

For Lease

# Retail/Office Center Under Construction

1,100 - 9,000 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 - February 2025 - can start tenant improvements then
- Pre-construction leasing rate; with \$30/SF Improvement Allowance
- Minimum unit size is 1,100 SF; up to 9,000 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



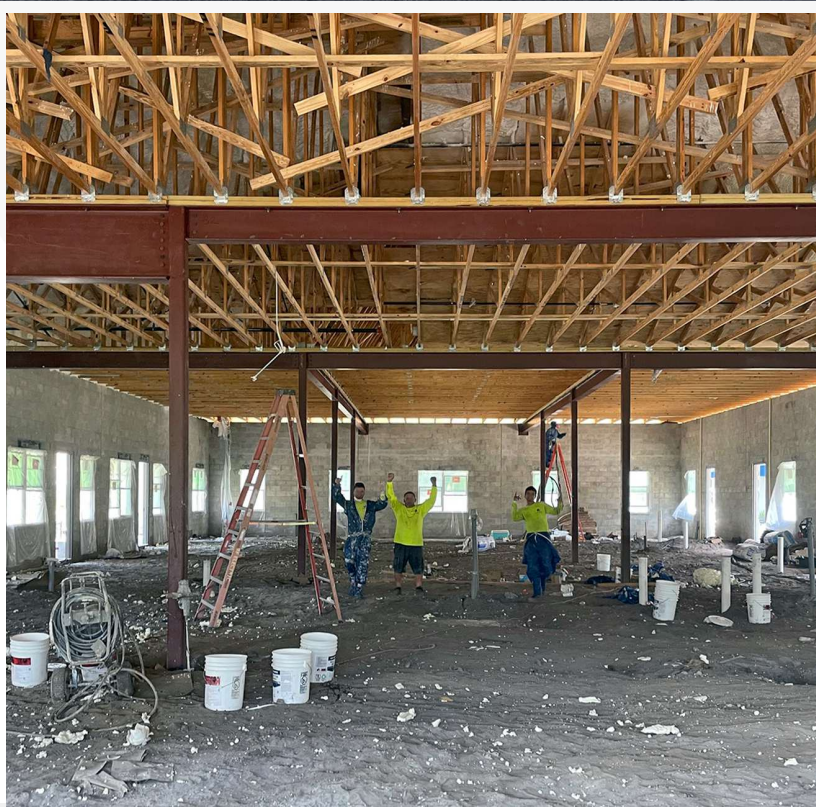
**Lease Rate: \$35.00/SF NNN  
(Expenses: Est. \$7.00/SF)**

