

FOR LEASE OFFICE / MEDICAL



HAVEN
PROPERTY
GROUP

OAKLAND, FL 34787
154 SOUTHERN RAILWAY CIR

TYPE OFFICE BUILDING

SIZES 1,768 SF



PROPERTY DESCRIPTION

FOR Lease 1,768SF build to suit Medical or Professional Office. Join the neighboring Law firm in custom building out your space in the Oakland Exchange. Conveniently located just off SR 50 and only 1 stop light from the Clermont Winter Garden Florida Turnpike interchange. This space is a blank canvas, ready to be configured to suit your needs. Space at list pricing is being offered in a gray shell condition with flexibility on the build-out options.

PROPERTY HIGHLIGHTS

- 1,768 square feet available For Lease
- Convenient access to SR 50 and the Florida Turn Pike
- Ready to custom built out to Suit
- Space offer at list price in a gray shell condition
- Flexible buildout options and terms

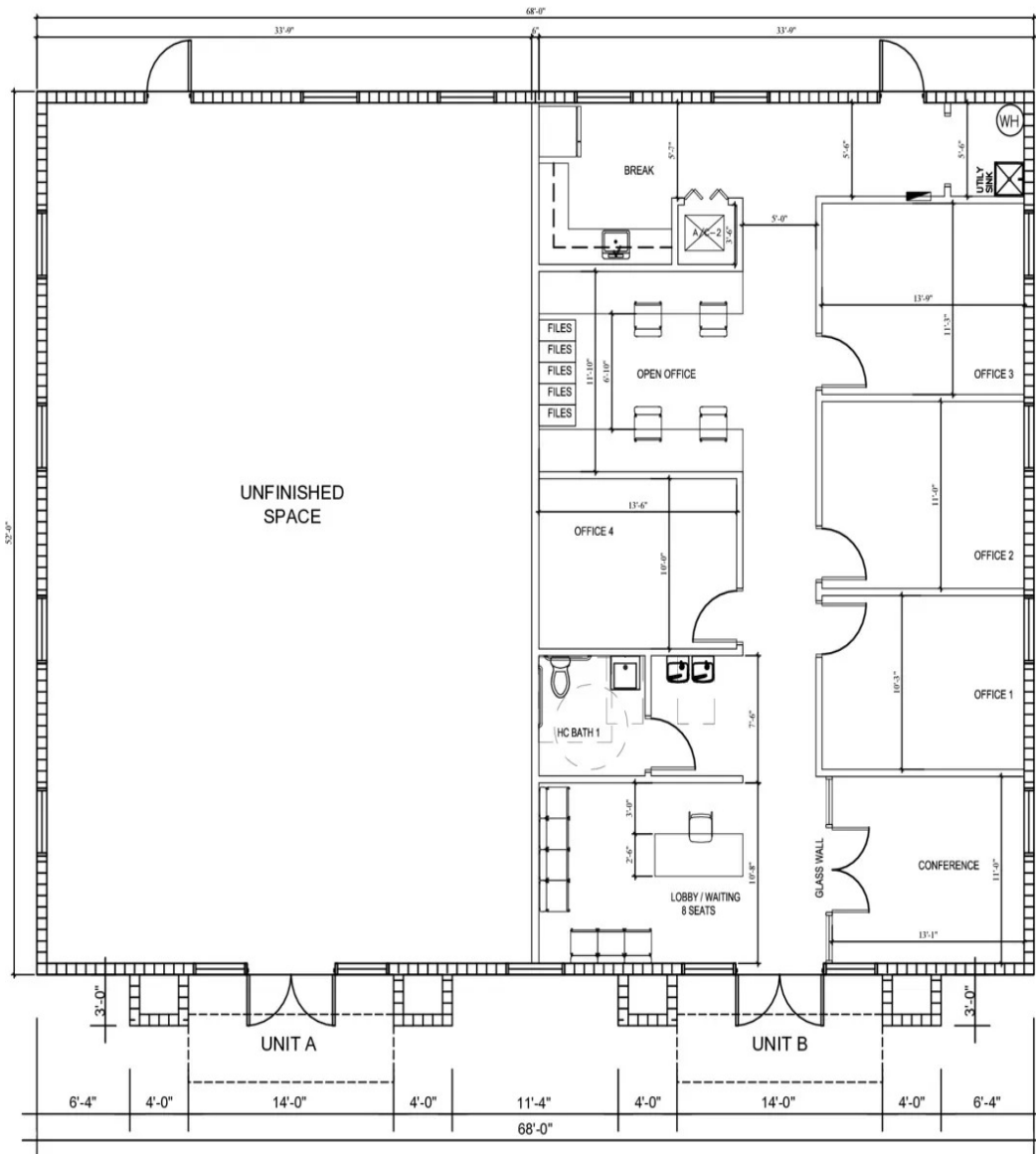
LOCATION DESCRIPTION

The Oakland Exchange is conveniently located just off SR 50, and 1 stop light from the Clermont / Winter Garden Turnpike Interchange. This brand new community features beautiful mature oak trees, Florida native landscaping, and park-like layout. Quality construction, including solid block walls, standing seam long-lasting metal roof, high R insulation, insulated windows / door. this is the perfect place to locate and grow your business.

OFFERING SUMMARY

Lease Rate:	\$35 SF/yr (NNN)
Number of Units:	1
Available SF:	1,768 SF
Building Size:	3,536 SF





AREA TABULATION

UNIT A	1768	SQ.FT.
UNIT B	1768	SQ.FT.
TOTAL AREA	3536	SQ.FT.

