



# “Morgan Commerce Center”

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PREMIER REALTY



# Nearby Businesses -



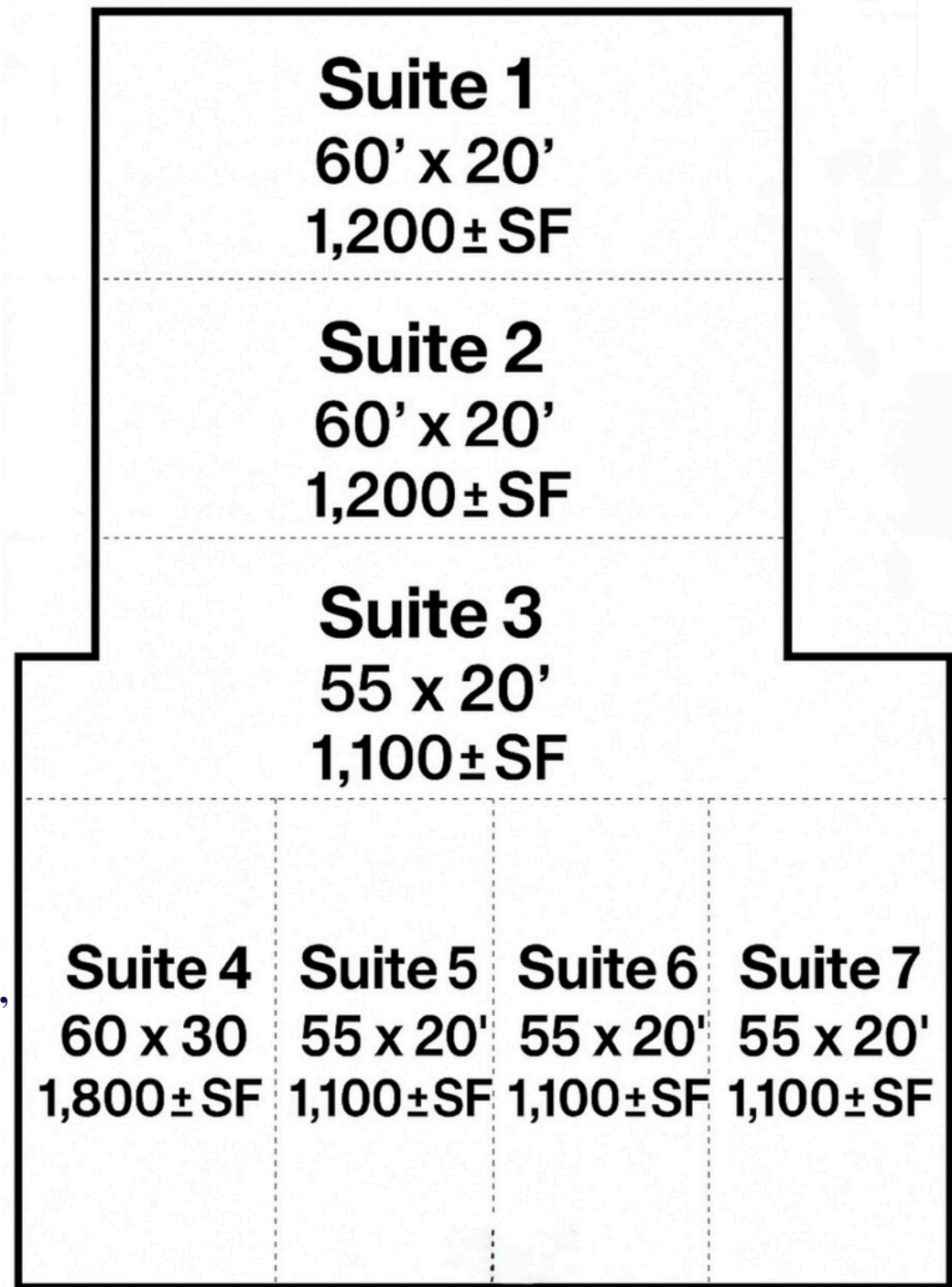
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# Site Features

- 7 Total Spaces available
- Flexible unit sizes ranging from 1,100 SF up to 9,000 SF (entire building)
- Prime corner units with generous parking and high-visibility signage
- Suitable for Retail, Professional office or Medical office, offering versatility for tenants.
- Surrounded by dense residential neighborhoods, enhancing potential customer or tenant base.



# Location

**981 Vineland Rd, Winter Garden, FL, 34787**

- Ideally located between Highway 50 and Plant Street
- Quick access to FL-429 and Florida's Turnpike, connecting to Disney, I-4, and downtown Orlando
- Minutes from historic downtown Winter Garden and Winter Garden Village shopping center
- Strong residential growth corridor with established neighborhoods and new communities under development
- Surrounded by retail, dining, and services including Publix, Target, Lowe's, Walmart, and numerous local restaurants
- Surrounded by retail, dining, and services including Publix, Aldi, CVS, Chase, Wells Fargo, Starbucks, and many more..





# Property Highlights

## 7 UNITS AVAILABLE

Size: 1x1800 sq.ft/ 3x 1200 sq.ft / 3x1100 sq.ft

## GREY SHELL CONDITION

Competitive rate with potential TI packages available

## BUILD-TO-SUIT OPPORTUNITIES

Design a space that fits your business.

Perfect for tenants seeking a tailored layout in a high-demand growth corridor.



