

MEDICAL  
PROFESSIONAL  
FOR SALE

# Ocoee Shell Building

2960 Maguire Rd. Ocoee Florida, 34761



SALE PRICE  
**\$2,649,994**

We are pleased to offer a rare medical build to suit opportunity located at the Shoppes at Meadow Ridge. The building is zoned for Office/Medical users, has utilities on site, and entitlements are in place, making it ready for an end users final touch. The building is surrounded by some of Orlando's most prolific medical users and therapists such as Pediatric Associates of Orlando (Orlando Health), Florida Autism Center, PremierMED Family and Sports Medicine. Contact us today for additional details.

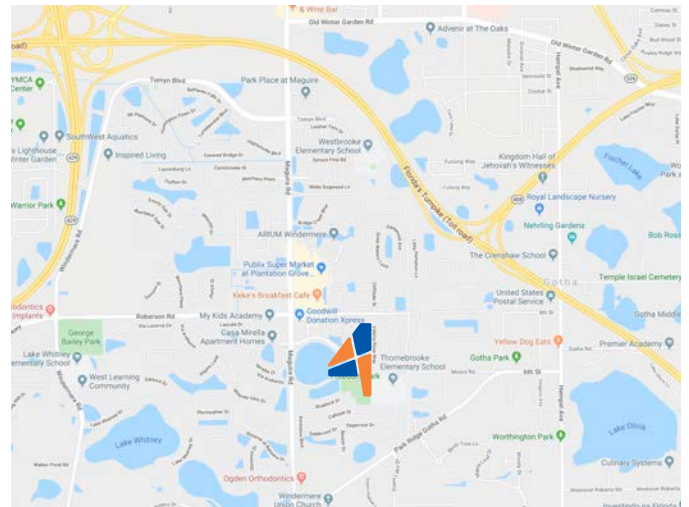
## Property Highlights

- Shell building ready for construction
- Medical office park
- Abundant parking
- Strong demographics
- 2 miles from SR 429

## Property Details

Building Size:	8,200 SF
Rentable Square Footage:	8,200 SF
Land Size:	13,245 SF (0.3 Acres)
Primary Type:	Medical
Additional Type:	Professional
Stories:	1
Year Built / Age:	New Construction
Signage:	Building & Monument
Traffic Count:	13,900 Vehicles / Day

## Location



## Demographics

Population (3 mile radius):	57,109 Residents
Ave. Household Income:	\$133,960
2019 Healthcare Spending:	\$72 Million

PRESENTED BY

Nicholas Fouraker CCIM

NICK@4ACRE.COM | 407.601.1466

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INFORMATION

# PHOTOS

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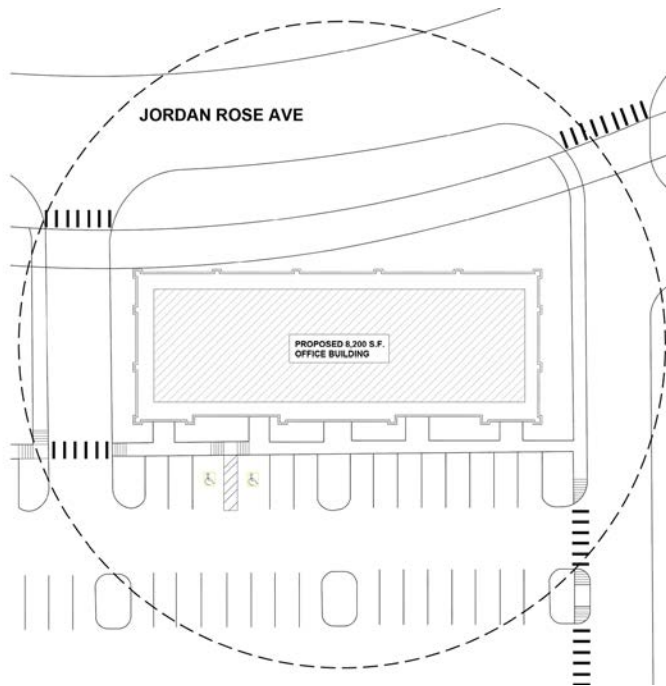
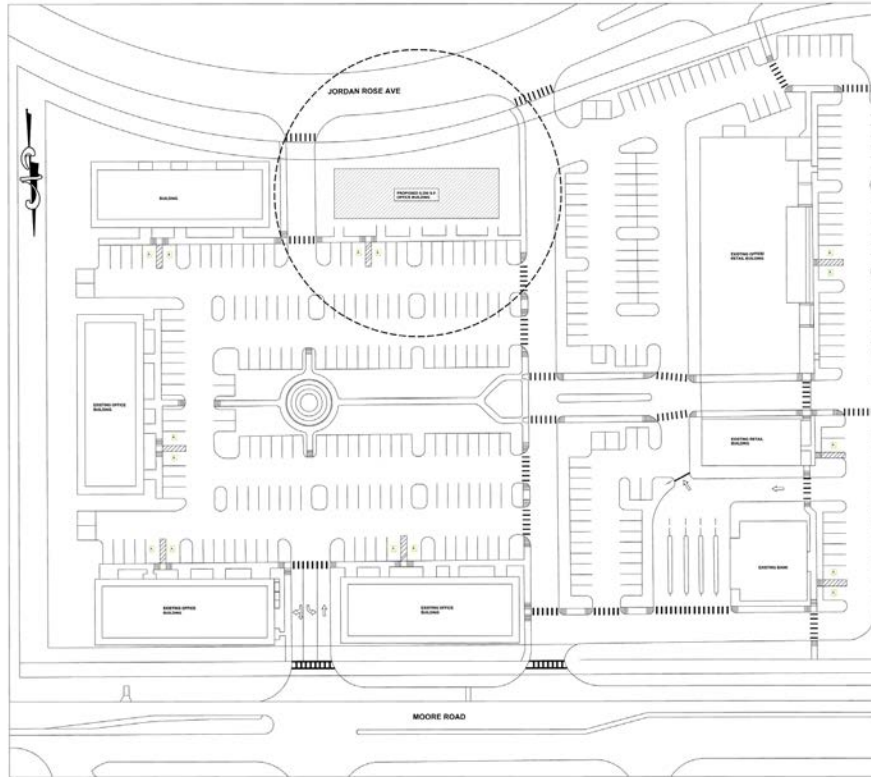
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AERIAL  
MAP

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