PRELIMINARY

ALL PHASES DESIGN
C: 321.265.1420
E: alphadesign21@gmail.com

PROGRESS PRINT
NOT FOR
CONSTRUCTION

OAKLAND EXCHANGE
OFFICE SPACE

PRELIMINARY FLOOR PLAN

CHECKED

PROJECT NUMBER
2026-12

DRAWING NUMBER

A 1







56,500
HWY 50 AADT



112,700
HWY 50 AADT



15 Mins
ADVENTHEALTH
WINTER GARDEN

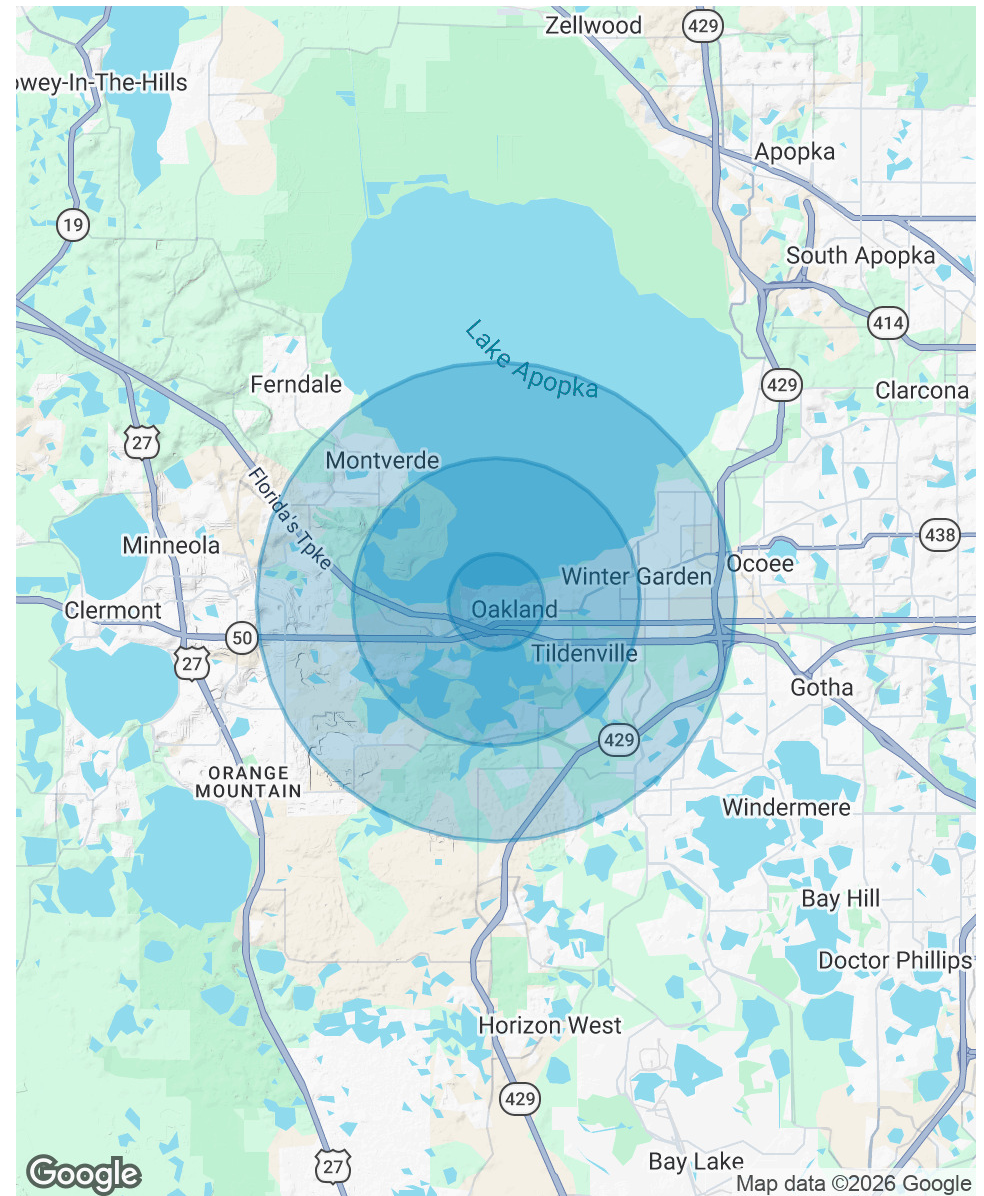


12 Mins
SOUTH LAKE
HOSPITAL CLERMONT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,011	30,663	81,832
Average Age	42.3	39.9	41.2
Average Age (Male)	40.4	39.2	40.1
Average Age (Female)	43.7	39.7	41.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,059	10,619	27,385
# of Persons per HH	2.8	2.9	3.0
Average HH Income	\$156,342	\$136,026	\$131,948
Average House Value	\$499,499	\$445,469	\$457,144

2023 American Community Survey (ACS)



MARKET HIGHLIGHTS: WINTER GARDEN

WHERE GOOD THINGS GROW

The City of Winter Garden is located on **Lake Apopka** just 20 minutes West of Orlando. Established as a citrus town in 1908, Winter Garden now has over **46,700 residents in it's city limits** and is rich with history and culture. The Downtown area is listed on the **National Registry of Historic Places** and is frequented by both residents and visitors alike.

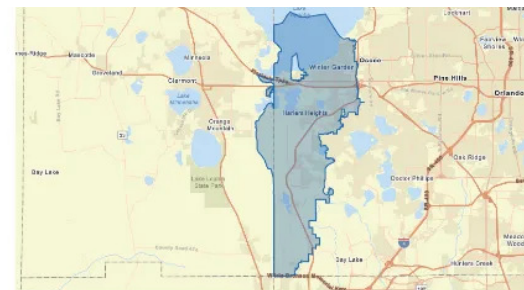
Voted "**Best of the Best 2021**" by Orlando Family Magazine, the Downtown **Farmer's Market** is a community staple. Held every Saturday,  around, with over 90 vendors, the event is widely recognized as the best."

CULTURE, NATURE, HISTORY

