

Situated at the Shoppes at Meadow Ridge, 2910 Maguire Rd offers a great opportunity for medical professionals in need of medical office space. Its strategic location allows practices to serve three distinct markets: Winter Garden, Ocoee, and Windermere.

This prosperous market consists of highly educated career professionals who have thrived since the Great Recession. Most families are married couples, and almost half of them have children. The median household income in this community exceeds the median income in the US.



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- ✓ 3,401 SF of customizable space available for lease.
- ✓ Situated between two of Orlando's most prestigious subdivisions: Isleworth and Keene's Point.
- ✓ Strategically located at the signalized intersection of Maguire Rd and Moore Rd, providing unparalleled accessibility.
- ✓ \$35 PSF NNN

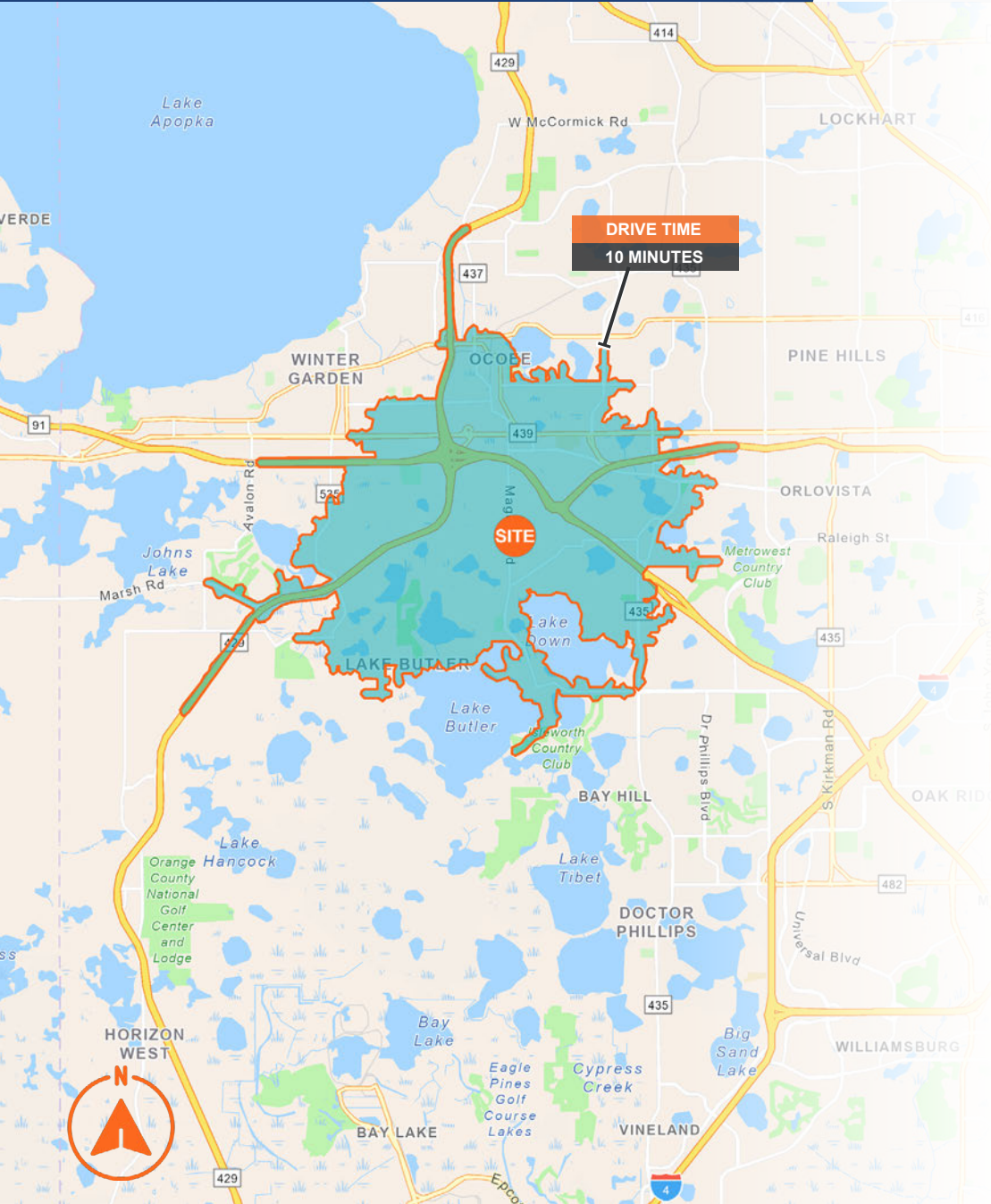
# KEY ACCESS POINTS



# TRADE AREA DEMOGRAPHICS



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DEMOGRAPHIC OVERVIEW



**47,125**  
Population



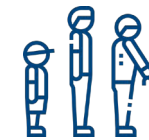
**16,330**  
Households



**2.88**  
Average HH Size



**\$105,556**  
Median HH Income



**40.2**  
Median Age



**7,135**  
Population 65+

POPULATION BY GENERATION



**3.8%**  
Greatest Gen:  
Born 1945/Earlier



**17.7%**  
Baby Boomer:  
Born 1946 to 1964



**23.1%**  
Generation X:  
Born 1965 to 1980



**23.6%**  
Millennial:  
Born 1981 to 1998



**23.6%**  
Generation Z:  
Born 1999 to 2016



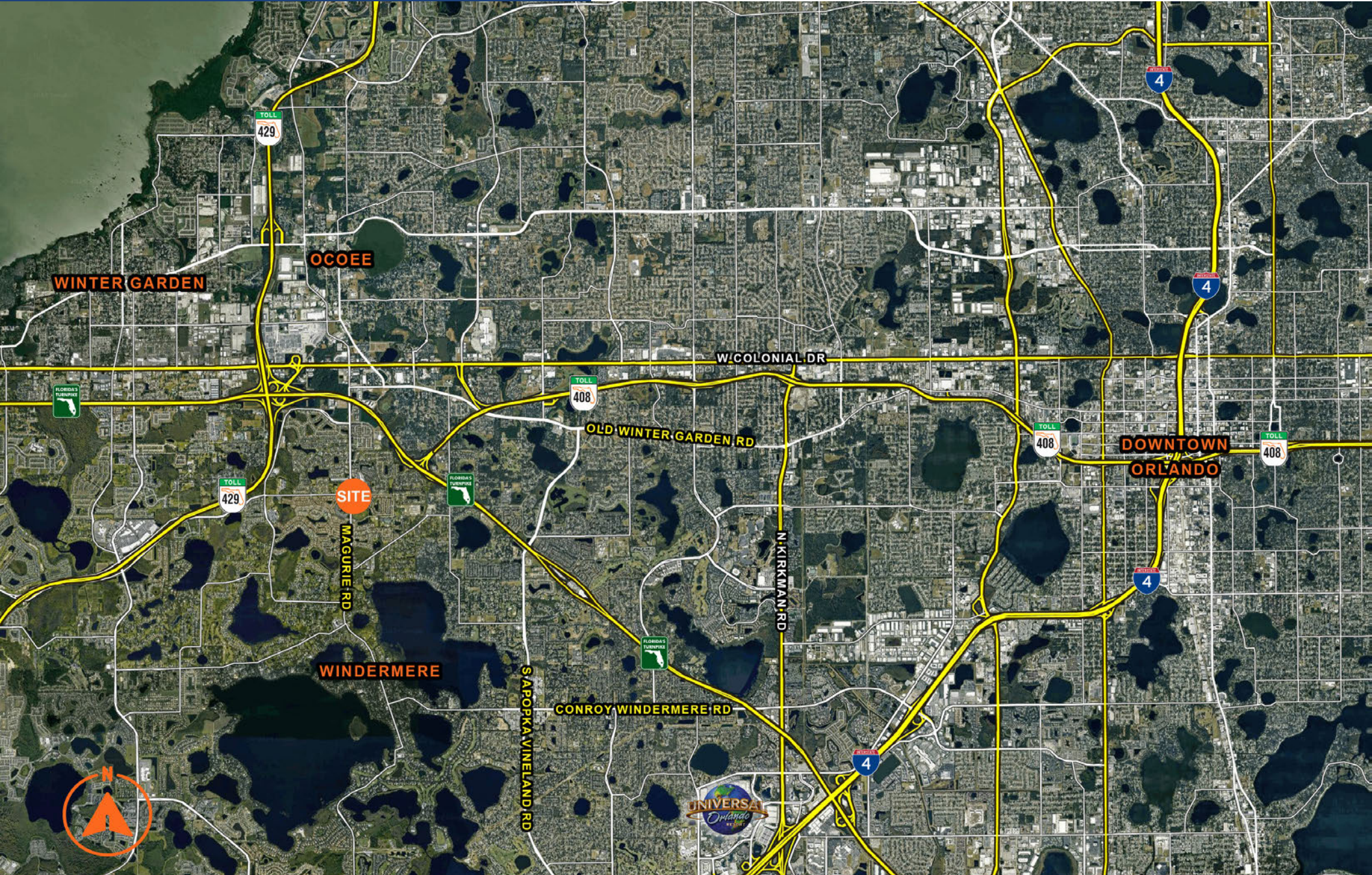
**8.2%**  
Alpha:  
Born 2017 to Present

Data provided by Esri. The vintage of the data is 2023.

