

For Lease

Retail/Office Center Under Construction

1,200 - 9,063 SF | \$35.00/SF NNN (Expenses: Est. \$7.00/SF)



Morgan Commerce Center

981 Vineland Road, Winter Garden, Florida 34787

Property Highlights

- New construction - estimated finish date - October 2024 - can start tenant improvements then
- Pre-construction leasing rate; with \$30/SF Improvement Allowance
- Minimum unit size is 1,200 SF; up to 9,063 SF (entire building); 1 tenant signed
- 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



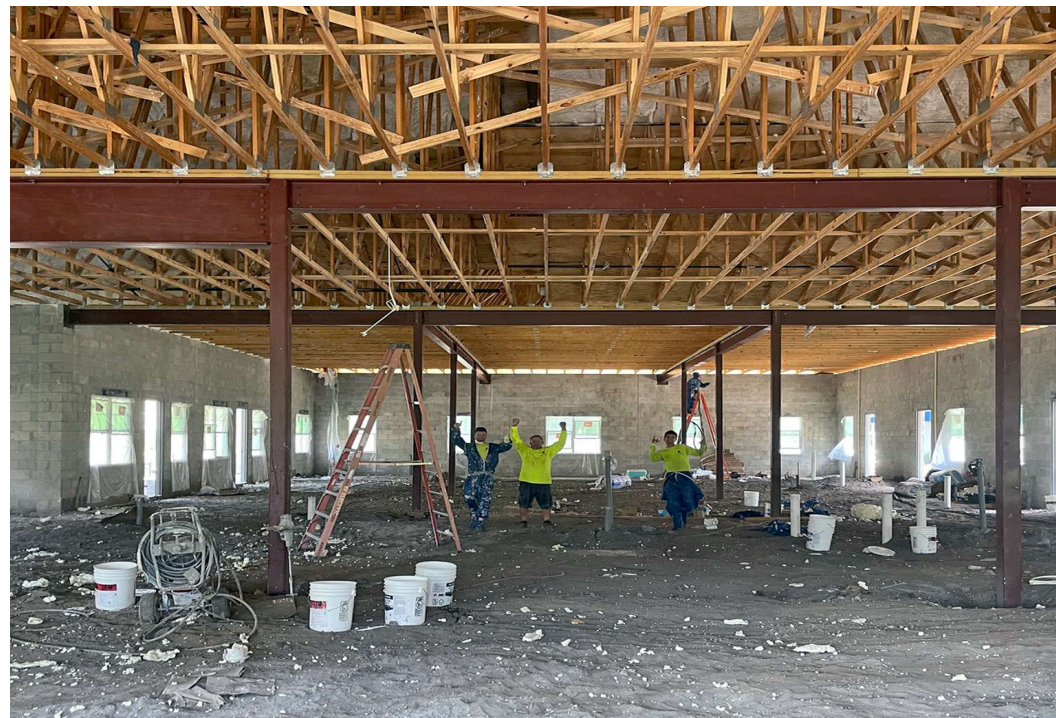
Lease Rate: \$35.00/SF NNN
(Expenses: Est. \$7.00/SF)

