



1501 MAGUIRE RD, OCOEE



2ND. GEN. RESTAURANT

FOR SALE OR LEASE IN OCOEE CORNERS



SEE A BRIGHTER WAY

PROPERTY & LOCATION HIGHLIGHTS

Address: 1501 Maguire Rd, Ocoee, FL 34761

Building Size: 2,122 SF total
plus outdoor patio seating

Parcel Size: ±0.90 AC

Year Built: 2023

Parking: 30 parking spots

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.

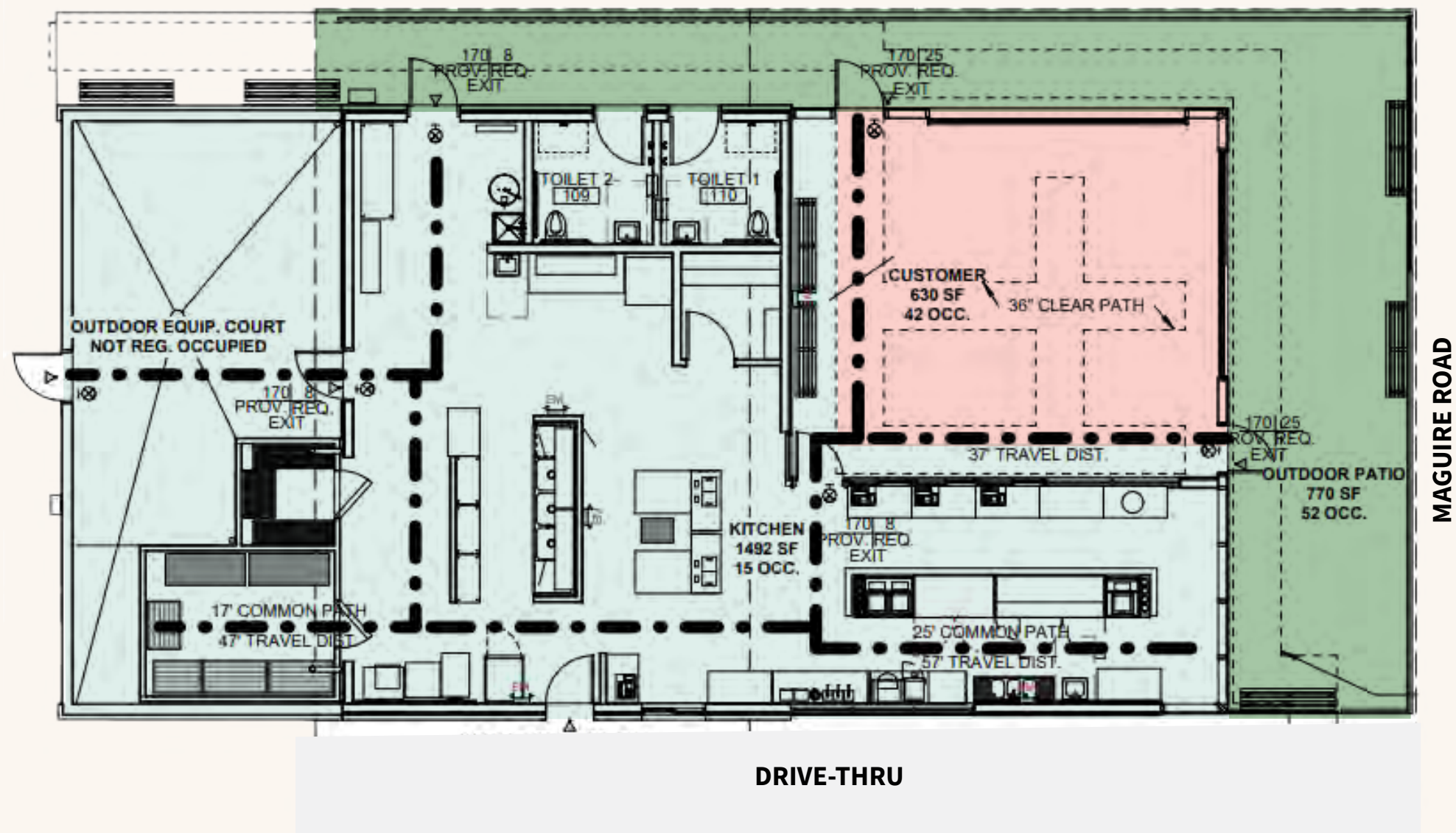
Highly visible monument signage available directly on Maguire Road (37,500 daily vehicles).

