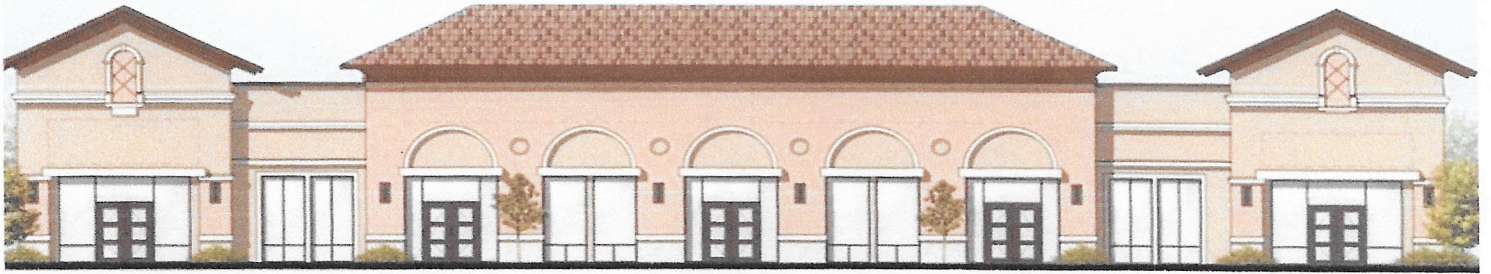


# *KVL* COMMERCIAL PROPERTIES, LLC



## ABOUT THE REAL ESTATE

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### Medical Office Space

ADDRESS  
2940 Maguire Road

Offered At \$29.00 SF/Yr (NNN)

Build to suit medical office space available in brand new building with referral network next to growing Family Practice.

# **KVL** COMMERCIAL PROPERTIES, LLC



## **OFFERING SUMMARY**

**Available SF:** 1,000 - 3,400 SF

**Lease Rate:** \$29.00 SF/yr (NNN)

**Lot Size:** 13,384 SF

**Year Built:** 2017

**Building Size:** 8,200 SF

**Zoning:** PUD-Commercial

**Market:** Orlando

**Submarket:** Ocoee

## **PROPERTY OVERVIEW**

Build to suit medical office space available in brand new building with referral network next to growing Family Practice.

## **LOCATION OVERVIEW**

Maguire Shoppes at Meadow Ridge Location near to Health Central Hospital, Orlando Health Medical offices, Highway 50 and the Florida Turnpike

8,200 SF • 2940 MAGUIRE ROAD • OCOEE, FL

For Sale

## REGIONAL MAP



# KVL COMMERCIAL PROPERTIES, LLC

8,200 SF • 2940 MAGUIRE ROAD • OCOEE, FL

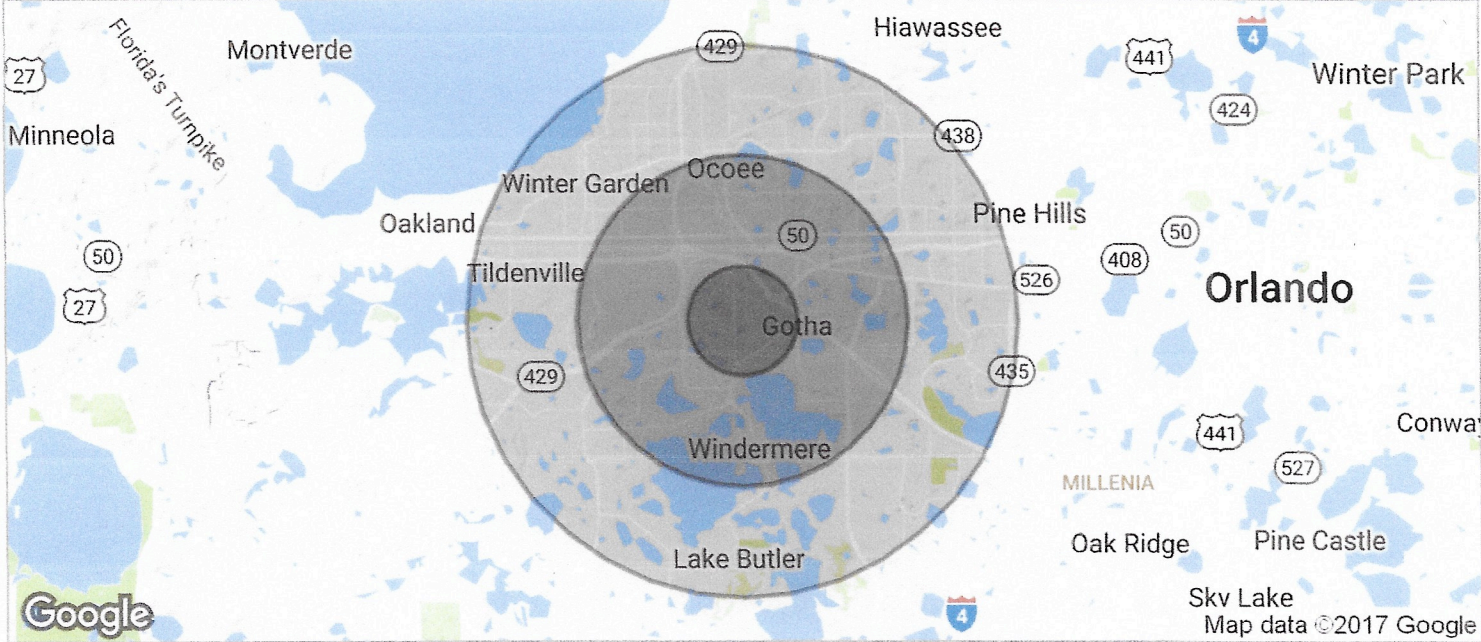
For Sale

## AERIAL MAP



# MEDICAL OFFICE SPACE

2940 MAGUIRE ROAD , OCOEE, FL 34761



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	4,760	40,710	146,259
MEDIAN AGE	37.9	37.7	35.2
MEDIAN AGE (MALE)	38.4	38.2	34.6
MEDIAN AGE (FEMALE)	37.6	37.6	35.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	1,553	14,050	50,494
# OF PERSONS PER HH	3.1	2.9	2.9
AVERAGE HH INCOME	\$127,323	\$100,774	\$83,968
AVERAGE HOUSE VALUE	\$494,000	\$408,762	\$333,339