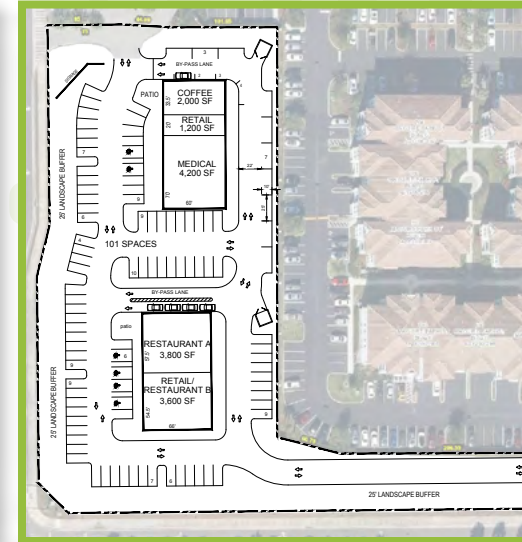
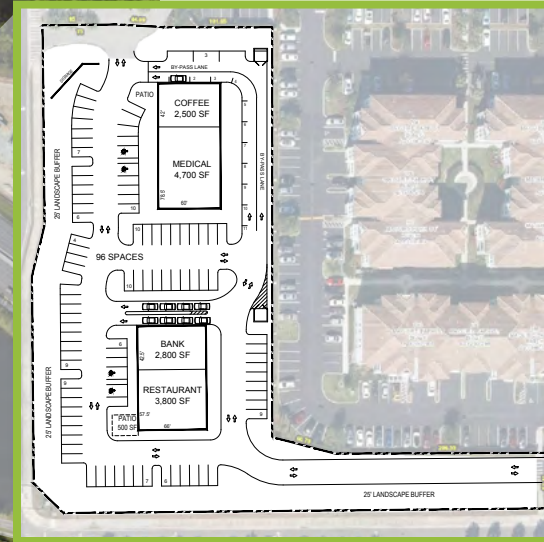


For Lease

SHOPPES AT PARK PLACE

Maguire Road & Tomynd Blvd, Ocoee, FL



PROPERTY HIGHLIGHTS

- 🌿 2,000+ SF Units Available w/ Drive Thru
- 🌿 Immediate access to the Turnpike, FL-429 (Western Beltway), FL-408 (East-West Expy), and Colonial Drive
- 🌿 **Parking:** 6.4 spaces per 1,000 SF
- 🌿 **Traffic Counts:**
 Maguire Rd – 35,500 VPD
 Tomynd Blvd – 7,800 VPD
 Total Vehicles Per Day – 43,300 VPD

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	12,967	55,321	202,930
Population (2027 Projected)	14,344	60,554	220,657
Households	4,554	19,071	70,455
Households (2027 Projected)	5,354	22,138	81,280
Avg. HH Income	\$104,049	\$115,282	\$102,235
Median HH Income	\$89,001	\$91,990	\$81,037
Median Age	38.7	39.1	37.1
Total Businesses	813	4,452	14,599
Total Employees	3,723	27,798	79,991



