



Commercial (C-2) Land | Ground Lease Only

E Silver Star Rd, Ocoee, FL 34761



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Commercial (C-2) Land | Ground Lease Only

Upon Request

Commercially zoned land is available for ground lease along E Silver Star Road, a rapidly expanding commercial corridor in Ocoee, Florida. Spanning approximately 0.66 acres (28,750 square feet), the site...

- 0.66 acres of prime commercial land is offered for ground lease at a compelling rate at E Silver Star Road and N Bufford Road in Ocoee, Florida.
- Signalized corner location on E Silver Star Road provides high visibility and exposure to more than 22,000 vehicles per day, driving sustained demand
- C-2 zoning supports a diverse mix of commercial uses, allowing investors to adapt to market demand and maximize development flexibility
- 20-year triple-net (NNN) ground lease at \$150,000 annually delivers stable, predictable income with minimal management obligations
- Rapid growth in Ocoee, supported by rising population and strong household incomes, reinforces long-term value and appreciation potential



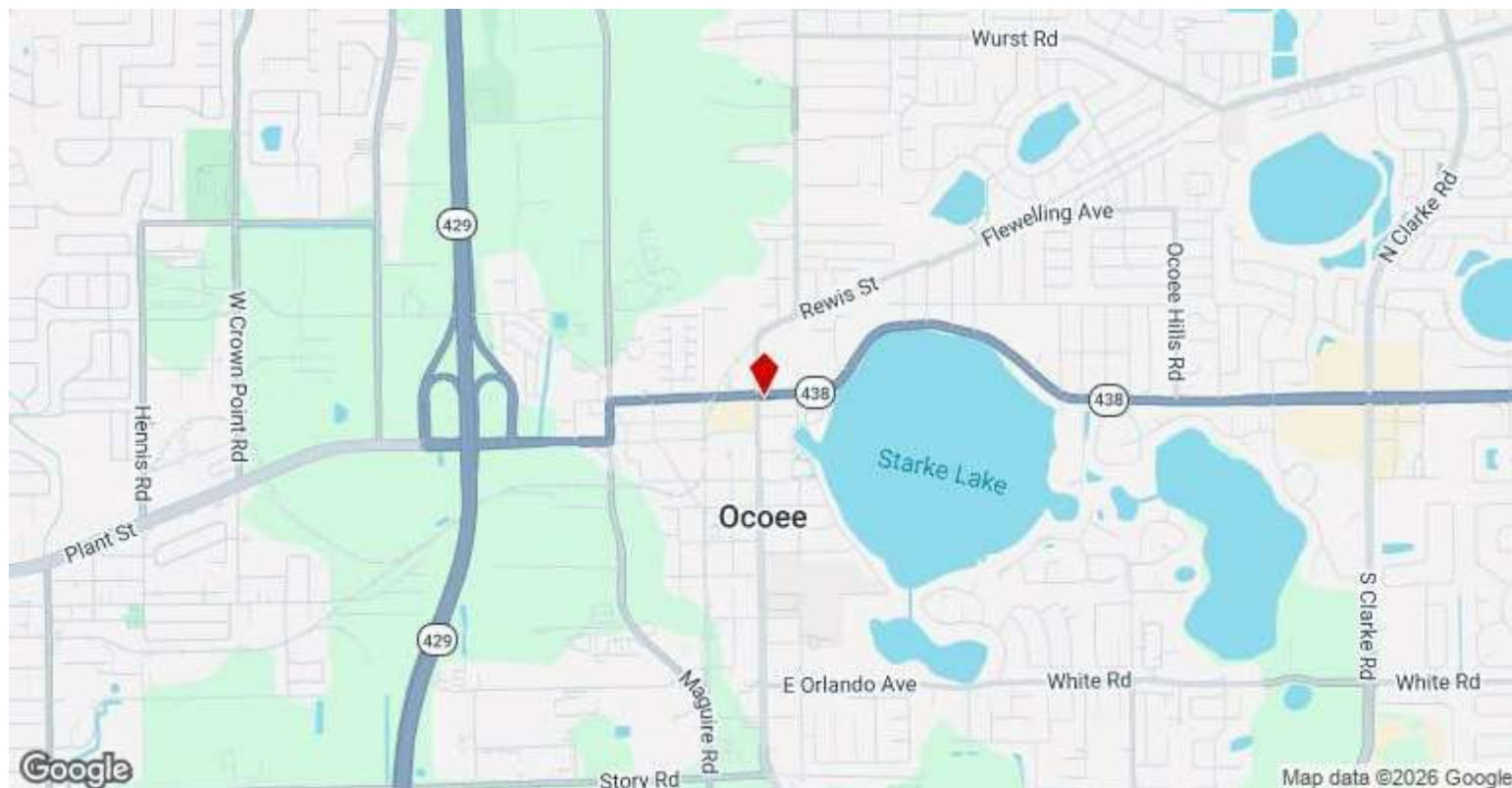
Rental Rate:	Upon Request
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Rental Rate Mo:	Upon Request

1

Space 1

Space Available	28,750 SF
Rental Rate	Upon Request
Date Available	Now

Excellent opportunity to acquire a 0.66-acre commercial parcel in the rapidly growing Ocoee market, offering high visibility for a variety of commercial uses, including retail, office, medical, or service-oriented development.



E Silver Star Rd, Ocoee, FL 34761

Commercially zoned land is available for ground lease along E Silver Star Road, a rapidly expanding commercial corridor in Ocoee, Florida. Spanning approximately 0.66 acres (28,750 square feet), the site offers level, usable topography ideal for efficient development. Ground lease terms include a 20-year triple-net (NNN) structure at \$150,000 per year.

C-2 (Community Commercial District) zoning allows for a broad range of uses, including retail, office, light medical, grocery, restaurant, indoor recreation, and education-related concepts. Flexibility for developers makes the property well-suited for single-tenant or multi-tenant projects seeking strong demographics and long-term demand. Utilities are available nearby or on-site, supporting a streamlined path from planning to construction in a proven growth market.

Visibility and access remain key advantages, with approximately 250 feet of frontage along E Silver Star Road and an additional 120 feet on N Buford Avenue. Positioning on a strong signalized intersection delivers exposure to more than 22,000 vehicles per day (VPD), reinforcing branding and customer reach. Moreover, placement within a prime commercial corridor between Starke Lake and State Road 429 supports regional connectivity and daily traffic flow.

Adjacent to Ocoee Plaza, a larger neighborhood retail strip, and with visibility across from Ocoee City Hall, the site profile is further enhanced, while convenient access to Downtown Ocoee and Winter Garden strengthens regional appeal. Continued residential and commercial growth in the surrounding area supports sustained consumer demand, with projected population exceeding 78,500 by 2030 and current average household incomes near \$107,000, creating a compelling foundation for long-term value.

Reach out today to learn more about ground lease and development opportunities in Ocoee's growing market.

Property Photos



Property Photos