For more information

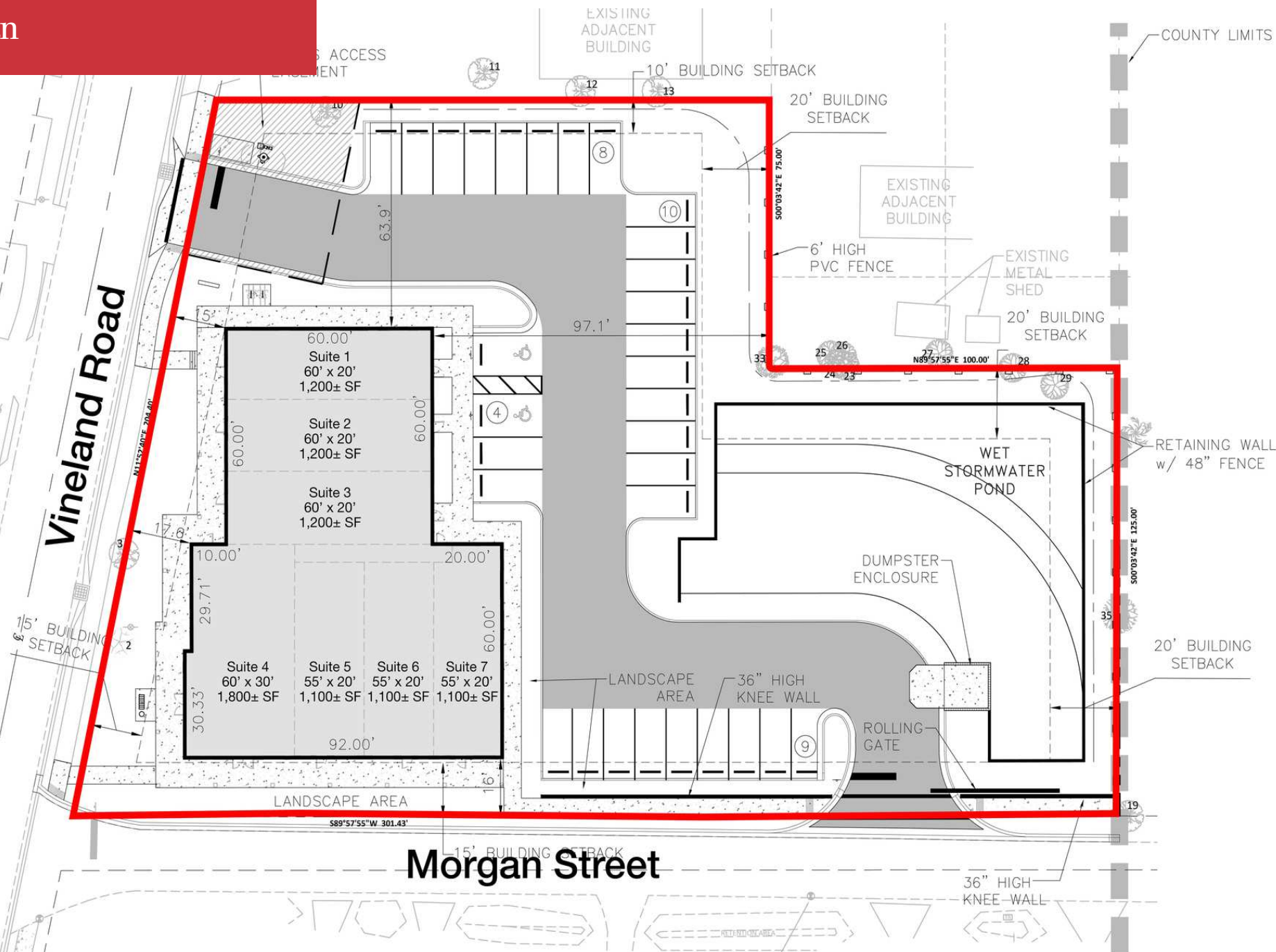
**Paul P. Partyka, CCIM, MiCP, CIPS**