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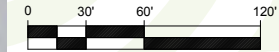
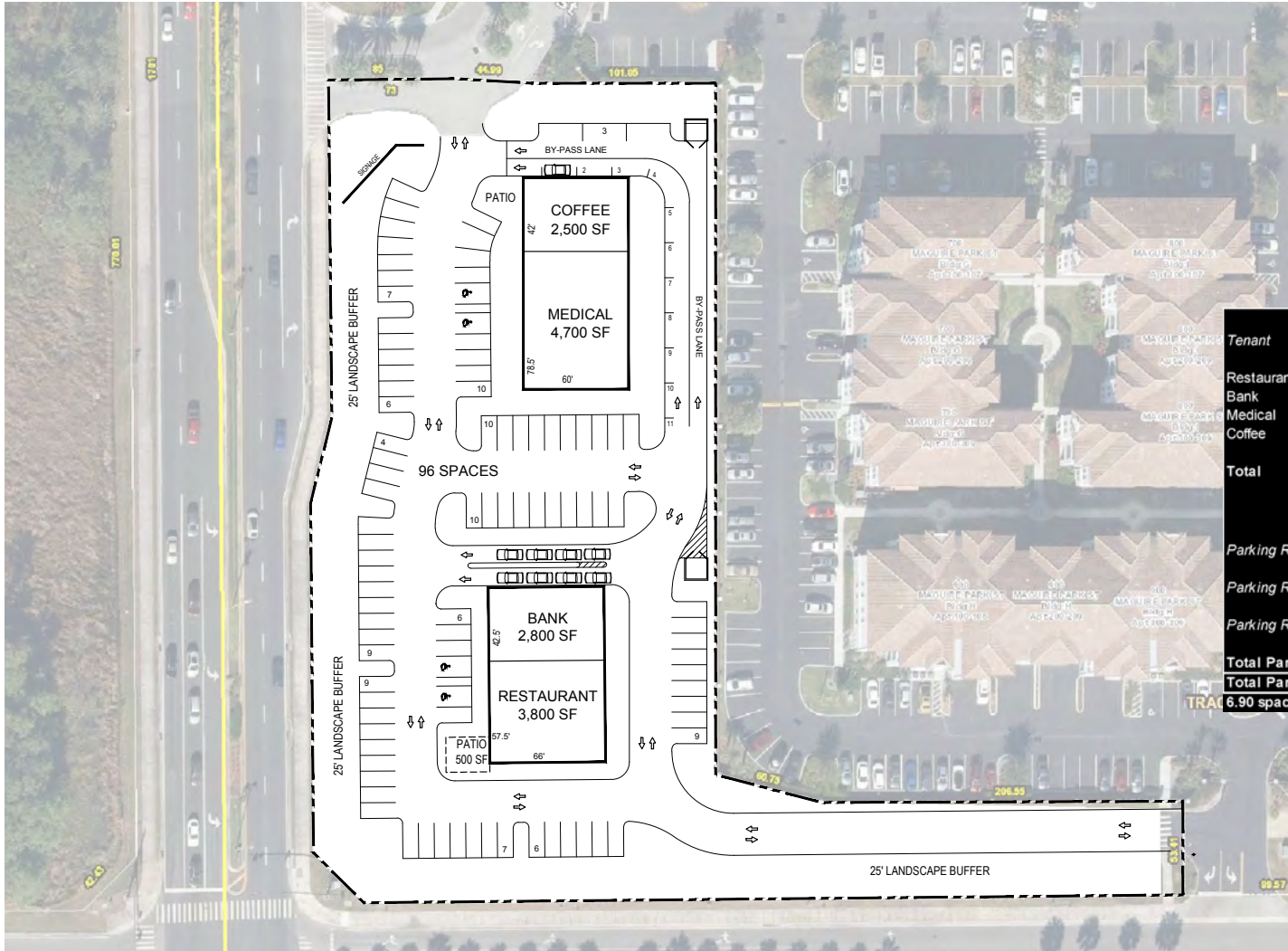
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Maguire Road & Tomyln Blvd, Ocoee, FL

