

**UP TO 50K SF
AVAILABLE**

CROSSLAND TRAIL,
LAKEWOOD RANCH, FL

PROPERTY OVERVIEW

- For Lease: 50,000 SF Class A medical office building fully engineered and shovel-ready.
- Located in the heart of Lakewood Ranch between Orlando Health's recently purchased 32-acre parcel and the 84-acre Erickson Senior Living development under construction.
- Walkable to The Green at Lakewood Ranch shopping center and the new Aldi & Outback Steakhouse.

LAKEWOOD RANCH HEALTHPARK II

LAKEWOOD RANCH, FL



OPTIMAL OUTCOMES

Planning, Design, Development

727.895.8902

www.optimal-outcomes.com

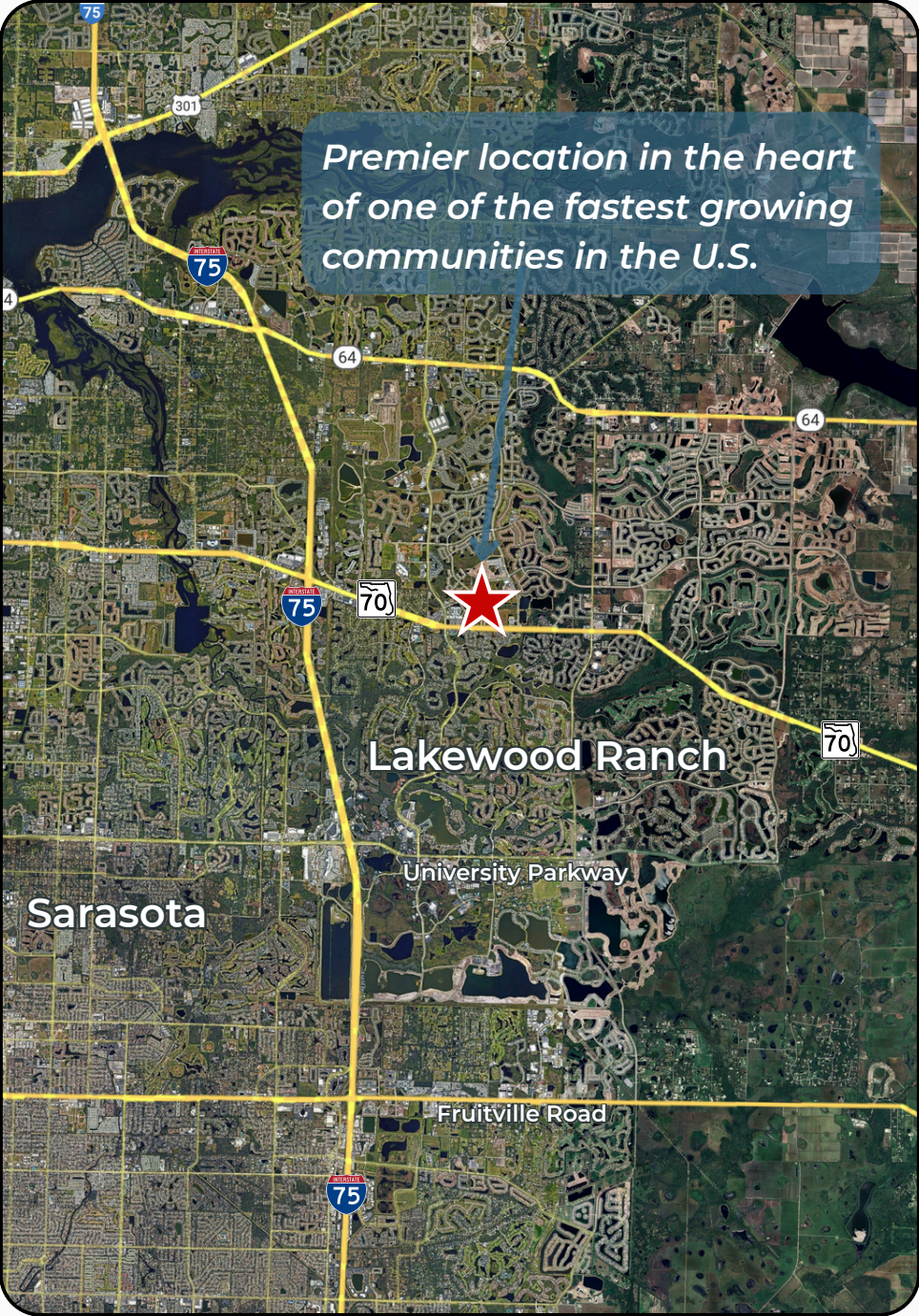
For More Information:

Anthony Frogameni

407.284.7257

afrogameni@optimal-outcomes.com

LOCATION MAP



SUBMARKET MAP



DEMOS	2024 General Population	2024 Number of Households	2024 Avg. Household Income
1-MILE	8,289	3,460	\$141,704
3-MILE	47,614	20,420	\$151,021
5-MILE	96,423	41,972	\$145,314

SITE PLAN



SITE HIGHLIGHTS

- 50,000 SF, two-story MOB with direct frontage on Crossland Trail and Silver Falls Run, with ingress and egress from both thoroughfares.
- Ample surface parking with approximately 5 per thousand parking spaces.
- Corner parcel located directly between the new 84-acre Erickson Senior Living development under construction and Orlando Health's recently purchased 30+ acres.

RENDERINGS



AERIALS



OPTIMAL OUTCOMES

Planning, Design, Development

727.895.8902

www.optimal-outcomes.com

For More Information:

Anthony Frogameni

407.284.7257

afrogameni@optimal-outcomes.com