

# For Lease

831 Maguire Rd | Ocoee, FL 34761

**PRIME 1.6 ACRE INDUSTRIAL OPPORTUNITY WITH 4,130 SF SHOP/OFFICE**



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**STREAM**

## Property Overview

**831 Maguire Rd** is strategically positioned along one of Ocoee's primary commercial corridors, offering excellent visibility and accessibility in a rapidly growing submarket of West Orange County. The property benefits from immediate frontage on Maguire Road and convenient connectivity to SR 50 (Colonial Drive), the Florida Turnpike, and surrounding residential and retail nodes.

Located minutes from Downtown Ocoee, Winter Garden, and the broader Orlando metropolitan area, the site is surrounded by established neighborhoods, daily-use retail, and medical and professional services. This positioning supports a wide range of potential commercial uses while capitalizing on the area's strong population growth and increasing demand for neighborhood-serving development.

The property represents a compelling opportunity for investors and owner-users seeking exposure to Ocoee's expanding commercial landscape, supported by strong traffic counts, regional accessibility, and sustained market momentum.





## Highlights



Updated office with high-end finishes



Central West Orange County mixed-use location



Maguire Road Frontage with strong traffic exposure



Easy Access to SR 50, Florida's Turnpike & Orlando



City of Ocoee "OCO-I-2" Zoning



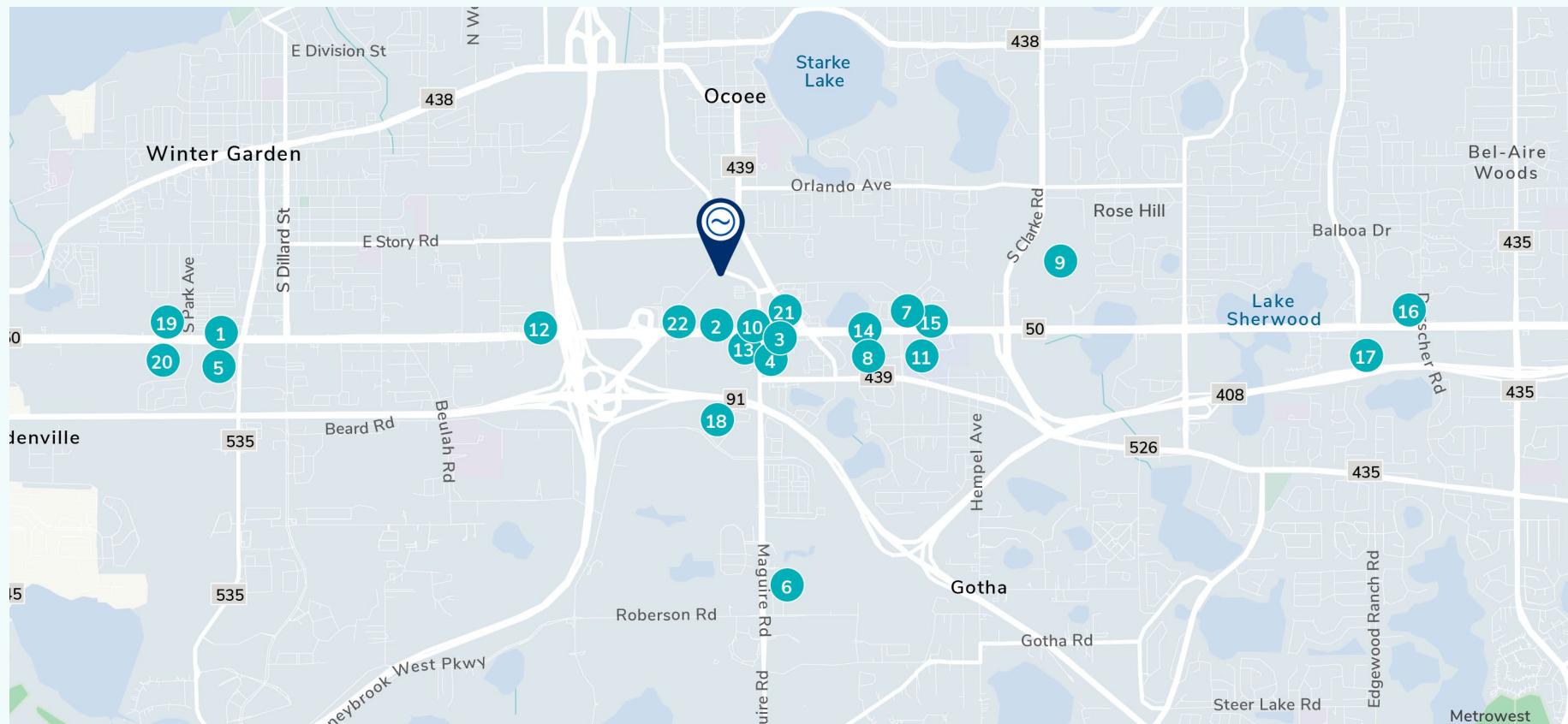
Strong Growth driven by population & economic expansion

