



NEW CLASS A LEASING OPPORTUNITY

DAKA PLAZA ON MAGUIRE

1550 Maguire Road, Ocoee, FL 34761

Retail | Restaurant | Medical | Service Uses



TOTAL BUILDING

9,774 SF

SUITES

1,536 - 1,815 SF

LEASE TYPE

NNN

DELIVERY

Gray Shell

Joseph Daka | 407.963.1919



Position your business in a new Class A development near Maguire Road and Colonial Drive.

Daka Plaza on Maguire is planned for upscale retail, restaurant, medical, wellness and service tenants seeking strong visibility, easy access and exposure to Ocoee, Windermere, Winter Garden and greater Orlando customers. Spaces are designed for efficient tenant build-out and flexible combinations.

● Prime Corridor

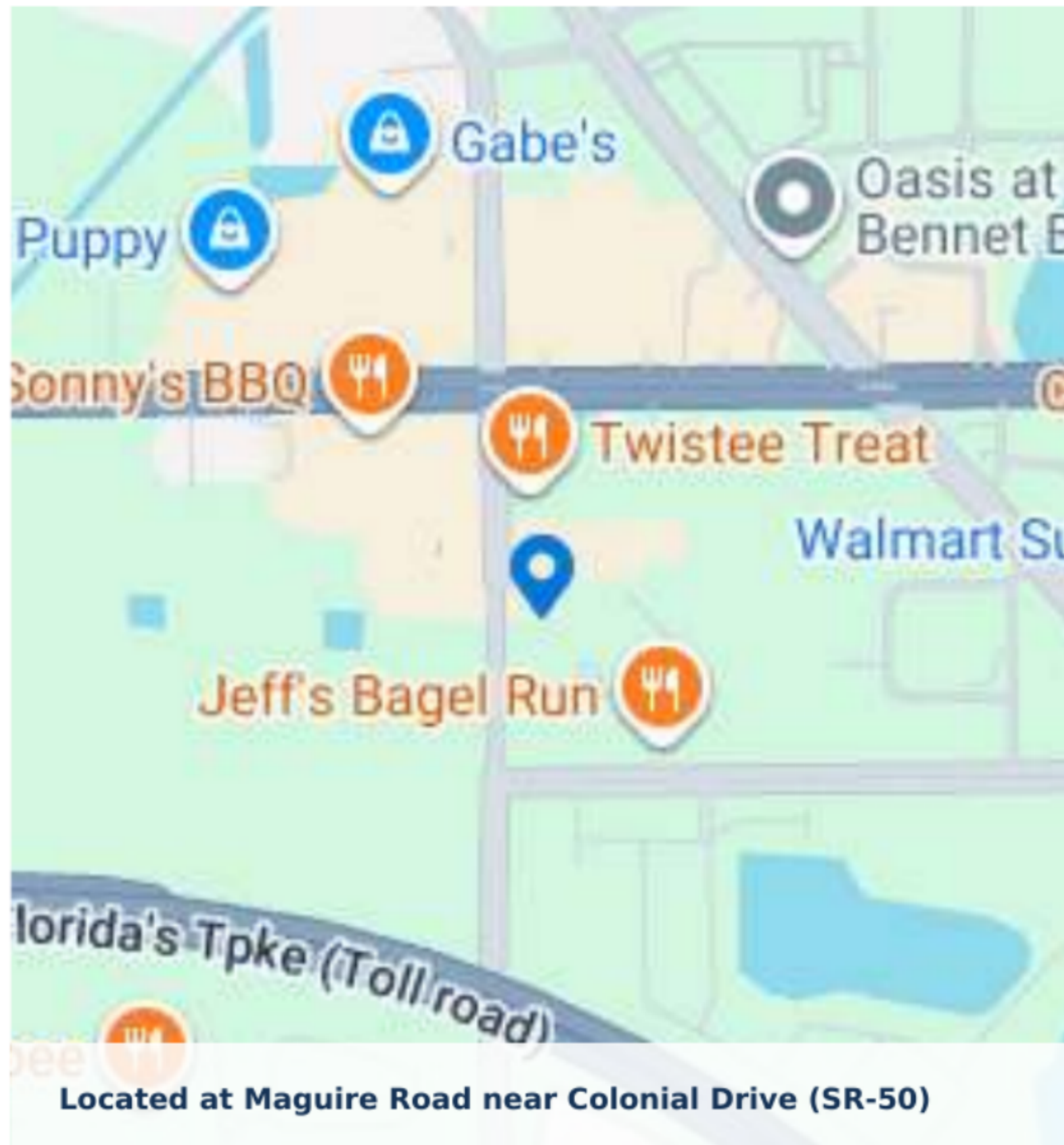
Near SR-50, Florida Turnpike and SR 429

● Flexible Bays

Combine bays for larger footprints

● Food Ready

Grease trap stubbed for restaurant users



Why tenants like this site

- **Regional access**

Convenient to SR-50, Florida Turnpike and State Road 429.

