

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



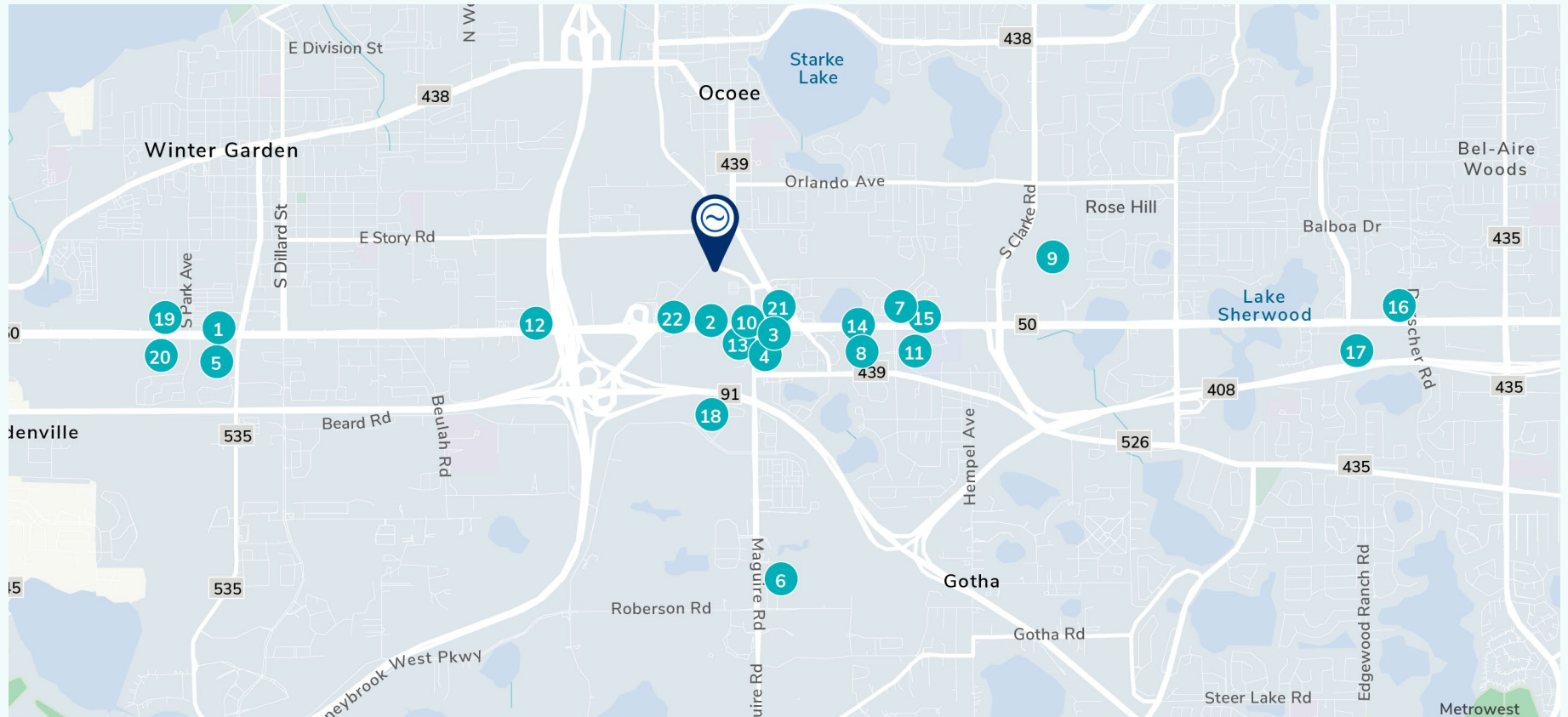
Strong Growth driven by population & economic expansion



Location Overview

Nearby Amenities:

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



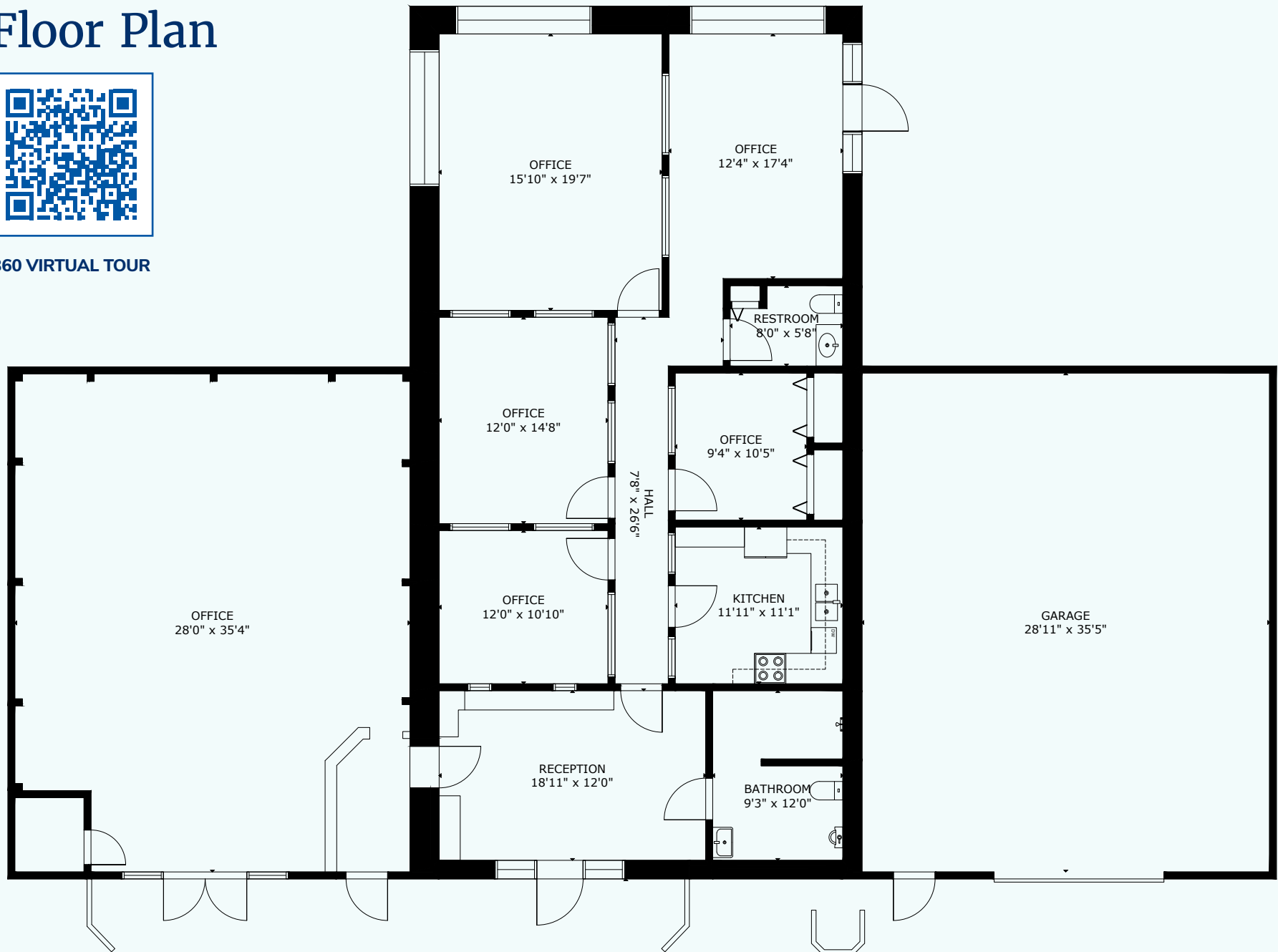




Floor Plan



360 VIRTUAL TOUR





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Let's Connect

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Disclaimer:

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