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For Sale or Lease - Former Andy's Frozen Custard

1501 Maguire Road

Ocoee, FL 34761

 **JLL** SEE A BRIGHTER WAY



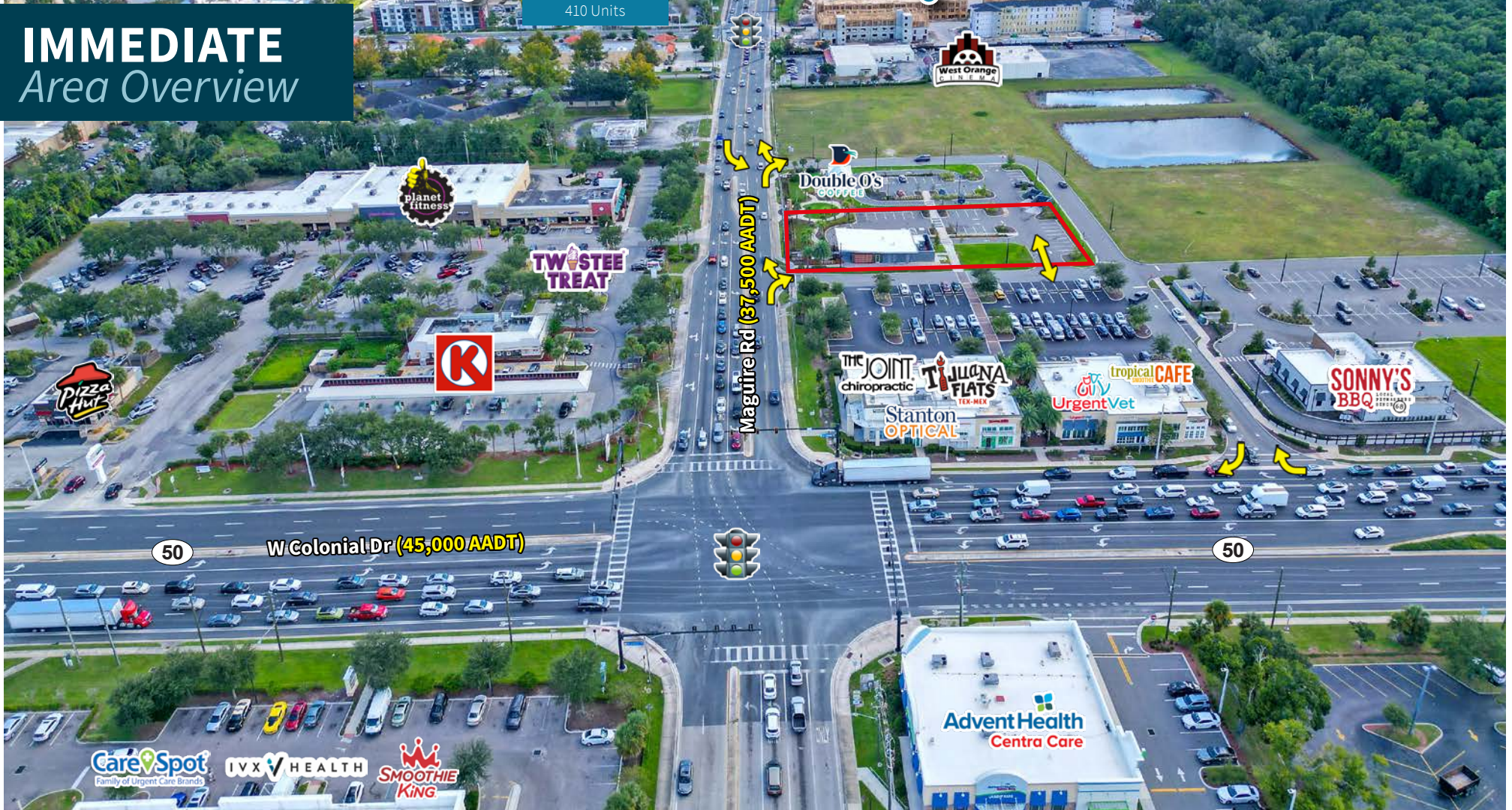
Westbrooke
Elementary School
400 Students

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 or lease.
- 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

