## For Lease Retail/Office Center Under Construction 1,200 - 9,063 SF | \$35.00 / SF

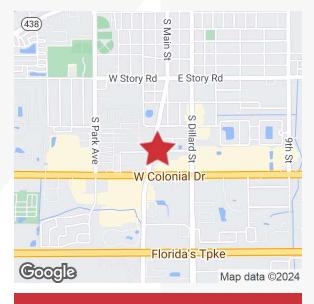


# **Morgan Commerce Center**

981 Vineland Road, Winter Garden, Florida 34787

### **Property Highlights**

- New construction estimated finish date 3rd quarter 2024
- Pre-construction leasing rate
- Minimum unit size is 1,200 SF; up to 9,063 SF (entire building)
- Allows retail and office use; Ceiling height: 18 feet
- Parking 4/1000 SF
- Zoning: PCD Planned Commercial Development (Orange County)
- Corner location allows for access from both Vineland Rd and Morgan Street
- Just 2 blocks north of Colonial Drive (SR 50)
- Surrounded by dense residential development

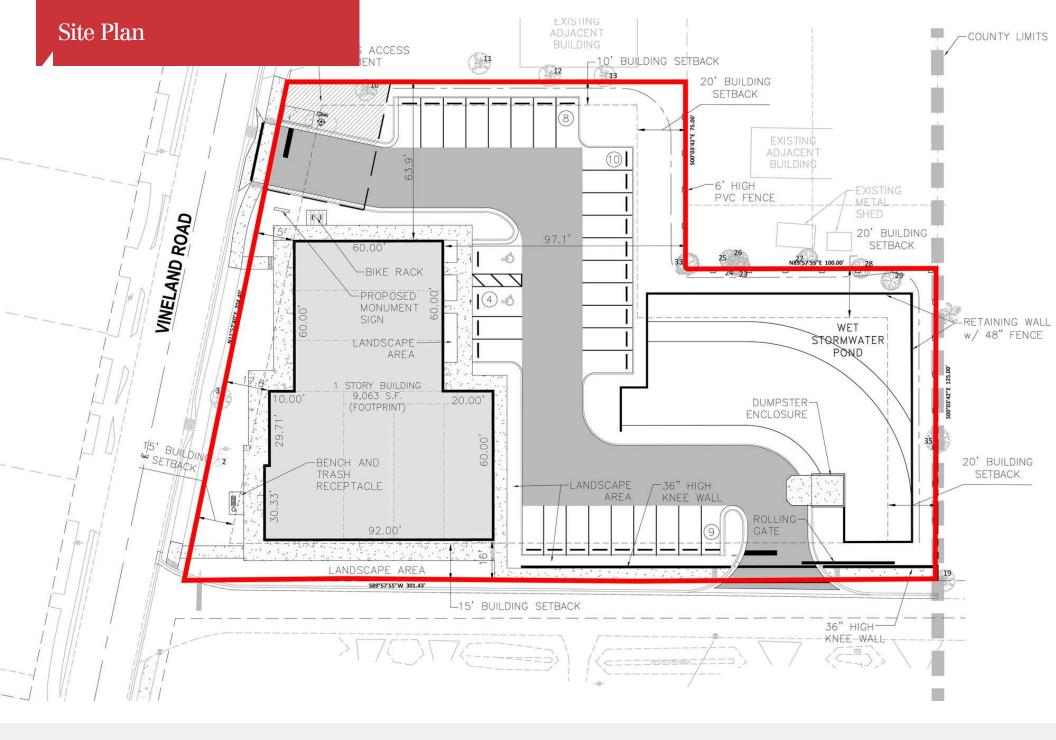


Lease Rate: \$35.00 / SF NNN

#### For more information Paul P. Partyka, CCIM, MiCP, CIPS O: 407 949 0758 ppartyka@realvest.com



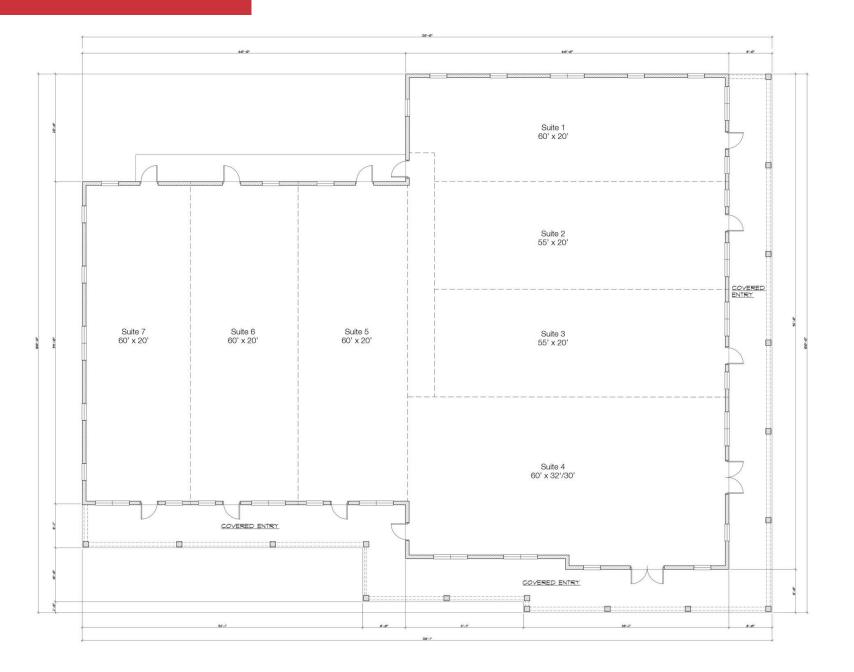
02.26.24 The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-ls, where is, with all faults.





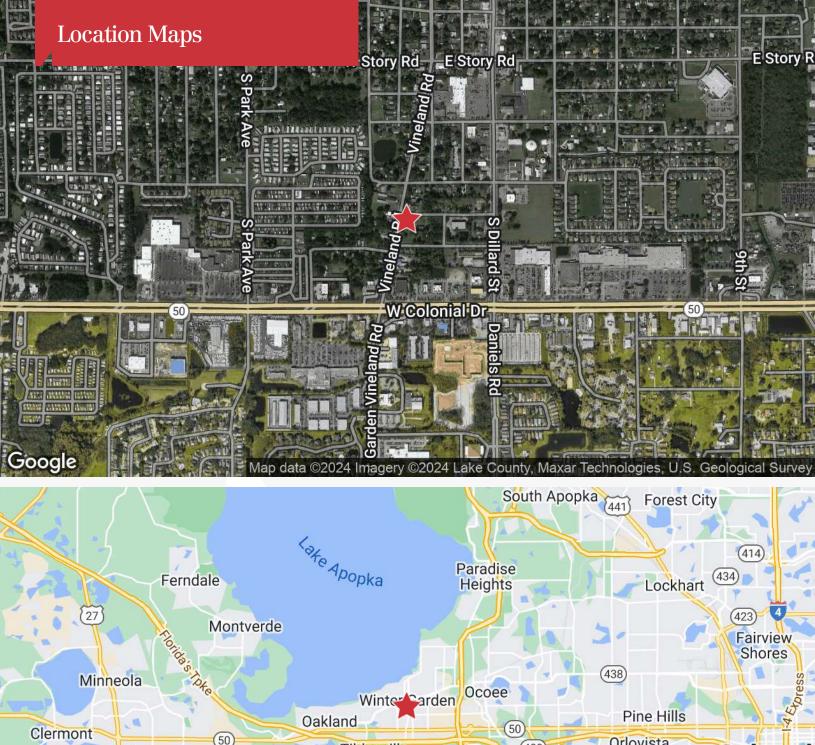
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### Floor Plan





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