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.



PROPERTY SITE PLAN

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



PROPERTY PHOTOS





Westbrooke
Elementary School
400 Students

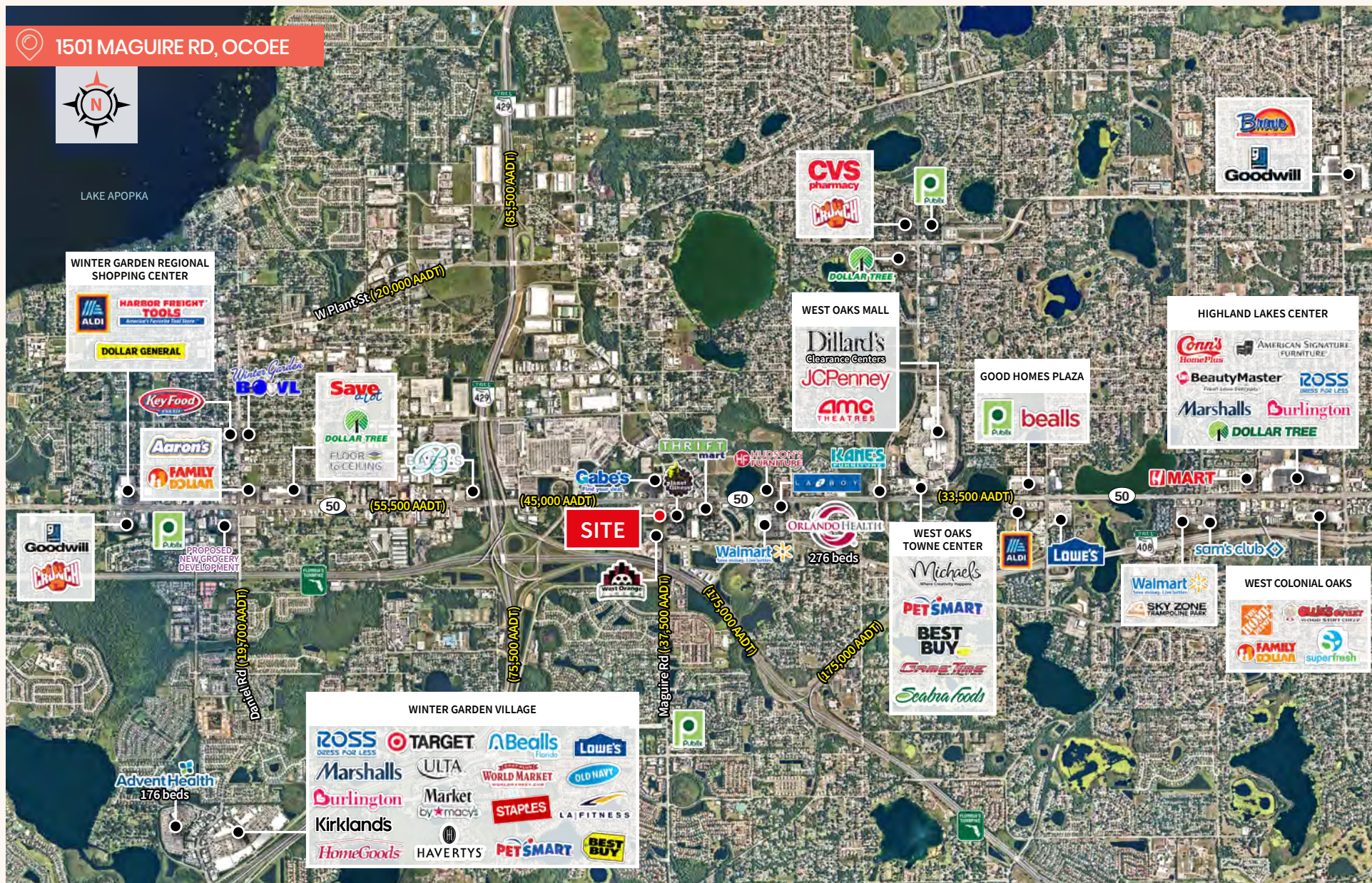
Park Place at
Maguire Apartments
242 Units