- **Customer draw**

Serves Ocoee, Windermere, Winter Garden and west Orlando neighborhoods.

- **Retail neighbors**

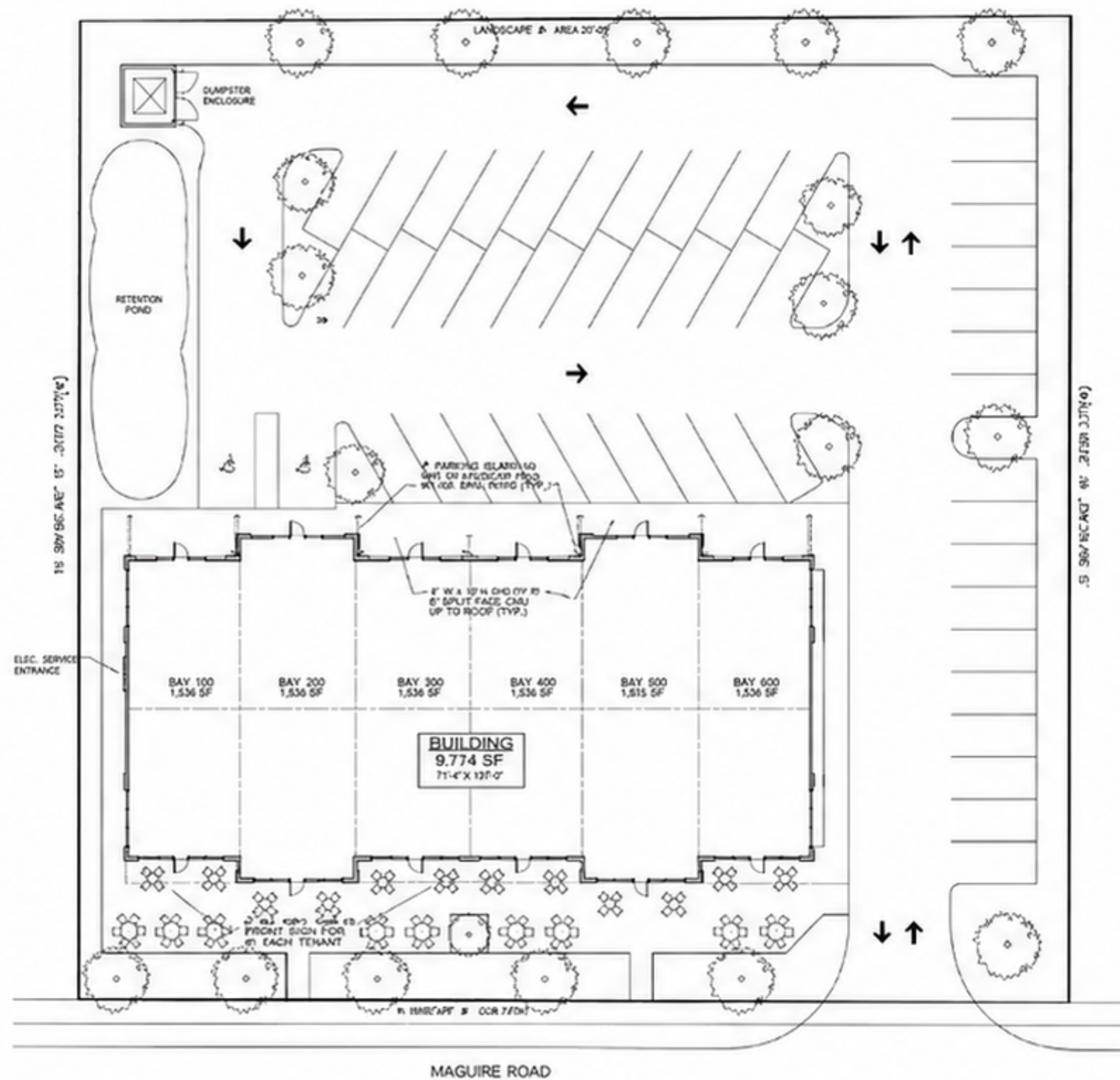
Nearby national and local traffic drivers include Walmart, Chick-fil-A, Sonny's BBQ, Twistee Treat, Gabe's and other established businesses.