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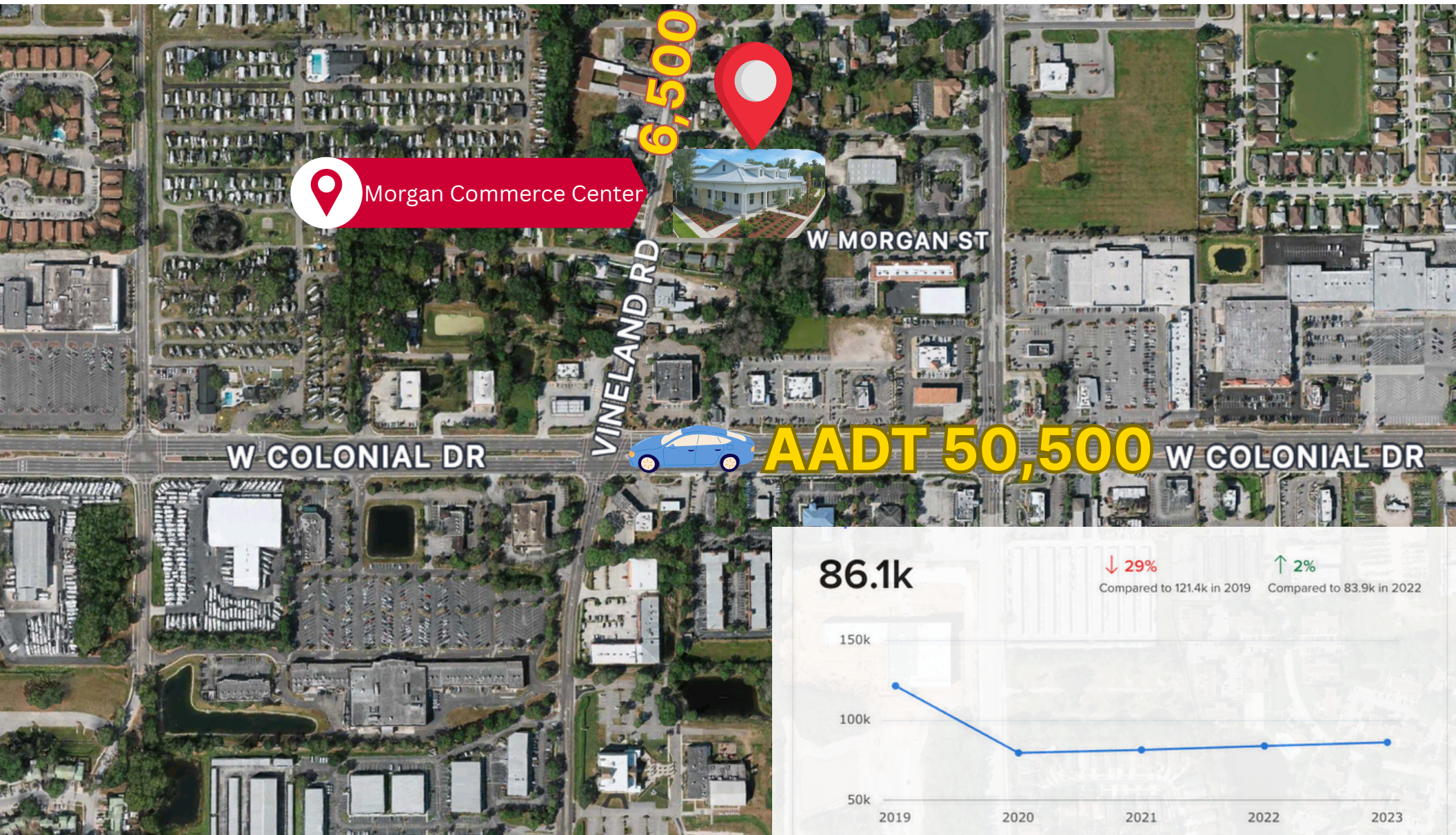


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# Average Daily Traffic & Population





# Demographic Snapshot

## Household Income

**\$107.3k**

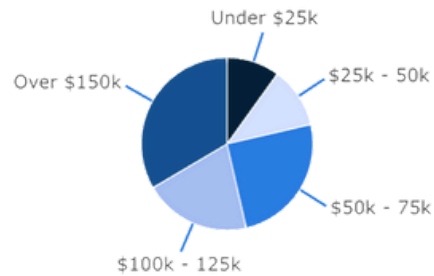
Median Income

**\$126.9k**

2028 Estimate

↑ **18%**

Growth Rate



## Age Demographics

**38**

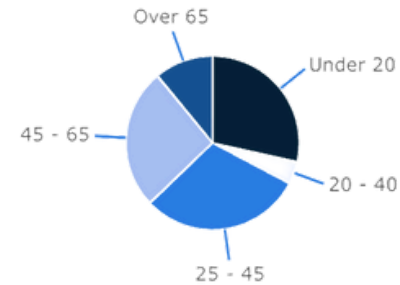
Median Age

**41**

2028 Estimate

↑ **7%**

Growth Rate



## Number of Employees

**138.6k**

Top Employment Categories

Management, business, s...

Educational services, and ...

Arts, entertainment, and r...

Professional, scientific, an...

Retail trade



# Contact



**Sina Abelkord**

**Real Estate Consultant**  
**CCIM | GKC | SFR | RPA | CRE**

**407.777.7744**

**sina@corcoranpremier.com**  
**www.dreamhomebysina.com**

**1921 Maguire Road Ste. 104,**  
**Windermere, FL 34786**



**@DreamHomeBySina**

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