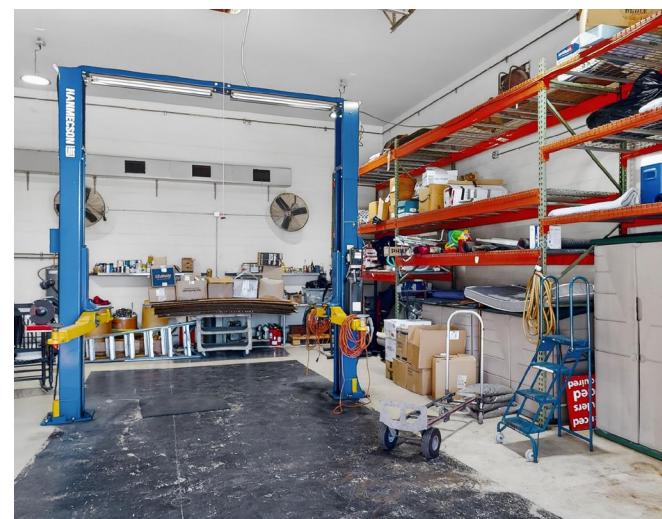


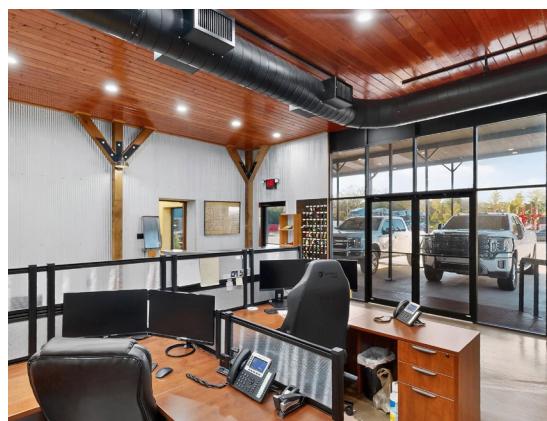
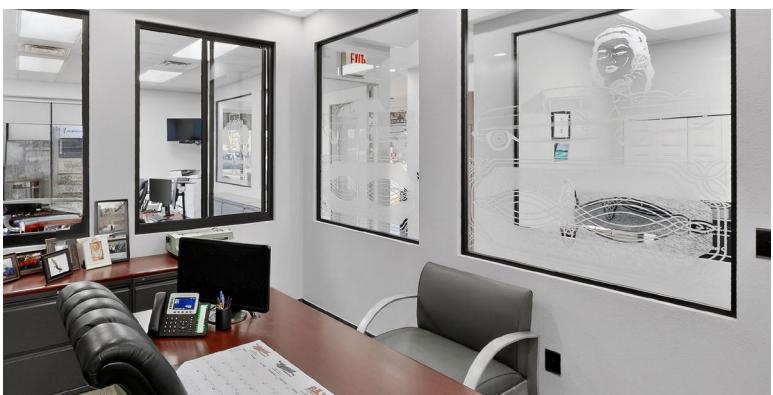
# Location Overview

## Nearby Amenities:

1. AutoZone Auto Parts
2. Mavis Tires & Brakes
3. Starbucks
4. Planet Fitness
5. Publix Super Market at West Point Commons
6. Plantation Grove
7. Texas Roadhouse
8. Walmart Supercenter
9. West Oaks Mall
10. AdventHealth Primary Care+ Ocoee
11. Orlando Health - Health Central Hospital
12. Miller's Ale House
13. Sonny's BBQ
14. Chick-fil-A
15. Mecatos Bakery & Café
16. H Mart Orlando
17. Sam's Club
18. RusTeak Ocoee
19. Winter Garden Regional Shopping Center
20. Crunch Fitness - Winter Garden
21. ABC Fine Wine & Spirits
22. Hampton Inn by Hilton Ocoee Orlando



