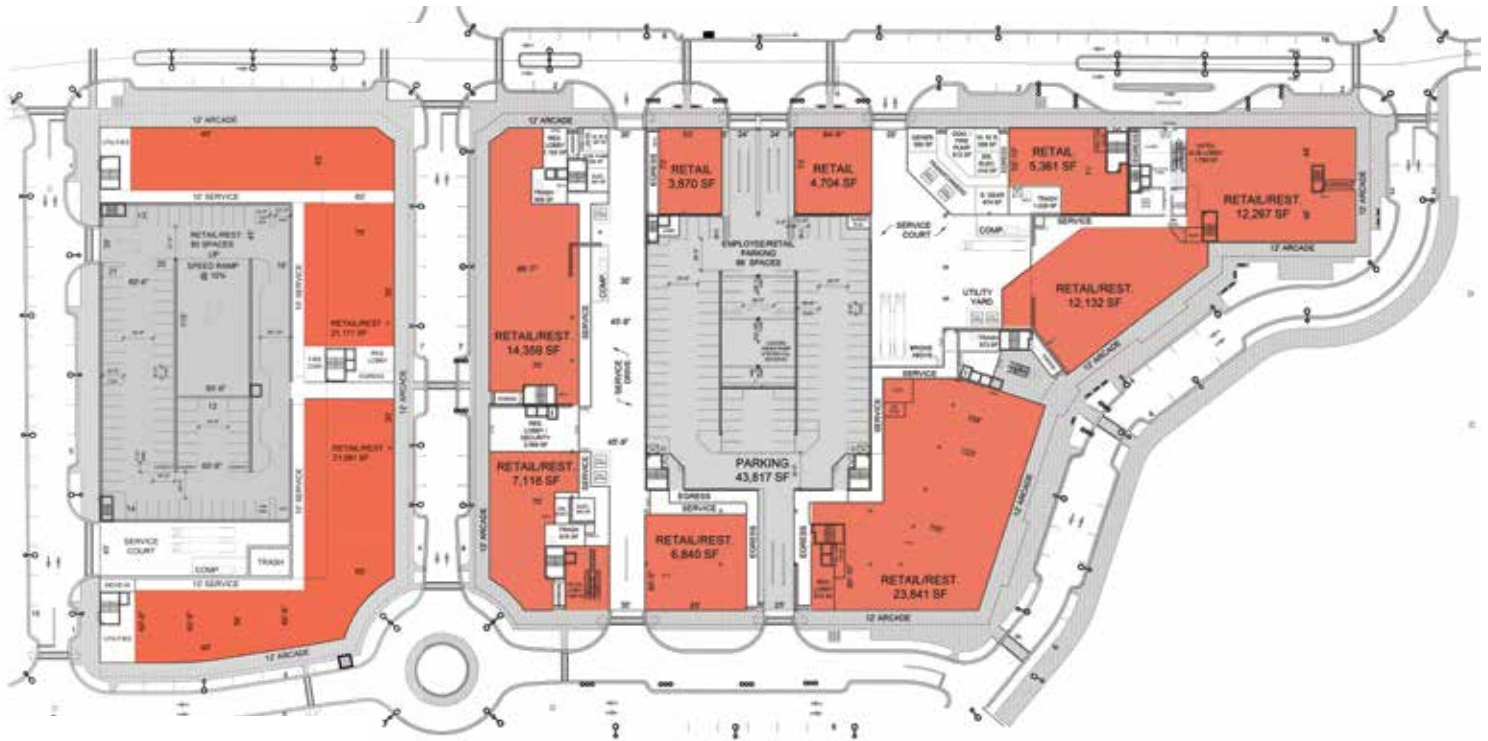


Phase I of City Center West Orange will offer approximately 500 luxury apartments and 200,000 SF (18,581 m²) of restaurant, retail, entertainment, hotel, and professional office space, allowing its residents to relax and enjoy an urban lifestyle without getting into an automobile.

Your business will benefit not only from the immediate foot traffic afforded by the new apartments, but also from the additional 5,000 residents within walking distance and the over 90,000 people driving past the property on a daily basis.

Now is the time to join the up-and-coming City of Ocoee and its exponential growth.

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WATERVIEW RETAIL

The waterfront promenade area offers highly visible, covered and open walkways with beautiful lake views.

RETAIL SPACE AVAILABLE

Major restaurants and retailers have secured space within Phase I.



Construction

Underway...



“2,500 Apartments, Condos & Vacation Rentals within 100 feet of Retail & Restaurants” They only have to walk across a side street.



City Center West Orange is an environmentally friendly, self-contained community consisting of sophisticated retail, elegant dining, Class-A office space, upscale apartments, a Hilton Hotel and a convention center. Just imagine the amount of business and foot traffic and next to a major hospital!

We are very excited about the progress being made on the 150 acres being developed, and the socioeconomic impact on the West Orange County and City of Ocoee residents.

4.2 miles (6.7 km) of roads, water, sewer, electricity, cable and gas have already been installed in City Center West Orange!

Our on-site Sales Trailer is set to open on May 30th, and has a virtual reality simulator for potential tenants to experience.

“2,500 Apartments, Condos & Vacation Rentals within 100 feet of Retail & Restaurants”



Create memories • Be the place for favorite jeans • Serve appetizers al fresco • Offer the best Sunday brunch • Be the neighborhood Barista • Offer the best organic food • Sculpt the perfect body • Teach yoga classes • Instruct martial arts • Beautify nails and hair • Give the best facial • Make that night special • Be the place with the best gifts • Display the latest gadgets • Show the latest movie • Be the go-to dry cleaner • Provide mail services • Groom pets • Treat patients • Shape little minds



RETAIL LEASING CONTACT

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DISCOVER THE LIFESTYLE DESTINATION...

Make City Center West Orange your retail location and your home. 2,500 multi-family units available.

29palmsatcitycenter.com