- **Visibility**

Maguire Road frontage with a modern multi-tenant retail design.

Best-fit uses

Restaurants • Coffee • Medical • Beauty • Fitness • Boutique Retail • Services



Available Suites

Individual bays may be leased separately or combined for a larger footprint.

Bay	RSF	Shell	Status
100	1,536	Gray	Available
200	1,815	Gray	Available
300	1,536	Gray	Available
400	1,536	Gray	Available
500	1,815	Gray	Available
600	1,536	Gray	Available

TOTAL BUILDING SIZE

9,774 SF

MINIMUM DIVISIBLE

1,536 SF

ASKING STRUCTURE

Base Rent + NNN

POTENTIAL RATE

Undisclosed

ESTIMATED CAM/NNN

\$8 - \$10/SF

DELIVERY

Gray Shell / In Permitting

TRAFFIC COUNT
35K VPD Maguire Road

POPULATION

281.4k

2024 estimate

MEDIAN HOUSEHOLD INCOME

\$88.7k

Projected \$103.4k by 2029

EMPLOYEES

220k

Top employment categories nearby

MEDIAN AGE

38

Stable family/customer base

Market Positioning

The west Orlando trade area offers a strong mix of rooftops, daily needs traffic, and employment. The project is positioned for tenants that benefit from repeat customer visits and convenient access.

Tenant Demand Drivers



Schedule a tour or request leasing information

Joseph Daka
407.963.1919

Daka Plaza on Maguire | 1550 Maguire Road, Ocoee, FL 34761

NOW LEASING

POPULATION

281.4k

2024 estimate - 5 mile

MEDIAN HOUSEHOLD INCOME

\$88.7k

2024 estimate - 5 mile

EMPLOYEES

220k

Total 2024 - 5 mile

MEDIAN AGE

37.8

2024 estimate - 5 mile

Population Trend

	1 Mile	3 Miles	5 Miles
2024	20,336	104,458	281,383
2023	19,468	106,580	277,145
2022	19,222	107,676	276,642
2021	18,836	107,349	276,715
2020	18,646	108,605	271,171

Age Profile

	1 Mile	3 Miles	5 Miles
2024 Median Age	38.6	38.1	37.8
Under 20	4,726	27,011	73,918
20 - 25	1,181	5,862	16,265
25 - 45	6,297	29,825	81,473
45 - 65	5,145	27,531	73,767
Over 65	2,574	12,162	30,153

Housing and Ownership

	1 Mile	3 Miles	5 Miles
2024 Ratio	24:1	10:1	10:1
Occupied	6,868	31,969	85,800
Vacant	291	2,619	7,176
2024 Ratio	7:10	2:5	11:20
Renters	2,939	9,896	32,536
Homeowners	4,220	24,692	60,440

Household Income

	1 Mile	3 Miles	5 Miles
2024 Median Income	\$73,110	\$99,500	\$88,666
Under \$25k	1,038	3,624	11,527
\$25k - \$50k	1,251	4,721	13,983
\$50k - \$100k	2,095	9,028	26,334
\$100k - \$150k	1,491	6,695	16,441
Above \$150k	1,284	10,520	24,691

Employment Categories

	1 Mile	3 Miles	5 Miles
Total 2024	16,423	82,404	219,956
Agriculture	48	202	501
Construction	1,232	6,018	13,424
Manufacturing	672	3,020	7,499
Wholesale Trade	186	1,072	3,635
Retail Trade	1,866	6,724	17,763
Transportation, Warehousing	532	3,510	9,856
Information	338	1,330	3,352
Finance, Insurance	1,071	4,199	11,947
Professional Services	2,411	11,581	26,852
Educational, Health Care	2,737	13,706	32,938
Arts, Entertainment, Food	2,460	11,212	32,369
Management, Business, Science, Arts	6,349	28,470	72,100
Public Administration	538	1,929	5,222
Other Services	710	2,906	7,497