

BRAND NEW MEDICAL OFFICE SUITE FOR LEASE

APOPKA, FL 32703

108 South Park Avenue



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	4,600 SF +/-
Available SF:	1,554 SF +/-
Lot Size:	0.71 AC
Number of Units:	2
Year Built:	2024
Zoning:	MU-D
Market:	Apopka
Traffic Count:	16,600

PROPERTY OVERVIEW

****ONE FINAL SUITE REMAINING!**** ****TURNKEY MEDICAL OFFICE****

Millenia Partners Healthcare Team is proud to present a brand new 4,600 SF +/- medical office building in the heart of Apopka, FL. The building has just recently been completed and we have one final 1,544 SF +/- suite remaining. The Landlord can deliver the suite as-is (grey shell condition) or a turnkey medical office. The suite is next to an Ophthalmology group. This is a great opportunity for family medicine, ear, nose, and throat (ENT) specialists, dermatologists, or endocrinologists! TI allowance available.

The location is surrounded by multiple medical office users, such as Advent Health Medical Group at Park Ave and Community Health Centers – Apopka. There is right in access off southbound Park Ave. The property is less than 4 miles from the SR 429 Connector (Western Beltway) and US 441.

PROPERTY HIGHLIGHTS

- Brand New Medical Office Building for Lease in Apopka
- 1,554 SF +/- Available for Lease
- NEW - Turnkey Option Available! - Includes 4 Exam Rooms w/ Sinks, Doctors Office, Large Reception, Two Bathrooms, & Storage
- Monument Signage Available on S. Park Ave (16,600 Annual Average Daily Traffic)
- Easy Access to US 441 (42,000 AADT) and S.R. 429 (Western Beltway) (36,000 AADT)
- Less Than 4 Miles to AdventHealth Apopka
- Surrounded By Multifamily and Mixed-Use Developments