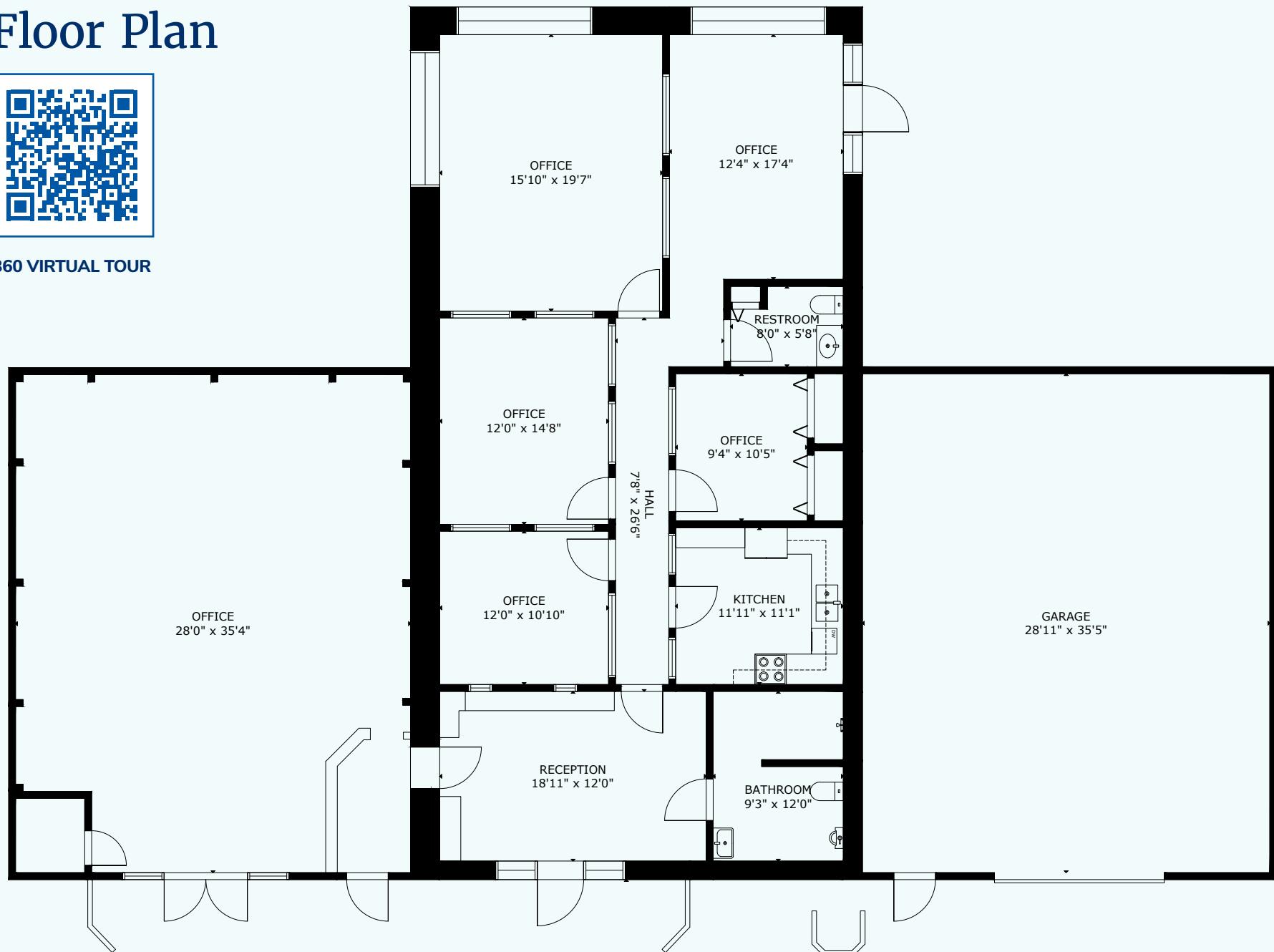




# Floor Plan



360 VIRTUAL TOUR





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## Let's Connect

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