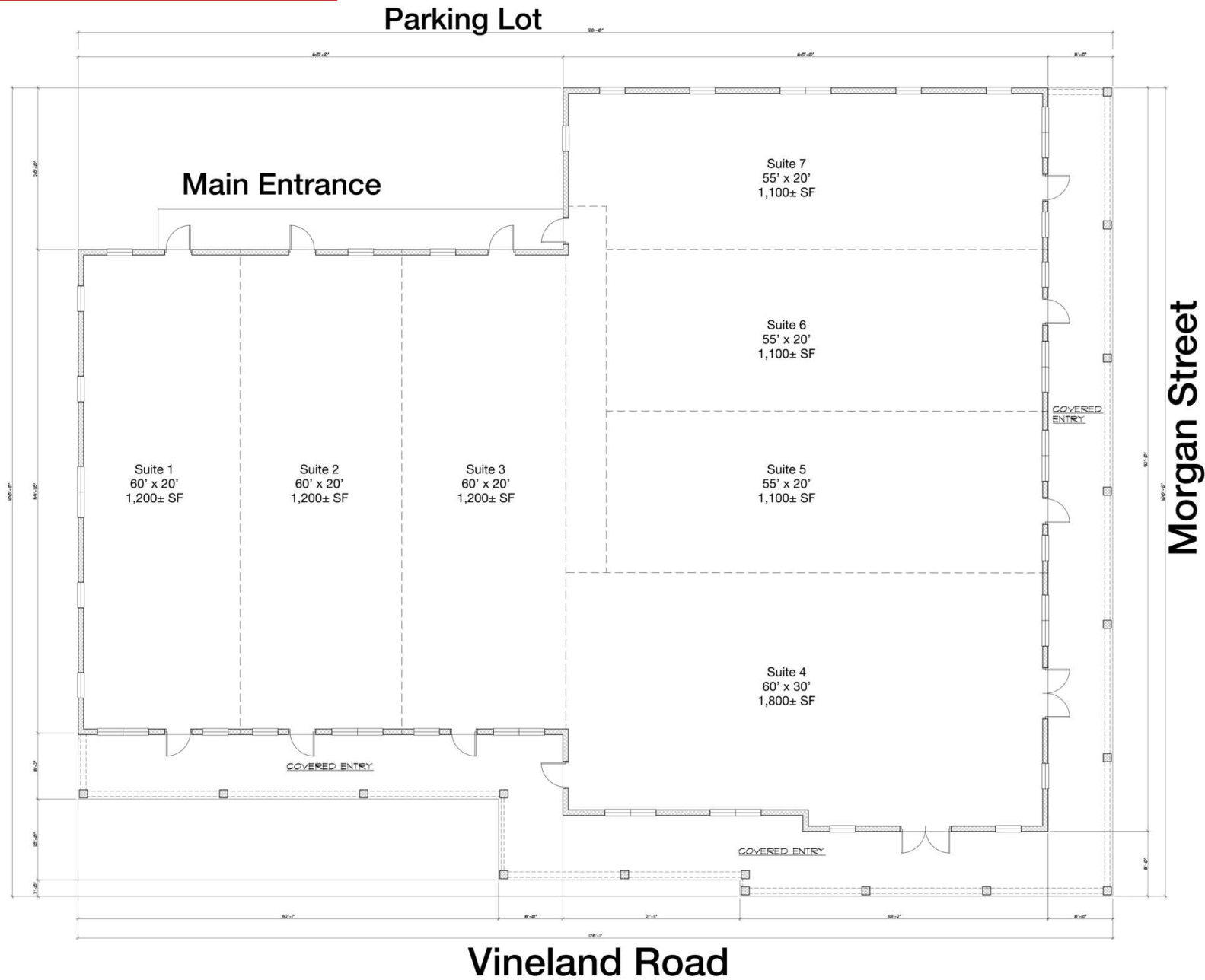
C: 407 341 0805  
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# Property Photos

