



West Oaks Mall

OCOE, FLORIDA



West Oaks Mall

OCOOEE, FLORIDA

STRATEGIC LOCATION IN ORLANDO

- Accessible by five major roadways - State Road 50, Florida Turnpike, State Road 408, State Road 429 and Interstate 4.
- Located 9 miles west of downtown Orlando.

DYNAMIC RETAIL DESTINATION

- Only enclosed regional mall west of Interstate 4 in West Orange County.
- West Oaks Mall features three department stores plus over 115 specialty stores including:
 - Aeropostale
 - Anchor Blue
 - Bath & Body Works
 - Charlotte Russe
 - Children's Place
 - Express
 - Gymboree
 - Hollister
 - Vans
 - Victoria's Secret
 - Wet Seal
- 14-screen AMC Theatre, drawing 1 million customers annually.
- Over 10 million visitors annually.

STRONG POPULATION AND HOUSING GROWTH

- Located in the third largest city in Orange County.
- Continues to be the fastest growing community in West Orange County. Between 2000 and 2007, it grew three times faster than national average.
- Population projected to grow 8% by 2012.
- Median age is 34.6, compared to 36.5 for US (it's a young family market).
- 4200 rooftops were added between 2006 and 2008 in 14 residential communities.

FAMILY FRIENDLY ENVIRONMENT

- Strong collection of family amenities including nursing rooms, diaper changing areas, family restrooms and preferred family parking spaces.
- Creative assortment of amenities that cater to children including a children's soft play area, carousel and AMC family summer movie program.



MALL INFORMATION

LOCATION

State Road 50 (W. Colonial Drive) and Clarke Road in Ocoee, 9 miles west of Orlando.

MARKET

Orlando

DESCRIPTION

Single-level, enclosed, super-regional

ANCHORS

Dillard's, JCPenney and Sears

TOTAL RETAIL SQUARE FOOTAGE 1,067,125

PARKING SPACES 5,500

OPENED 1996

TRADE AREA PROFILE

2008 POPULATION 503,831

2013 PROJECTED POPULATION 579,122

2008 HOUSEHOLDS 183,715

2013 PROJECTED HOUSEHOLDS 211,792

2008 MEDIAN AGE 34.9

2008 AVERAGE HH INCOME \$68,651

2013 PROJECTED AVERAGE HH INCOME \$77,225

5-MILE RADIUS PROFILE

2008 POPULATION 213,598

2013 PROJECTED POPULATION 240,550

2008 HOUSEHOLDS 75,332

2013 PROJECTED HOUSEHOLDS 85,518

2008 MEDIAN AGE 33.5

2008 AVERAGE HH INCOME \$69,909

2013 PROJECTED AVERAGE HH INCOME \$78,989

DAYTIME EMPLOYMENT

3-MILE RADIUS 30,239

5-MILE RADIUS 79,409

SOURCE: CLARITAS, INC.