The Alibi at Lake Lilly
410 Units

The Regency
at Ocoee
300 Units

IMMEDIATE AREA OVERVIEW





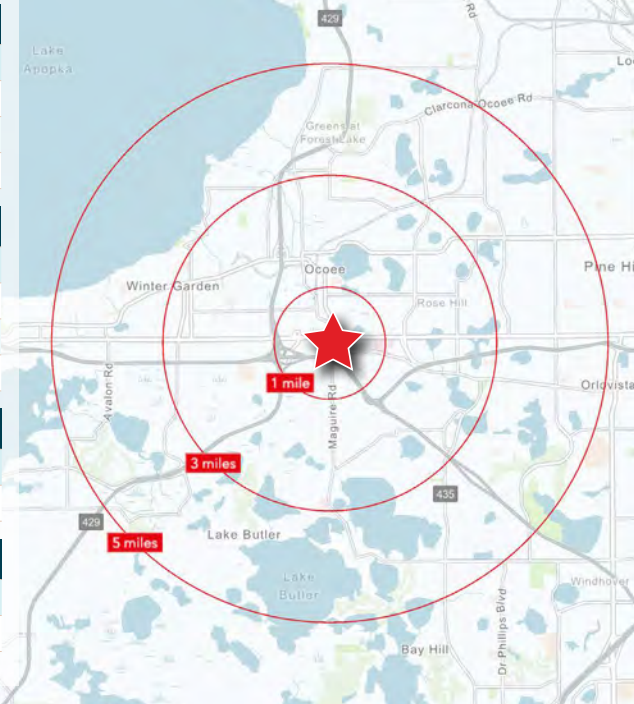
DEMOGRAPHICS

Ocoee is a charming small city in Orange County, Florida, just west of Orlando. It's known for its historic downtown with brick-lined streets, local shops, and family-friendly atmosphere. The city got its name from the Cherokee word for "apricot vine place."

Fun facts: Ocoee hosts the annual Founders' Day Festival celebrating its citrus heritage, and it's become increasingly popular with families looking for that small-town feel while staying close to Orlando's attractions. The West Orange Trail, a scenic multi-use path, runs right through town—perfect for biking and walking. Despite its growth, Ocoee has managed to maintain its tight-knit community vibe while offering modern amenities and easy access to theme parks, making it a sweet spot for both residents and visitors looking to experience Florida beyond the tourist hustle.



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	



Who Lives Here: 3 Miles



DREAMBELT

Ambitious suburban families building wealth through strategic living and planning

Median Age: 41.5

Median HH Income: \$94,802

LifeMode Group: Suburban Shine

Socioeconomic Traits: The Dreambelt represents forward-thinking suburban families who are brand-loyal, invest in their homes and health, and actively plan their financial futures. They're routine-oriented with regular exercise and wellness habits.



FLOURISHING FAMILIES

Affluent, married professionals raising large families in the fastest-growing suburban developments

Median Age: 39.0

Median HH Income: \$111,751

LifeMode Group: Family Prosperity

Socioeconomic Traits: Flourishing Families are successful suburban professionals raising large families. They're security-focused planners who prioritize retirement savings while balancing online shopping with family activities and travel.



FAMILY FOUNDATIONS

Faith-centered multigenerational households building strong community roots

Median Age: 41.0

Median HH Income: \$58,089

LifeMode Group: Metro Vibes

Socioeconomic Traits: Family Foundations represents tight-knit multigenerational households where faith guides daily life. They're traditional media consumers who prioritize personal care, commuting from suburban areas while maintaining strong family bonds across generations.



PROFESSIONAL PRIDE

High-income households in tech, engineering and management roles in the South and West

Median Age: 38.6

Median HH Income: \$187,750

LifeMode Group: Premier Estates

Socioeconomic Traits: Professional Pride earns top salaries and often works from home in newly-constructed suburban communities. These dual-income households shop at large retailers, buy organic foods, and prioritize fitness and recreational sports activities.



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