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For Sale - Former Andy's Frozen Custard

1501 Maguire Road

Ocoee, FL 34761

 **JLL** SEE A BRIGHTER WAY



Westbrooke
Elementary School
400 Students

Park Place at
Maguire Apartments
242 Units

The Regency
at Ocoee
300 Units

The Alibi at Lake Lilly
410 Units

IMMEDIATE Area Overview



Property Highlights:

Address: 1501 Maguire Rd, Ocoee, FL 34761 **Parking:** 30 parking spots

Parcel Size: ±0.90 acres **Year Built:** 2023

Building Size: 2,122 SF total plus outdoor patio seating **Zoning:** OCO-C-2

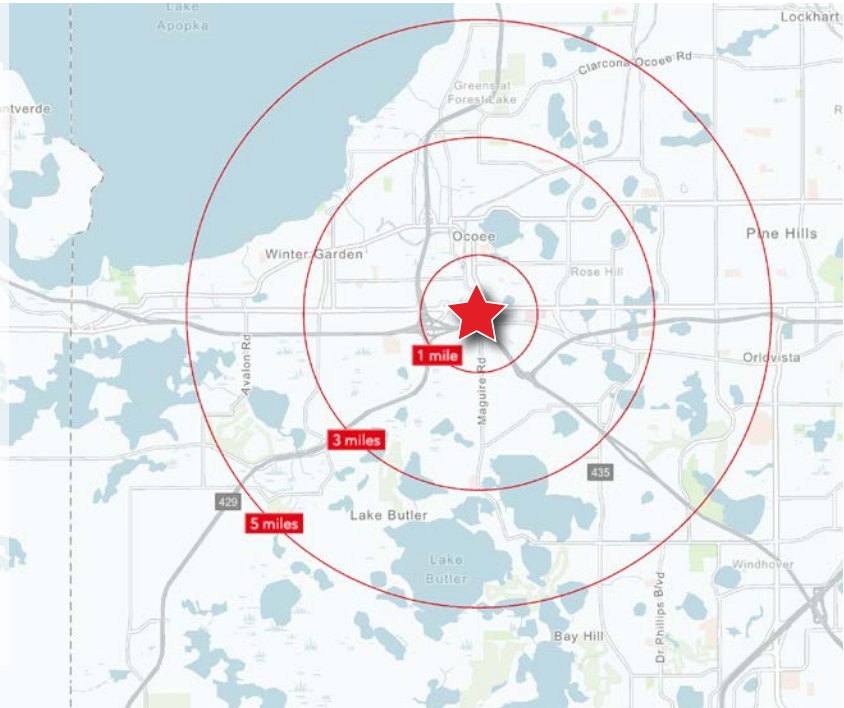
- 2,122 SF free-standing former Andy’s Frozen Custard constructed in 2023 on a ±0.90-acre parcel, featuring a dedicated drive-thru and outdoor patio seating available for sale.
- Strategically positioned at a high-traffic intersection, the property benefits from a combined 82,500 vehicles per day (Maguire Rd: 37,500 AADT; W Colonial Dr: 45,000 AADT)
- Subject has a dedicated right-in/right-out access point on Maguire Road, plus cross-access provides additional access points on Maguire Rd and W Colonial Drive.
- Join a dynamic tenant mix of national and regional brands including: Sonny’s BBQ, Tijuana Flats, Urgent Vet, Tropical Smoothie, Stanton Optical, The Joint, Double O’s Coffee, and more.
- Highly visible monument signage available directly on Maguire Road (37,500 daily vehicles).
- Located in a dense, high-income trade area with a 1-mile average household income of \$130,986, which is projected to grow to \$145,411 in five years.

Population Summary			
1 Mile	3 Miles	5 Miles	
5,698	69,569	193,624	
Estimated growth in 5 years			
6,034	71,000	198,560	

Average HH Income			
1 Mile	3 Miles	5 Miles	
\$130,986	\$125,152	\$124,440	
Estimated growth in 5 years			
\$145,411	\$139,500	\$139,262	

