

EXECUTIVE SUMMARY

2950 MAGUIRE RD, OCOEE, FL 34761

2950 Maguire Road



OFFERING SUMMARY

Lot Size:	0.30 +/- AC
Zoning:	PUD-COMM

PROPERTY OVERVIEW

The property located at 2950 Maguire Road in Ocoee, Florida, consists of a 0.30 +/- AC pad ready site (8,270sf buildable) strategically positioned between Windermere and Ocoee. The site is zoned for Professional Office (P-O) or Planned Development (P-D), making it an ideal location for clinical medical practices or corporate headquarters. The parcel provides excellent visibility and brand exposure. Surrounded by a dense medical ecosystem including primary care and specialty providers, the property benefits from easy access to major thoroughfares such as SR 50 (Colonial Drive), the Florida Turnpike, and SR 429, offering a prime location for serving the neighboring residential communities.

PROPERTY HIGHLIGHTS

- Approximately 0.30 +/- AC of pad-ready land.
- Ideal for clinical medical practices, professional services, or a corporate headquarters.
- Surrounded by a dense medical ecosystem.

PRESENTED BY
ASHLEY WALKER
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LAND

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ADDITIONAL PHOTOS

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RETAILER MAP

2950 MAGUIRE RD, OCOEE, FL 34761

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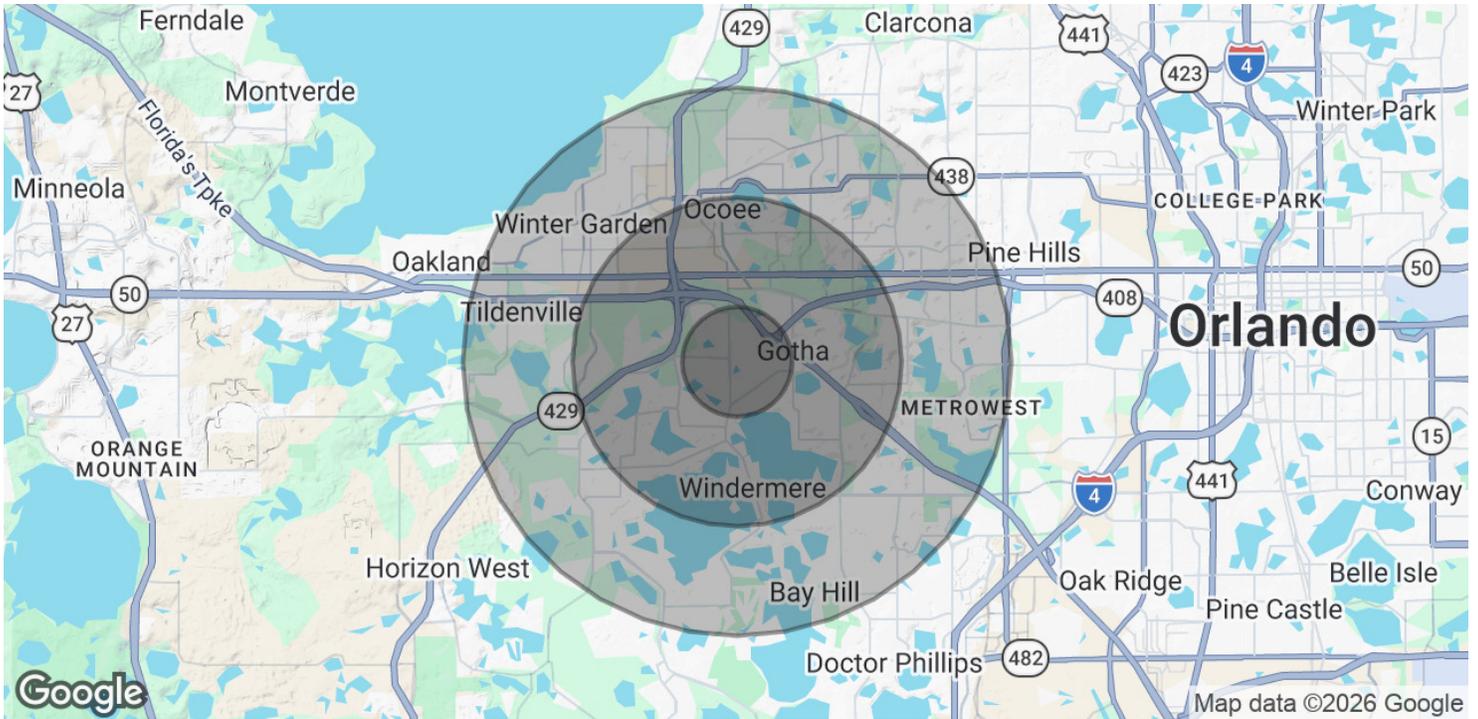
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DEMOGRAPHICS MAP & REPORT

2950 MAGUIRE RD, OCOEE, FL 34761

2950 Maguire Road



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,237	49,592	201,980
Average Age	37.8	40.6	38.2
Average Age (Male)	39.2	41.6	37.7
Average Age (Female)	36.5	39.3	38.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,783	16,824	66,656
# of Persons per HH	3.0	2.9	3.0
Average HH Income	\$138,278	\$153,604	\$123,471
Average House Value	\$601,520	\$554,877	\$443,026

2023 American Community Survey (ACS)

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