For more information

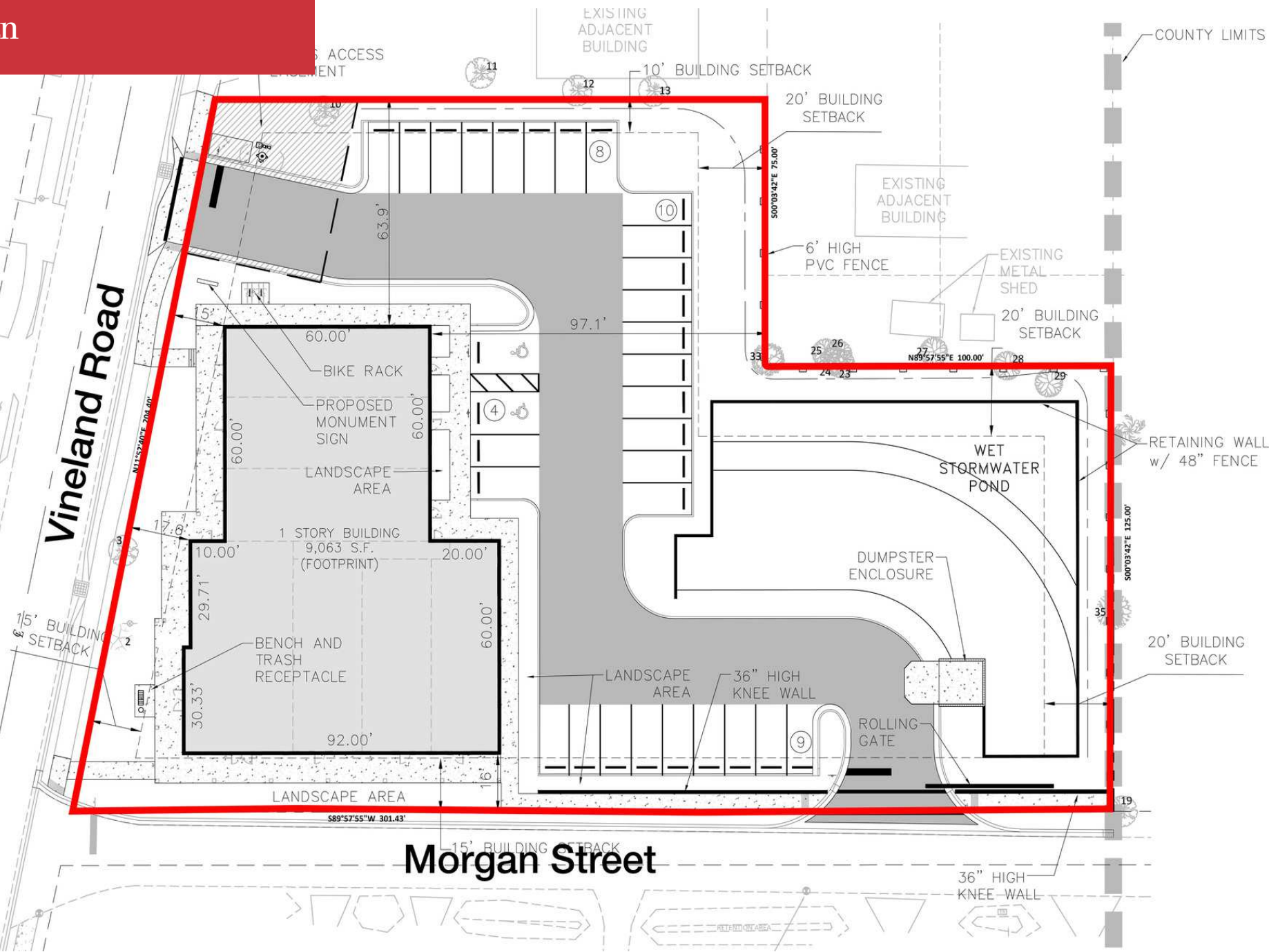
Paul P. Partyka, CCIM, MiCP, CIPS

C: 407 341 0805
ppartyka@realvest.com

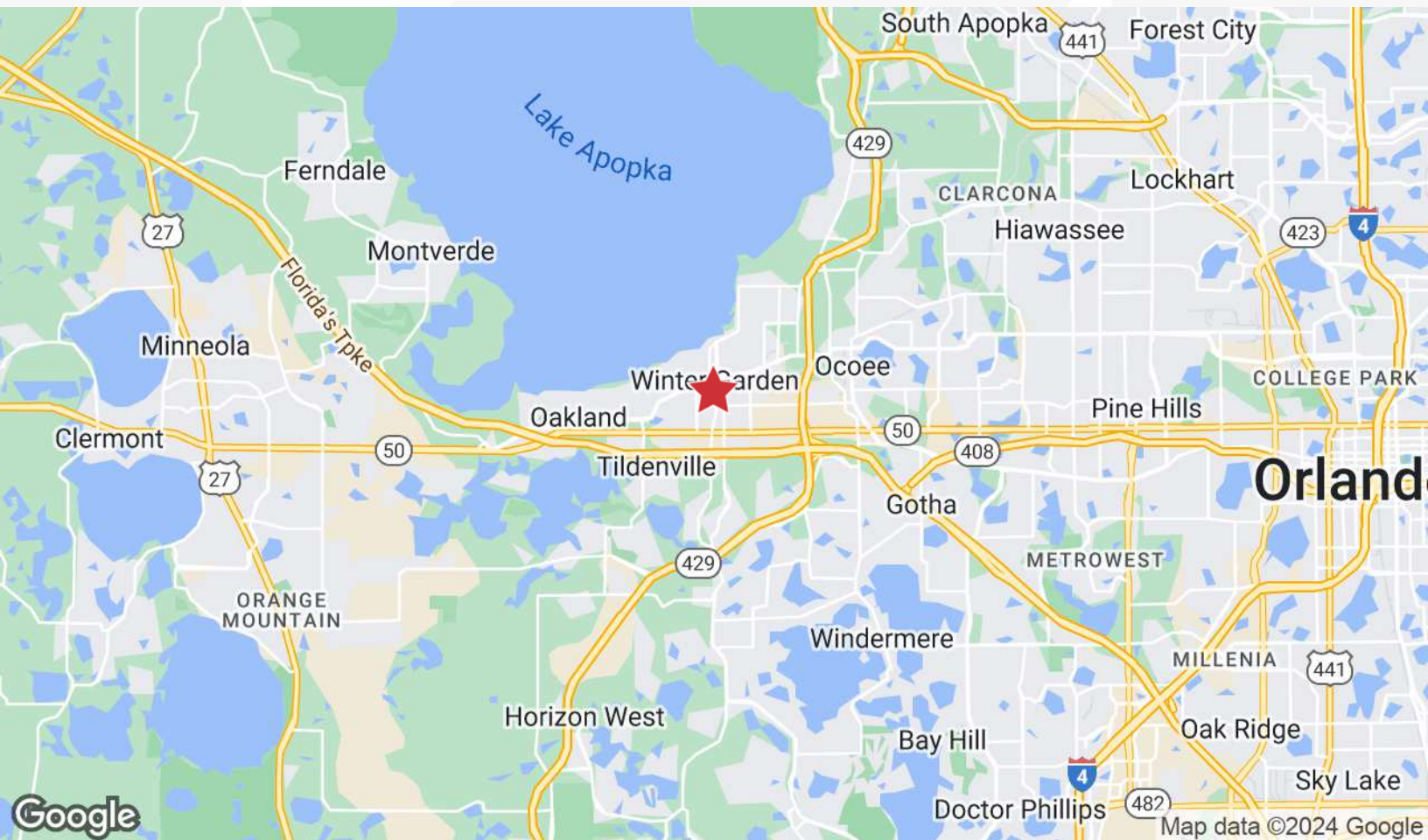
Property Photos



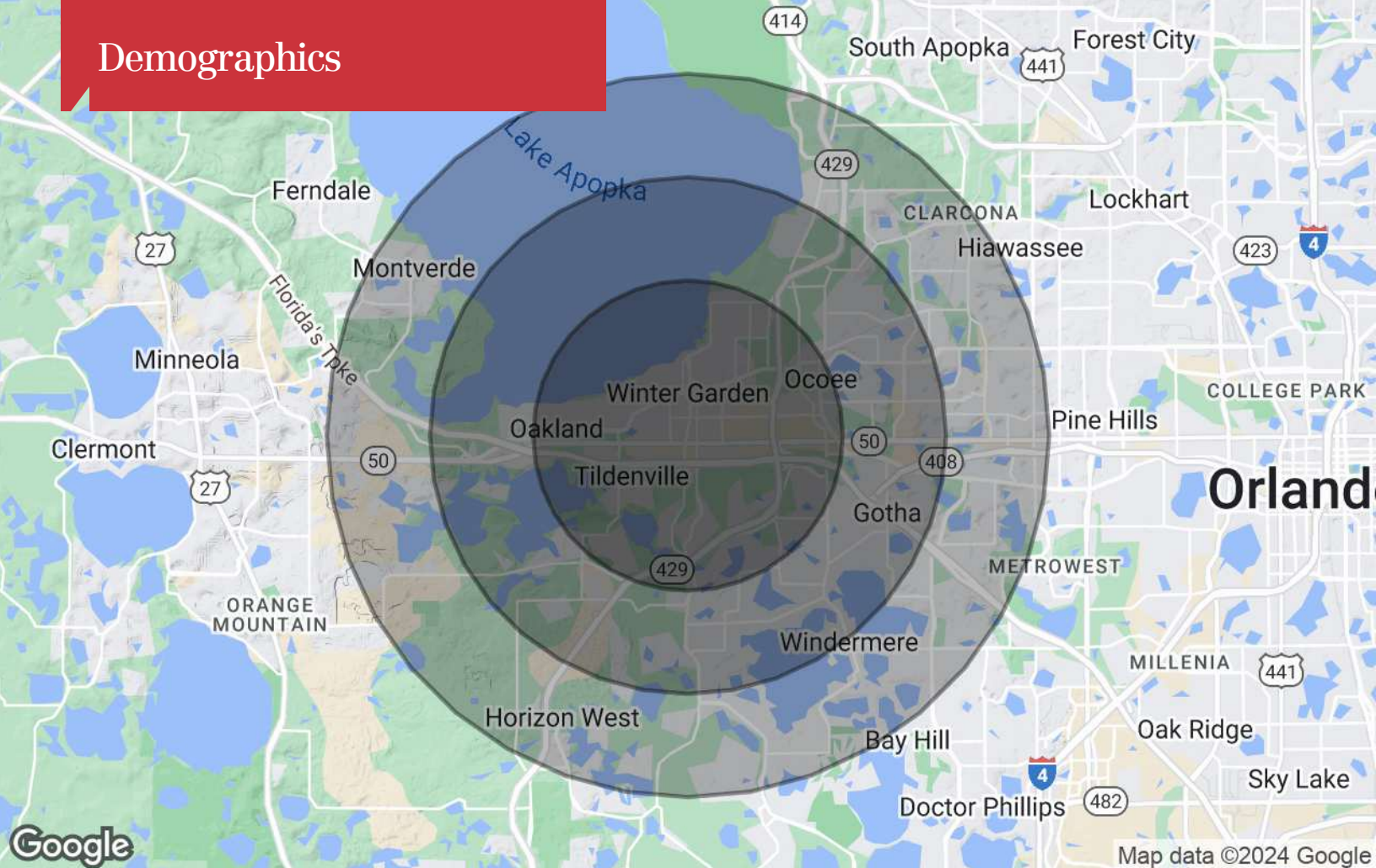
Site Plan



Location Maps



Demographics



Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	54,762	121,269	232,868
MEDIAN AGE	40	39	39
MEDIAN AGE (MALE)	39	38	38
MEDIAN AGE (FEMALE)	41	40	40

Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	19,059	40,903	78,766
# OF PERSONS PER HH	2.9	3	3
AVERAGE HH INCOME	\$130,297	\$133,283	\$125,100
AVERAGE HOUSE VALUE	\$500,874	\$515,373	\$503,510

* Demographic data derived from 2020 ACS - US Census