Repetitively ranked as one of the **best places to raise a family, and start a business** by WalletHub, NerdWallet, Niche and more, Winter Garden is "Where Good Things Grow." Known as the **culture capital of West Orange County**, there is an abundance of live performances, live music, visual arts displays and entertainment options throughout the city.

It's 13 parks, including numerous dog parks, location on Lake Apopka, **200 acre Tusker Ranch and Nature Preserve**, and 22.6 mile long paved bike/walk **West Orange Trail** are only a few of the outdoor recreation opportunities available.

Winter Garden Village at Fowler Green features over 1 million SF of shopping drawing in visitors from neighboring communities.



DEMOGRAPHICS

Population



POPULATION
± 110,824



PROJECTED ANNUAL GROWTH
51.10%



DAYTIME POPULATION
± 81,886



MEDIAN AGE
± 36.0

Income



AVERAGE HOUSEHOLD INCOME
\$131,586



AVERAGE DISPOSABLE INCOME
\$99,599



AVERAGE NET WORTH
\$1,224,528

COMMUNITY GROWTH

The rich historic downtown is home to restaurants, bars, small businesses, museums, and entertainment establishments with the old-town, boutique-y feel. The City of Winter Garden is planned to invest **\$66.42 million in capital improvement projects** over the next five years to continue to improve the infrastructure in place and accommodate the influx in people moving to the area while staying true to the culture and history of the region.

The demand for homes in the area continues to rise as more people move to this high sought-after area, driving new home developments and existing home sales. In July 2021, there were 212 home sales in the 34787, Winter Garden, zip code with an **average price of \$494,134**. The average home price in Orange County for the same time period was substantially lower at \$407,707.