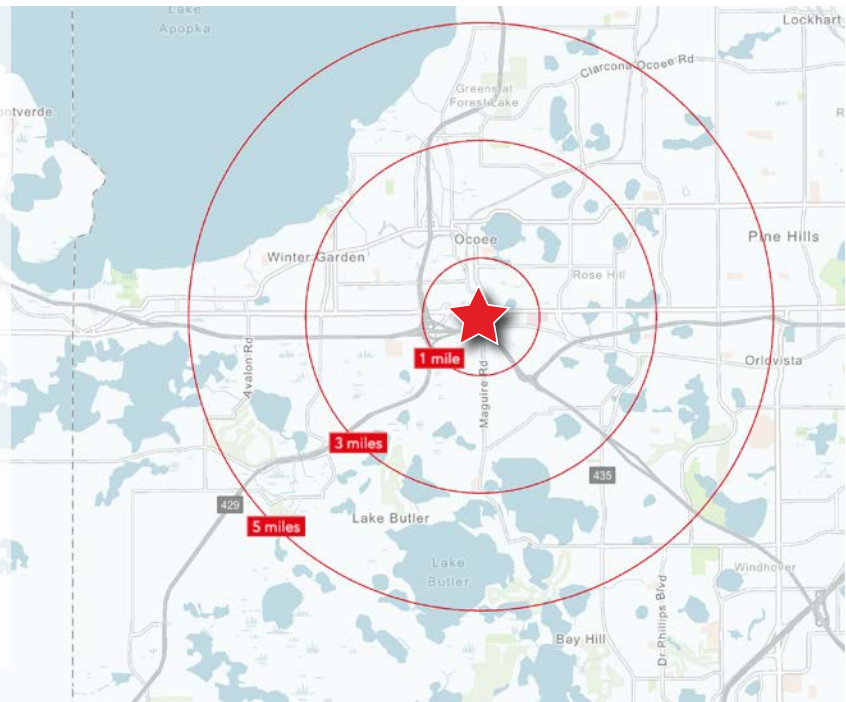
| 1 Mile | 3 Miles | 5 Miles |
|-----------------------------|-----------|-----------|
| \$130,986 | \$125,152 | \$124,440 |
| Estimated growth in 5 years | | |
| \$145,411 | \$139,500 | \$139,262 |

Total Daytime Population

| 1 Mile | 3 Miles | 5 Miles |
|--------|---------|---------|
| 10,124 | 70,866 | 163,892 |

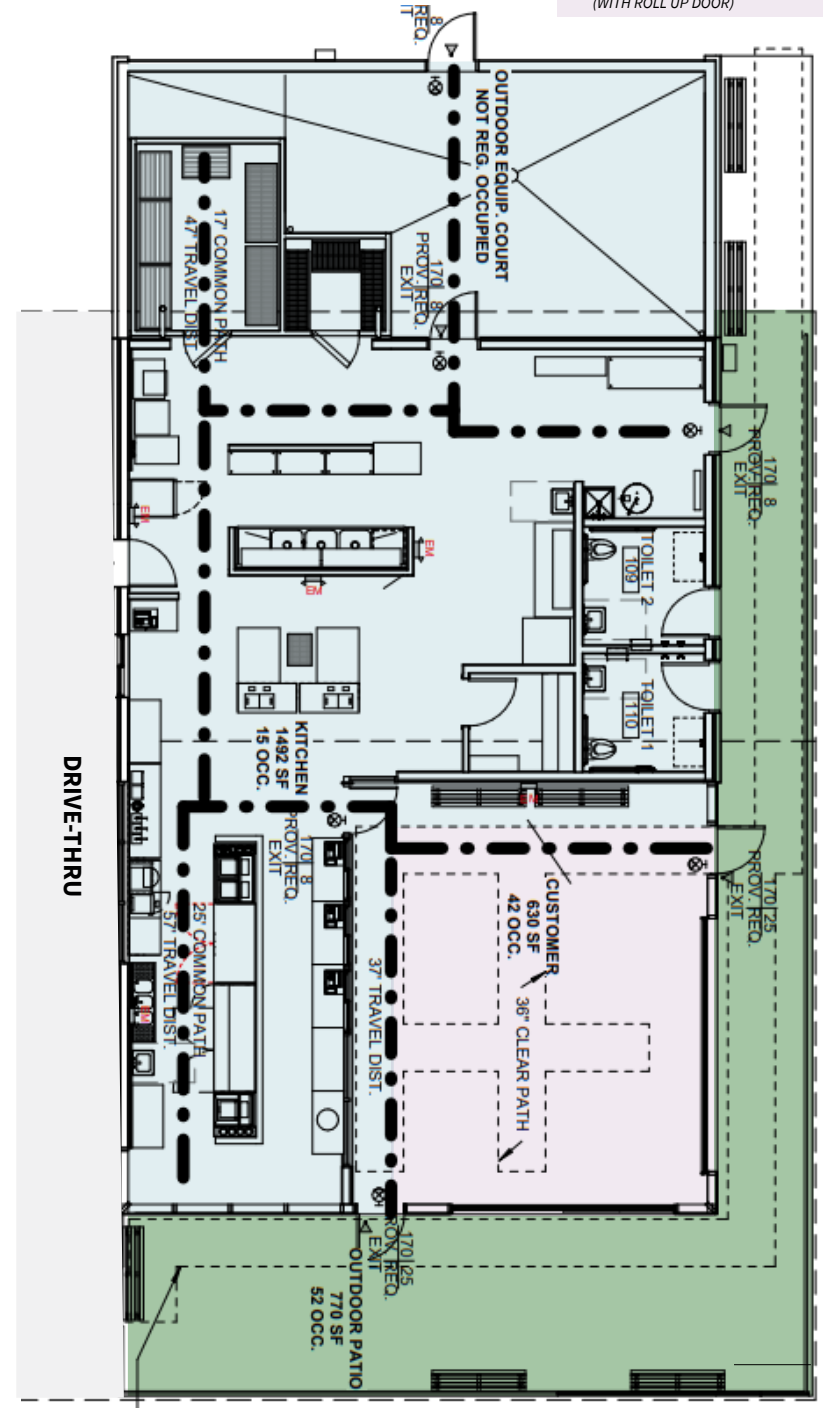
Median Age

| 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 <small>(WITH ROLL UP DOOR)</small> | 630 SF |