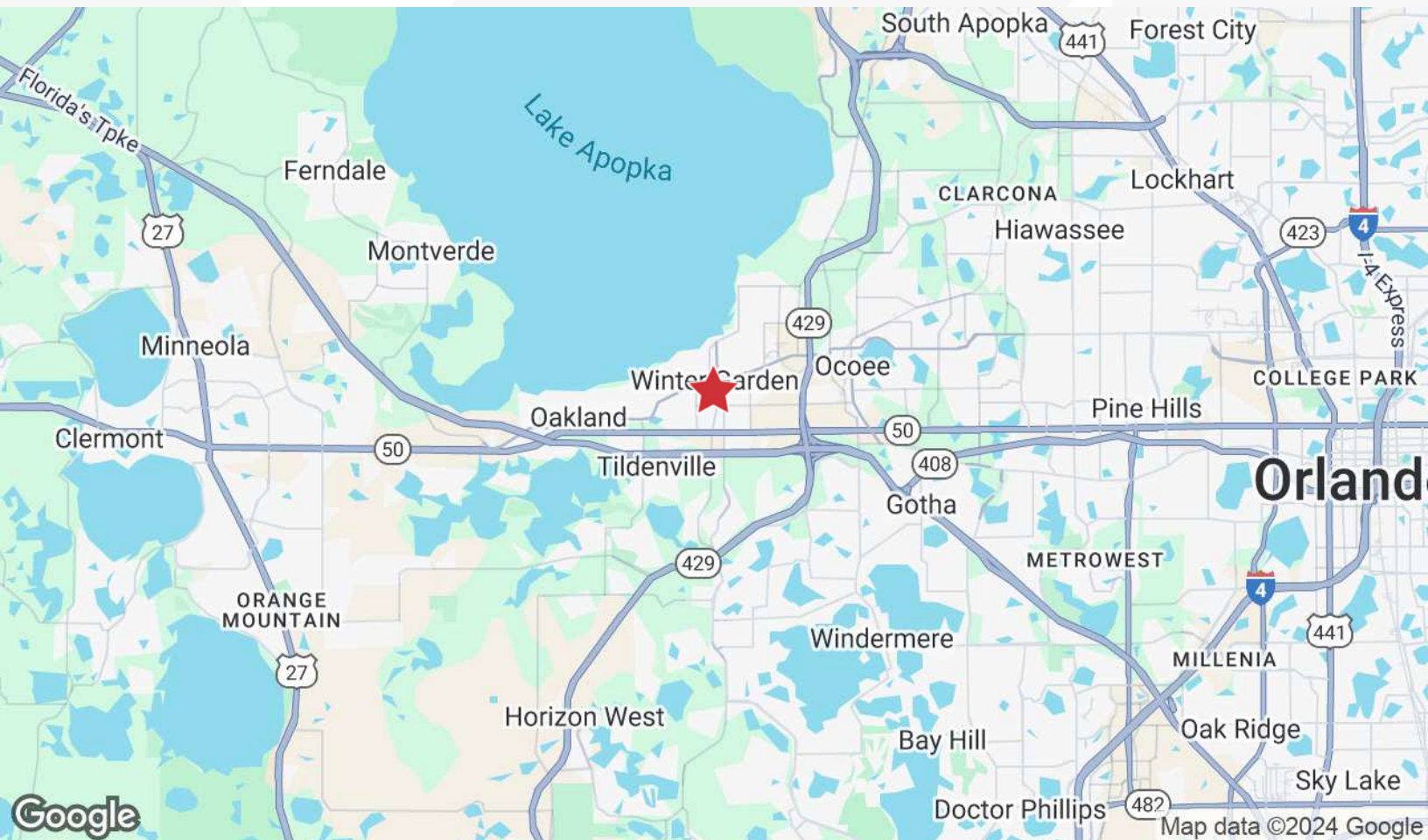


# Site Plan





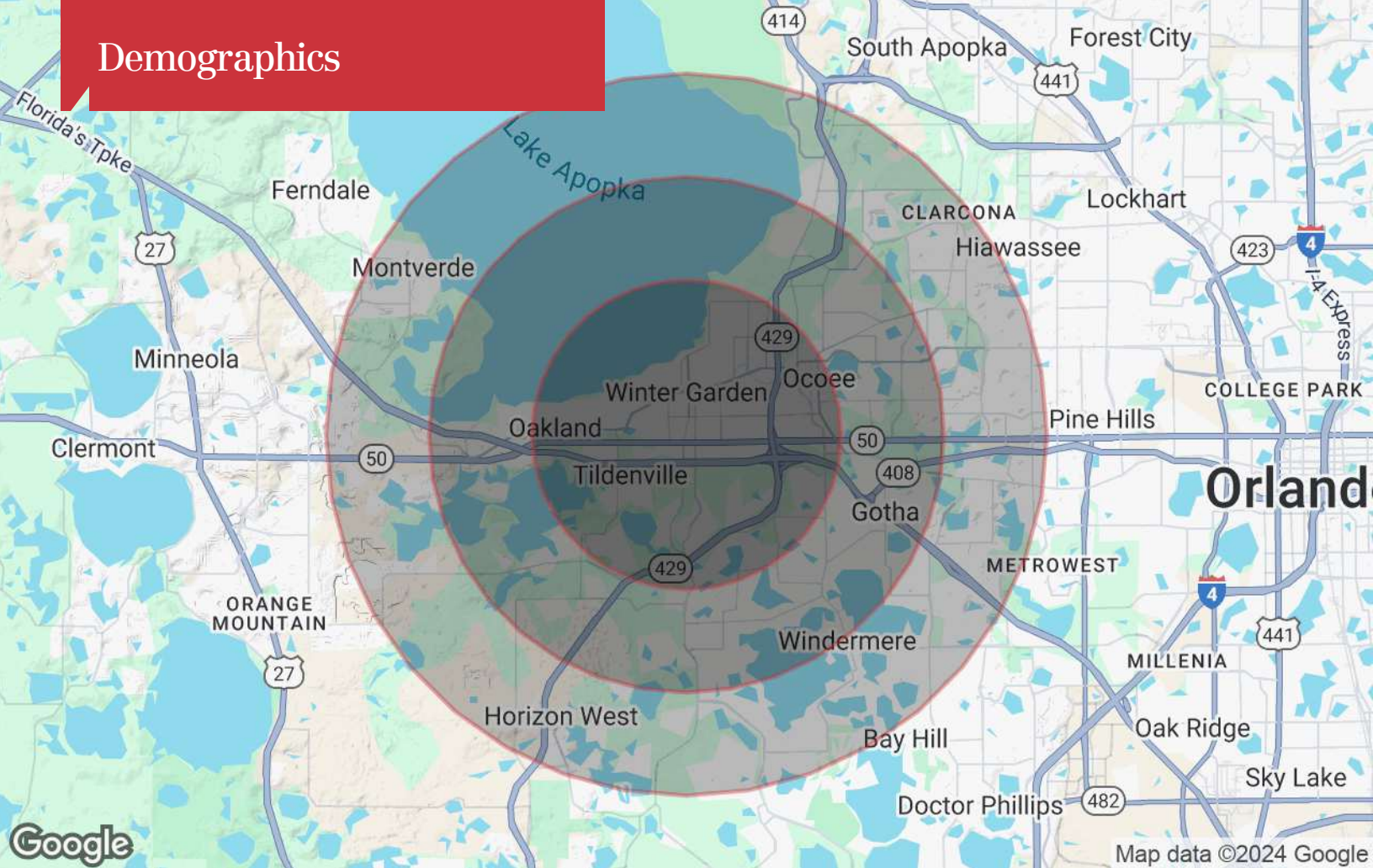
# Location Maps



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-is, where is, with all faults.

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# 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