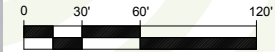
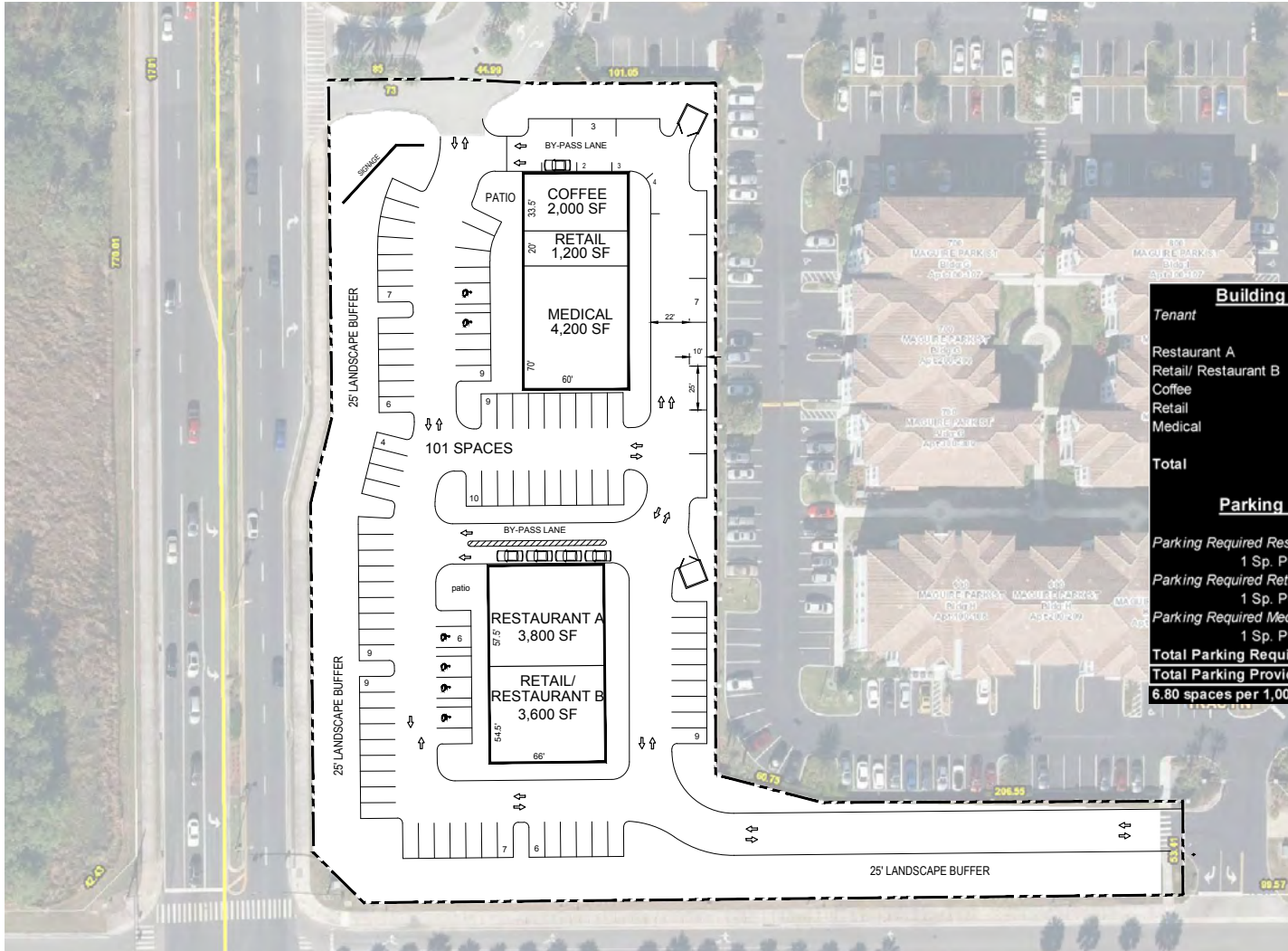


GRAPHIC SCALE
SCALE: 1"= 60'

Building Data	
Tenant	Sq. Ftg.
Restaurant	3,800 S.F.
Bank	2,800 S.F.
Medical	4,700 S.F.
Coffee	2,500 S.F.
Total	13,800 S.F.
Parking Data	
Parking Required Restaurant	50 Sp.
1 Sp. Per.	125 S.F.
Parking Required Retail	14 Sp.
1 Sp. Per.	200 S.F.
Parking Required Medical	31 Sp.
1 Sp. Per.	150 S.F.
Total Parking Required	96 Sp.
Total Parking Provided	96 Sp.
6.90 spaces per 1,000 SF Overall	

SHOPPES AT PARK PLACE

Maguire Road & Tomyln Blvd, Ocoee, FL



GRAPHIC SCALE
SCALE: 1"= 60'

Building Data	
Tenant	Sq. Ftg.
Restaurant A	3,800 S.F.
Retail/ Restaurant B	3,600 S.F.
Coffee	2,000 S.F.
Retail	1,200 S.F.
Medical	4,200 S.F.
Total	14,800 S.F.
Parking Data	
Parking Required Restaurant	75 Sp.
1 Sp. Per.	125 S.F.
Parking Required Retail	6 Sp.
1 Sp. Per.	200 S.F.
Parking Required Medical	28 Sp.
1 Sp. Per.	150 S.F.
Total Parking Required	109 Sp.
Total Parking Provided	101 Sp.
6.80 spaces per 1,000 SF Overall	

SHOPPES AT PARK PLACE

Maguire Road & Tomynd Blvd, Ocoee, FL