MAGUIRE ROAD



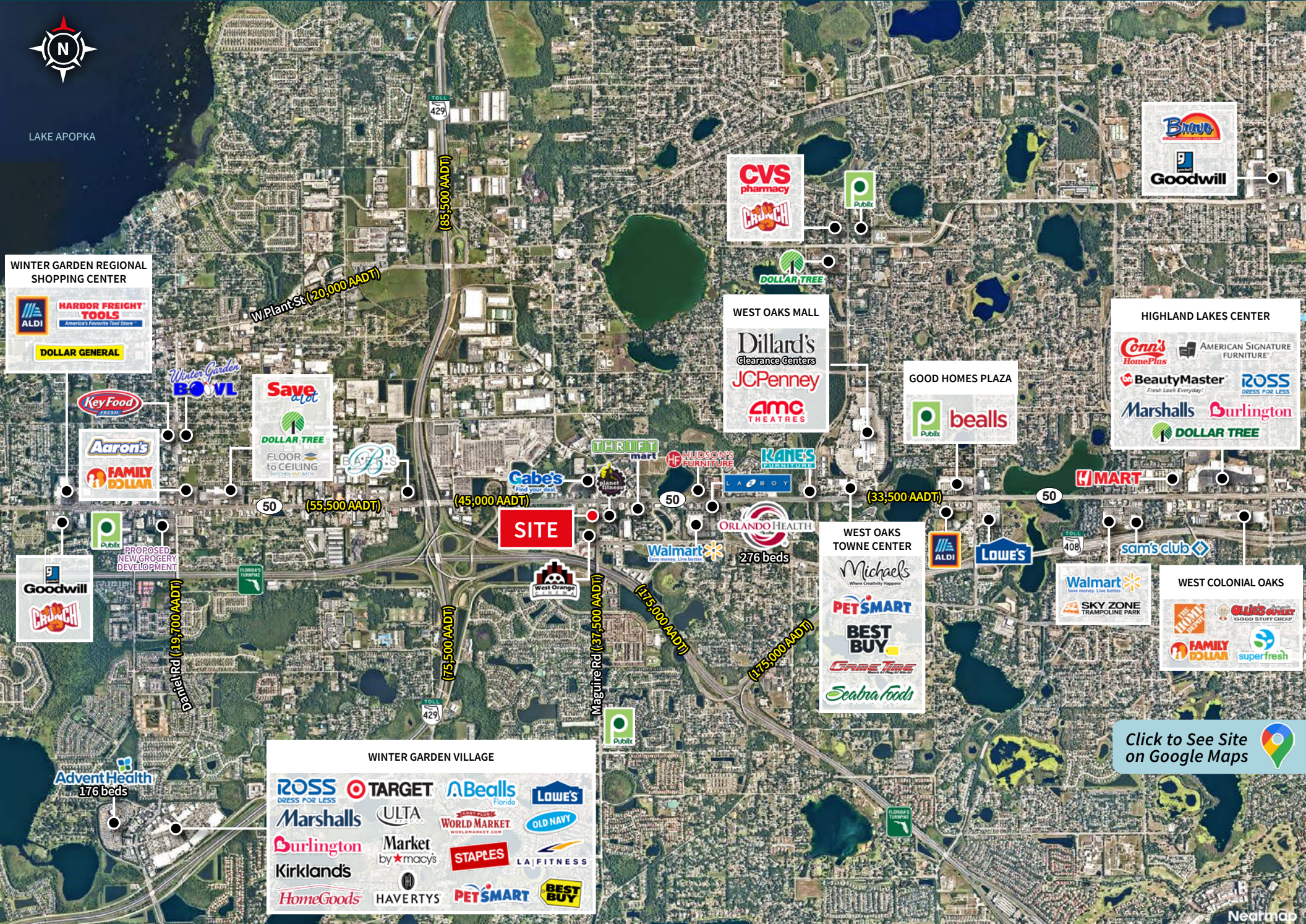
PROPERTY
Photos



MARKET Area Overview



LAKE APOPKA



WINTER GARDEN REGIONAL SHOPPING CENTER

W Plant St (20,000 AADT)

(85,500 AADT)

(55,500 AADT)

(45,000 AADT)

SITE

Maguire Rd (37,500 AADT)

(33,500 AADT)

(175,000 AADT)

WINTER GARDEN BOUL

PROPOSED NEW GROCERY DEVELOPMENT

Daniels Rd (19,700 AADT)

WINTER GARDEN VILLAGE



WEST OAKS MALL

GOOD HOMES PLAZA

HIGHLAND LAKES CENTER

THRIFT mart

HUDSON'S FURNITURE

KANE'S

LABOY

(33,500 AADT)

Gabe's

ORLANDO HEALTH

Walmart

276 beds

WEST OAKS TOWNE CENTER



sam's club

WEST COLONIAL OAKS

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