# STRATEGIC MARKET POSITIONING



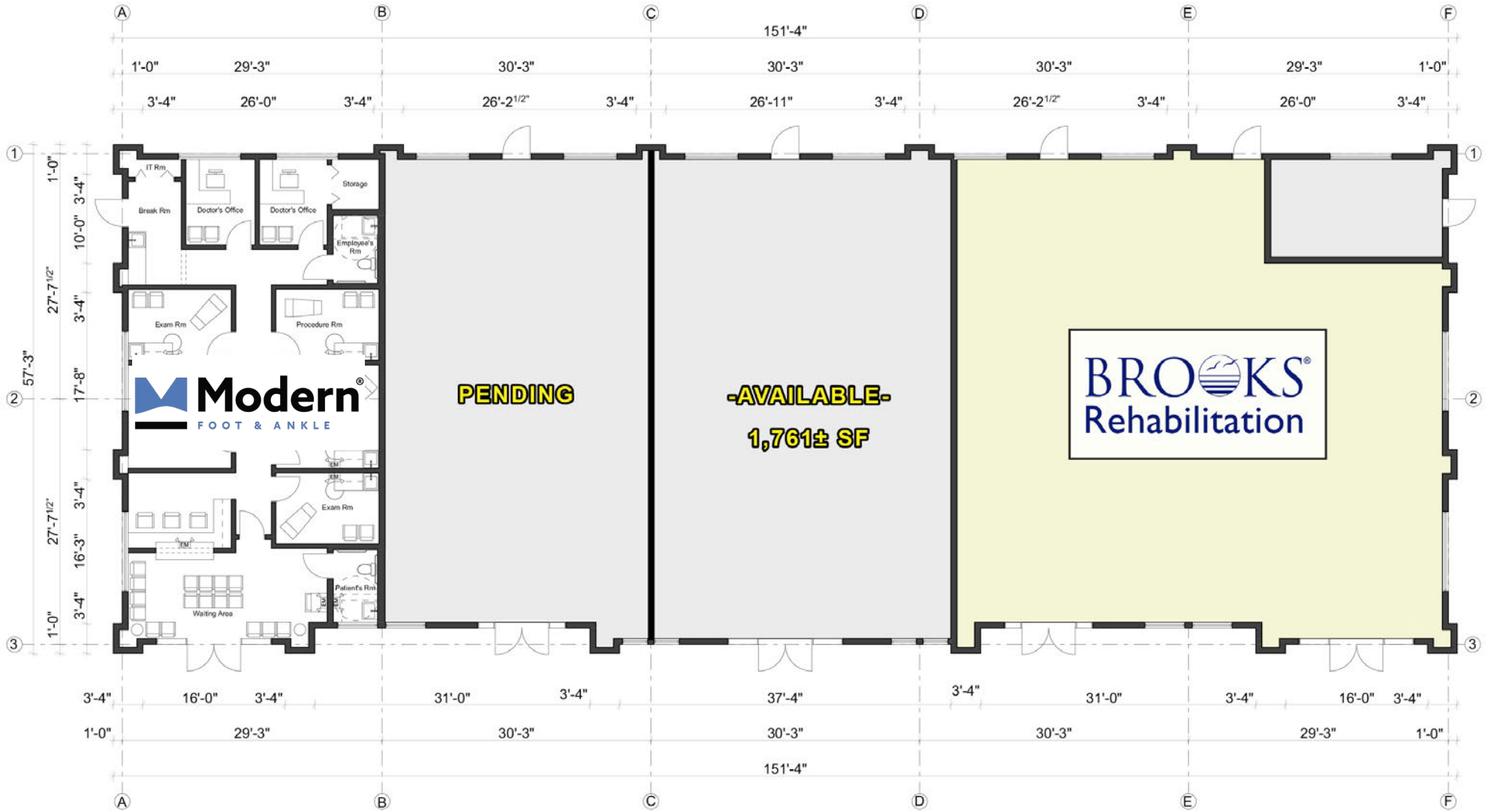
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# LEASING OPPORTUNITIES



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# NORTHEAST BIRD'S EYE VIEW



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# Contact Us

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