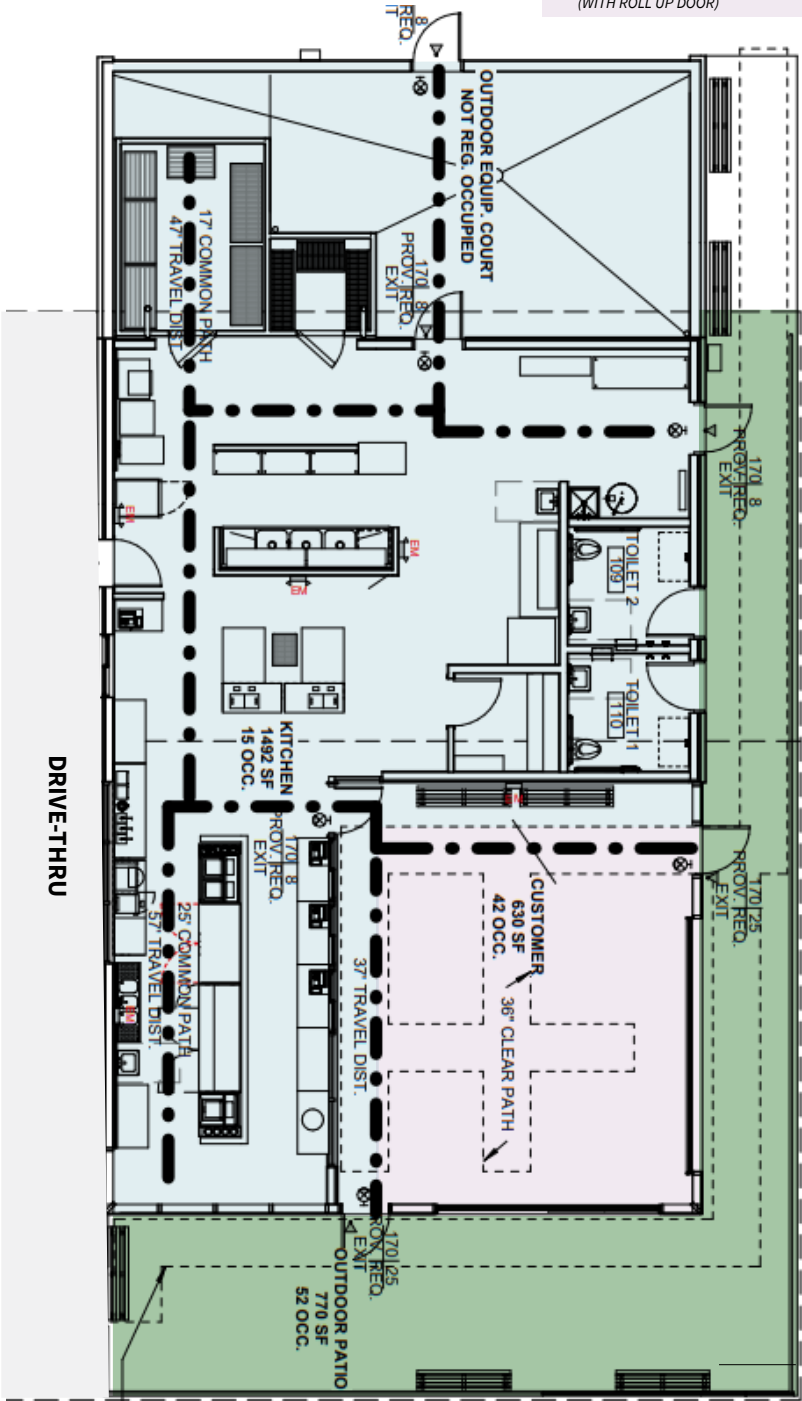
Total Daytime Population			
1 Mile	3 Miles	5 Miles	
10,124	70,866	163,892	

Median Age			
1 Mile	3 Miles	5 Miles	
39.7	39.0	38.4	



Property Site Plan:

TOTAL BUILDING:	2,122 SF
KITCHEN:	1,492 SF
COVERED PATIO (WITH ROLL UP DOOR)	630 SF



MAGUIRE ROAD



PROPERTY *Photos*



MARKET Area Overview



LAKE APOPKA

WINTER GARDEN REGIONAL SHOPPING CENTER

Winter Garden BOV

(55,500 AADT)

(45,000 AADT)

(33,500 AADT)

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Listing Team:



Antonino Poma
Vice President



+1407 488 4794



antonino.poma@jll.com



Kaylynn Kissenberth
Associate



+1407 242 4211



kaylynn.kissenberth@jll.com

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