PRESENTED BY
DANIELLE KOVIE
407.214.4846
dkovie@millenia-partners.com

OFFICE BUILDING
For Lease

EXTERIOR PHOTOS

APOPKA, FL 32703

108 South Park Avenue



PRESENTED BY
DANIELLE KOVIE
407.214.4846
dkovie@millenia-partners.com

OFFICE BUILDING
For Lease

POTENTIAL BUILD OUT RENDERINGS

APOPKA, FL 32703

108 South Park Avenue



PRESENTED BY
DANIELLE KOVIE
407.214.4846
dkovie@millenia-partners.com

OFFICE BUILDING
For Lease

POTENTIAL FLOOR PLAN

APOPKA, FL 32703

108 South Park Avenue



PRESENTED BY
DANIELLE KOVIE
407.214.4846
dkovie@millenia-partners.com

OFFICE BUILDING

For Lease

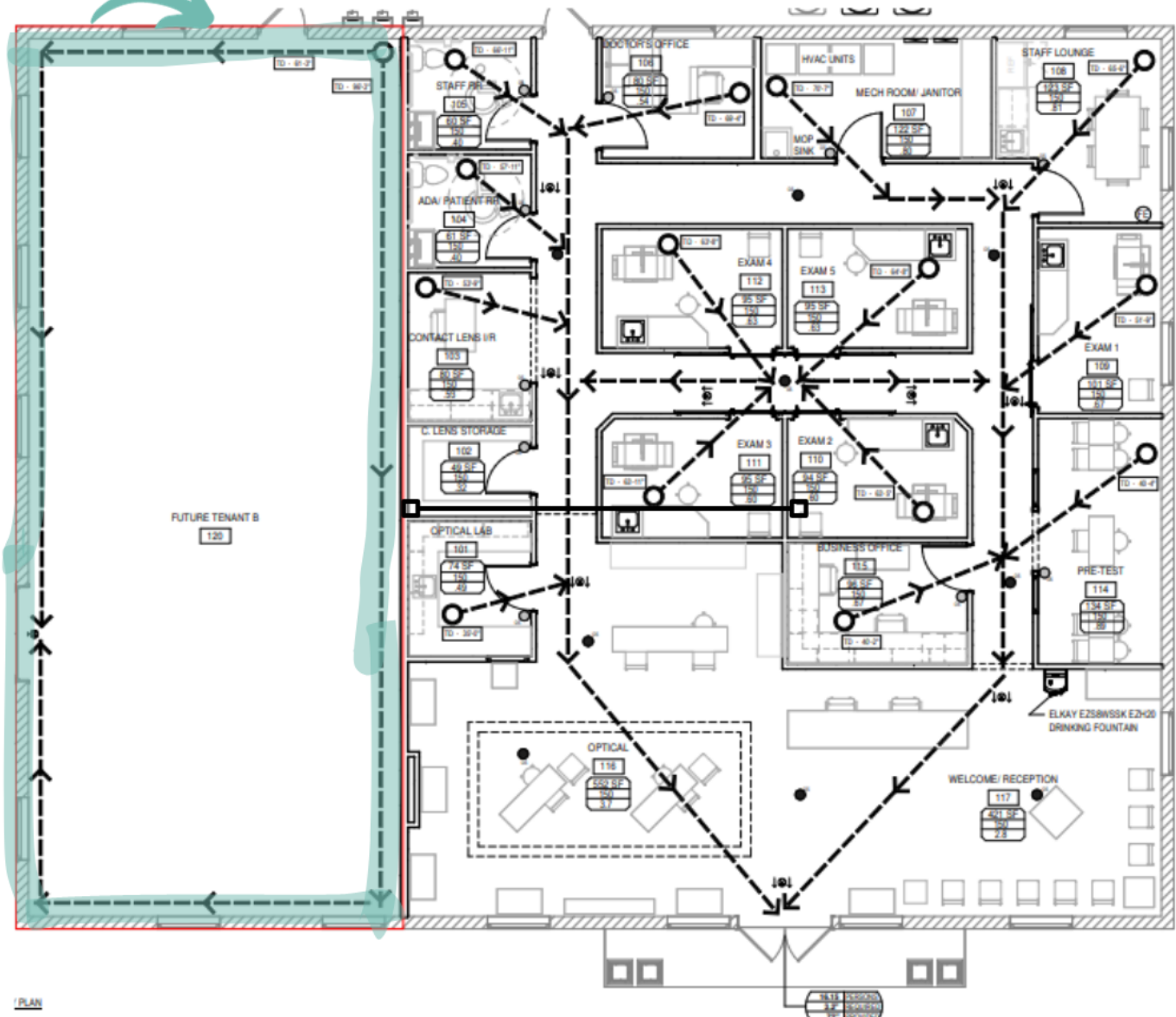
CURRENT FLOOR PLAN

APOPKA, FL 32703

108 South Park Avenue



1,554 SF +/- Available



PRESENTED BY
DANIELLE KOVIE
407.214.4846
dkovie@millenia-partners.com

OFFICE BUILDING
For Lease

LOCATION MAP

APOPKA, FL 32703

108 South Park Avenue



Google

Map data ©2023 Google Imagery ©2023 Airbus, CNES / Airbus, Lake County, Maxar Technologies, U.S. Geological Survey

PRESENTED BY
DANIELLE KOVIE

407.214.4846
dkovie@millenia-partners.com

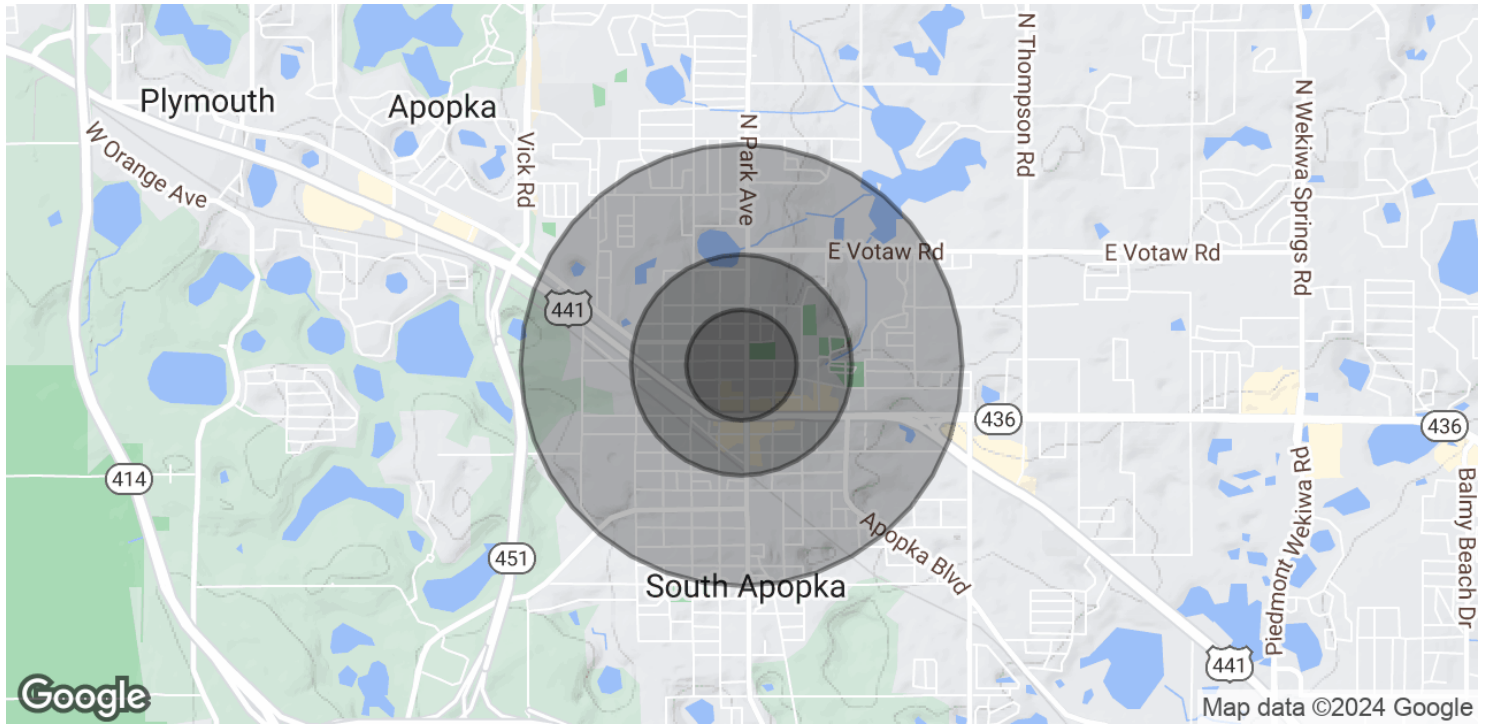
OFFICE BUILDING

For Lease

DEMOGRAPHICS MAP & REPORT

APOPKA, FL 32703

108 South Park Avenue



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	518	2,128	8,870
Average Age	39.4	39.7	37.1
Average Age (Male)	33.7	36.3	35.8
Average Age (Female)	45.0	42.9	38.4

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	178	752	3,011
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$57,682	\$47,954	\$49,717
Average House Value	\$192,802	\$166,224	\$164,773

2020 American Community Survey (ACS)

PRESENTED BY
DANIELLE KOVIE

407.214.4846
dkovie@millenia-partners.com

OFFICE BUILDING

For Lease