



## Medical Office

- One (1) Suites Available
- Suite 130 - 100% Medical Office Space
- Excellent visibility at the major intersection of Alafaya Trail and Lake Underhill Road
- Monument Signage
- Covered portico for convenient patient drop off
- Easy access from SR 408 (the East/West Expressway)

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## Prime Location

- CVS and Walgreens pharmacies within walking distance
- Just moments to Waterford Lakes Town Center featuring retail options such as Target, Kohl's and The Home Depot
- Nearby dining options include Chick-Fil-A, Miller's Ale House, Smokey Bones BBQ, Sonny's BBQ, Bonefish Grill, McDonald's, Outback Steakhouse and Cooper's Hawk Winery and Restaurant

## Area Demographics:

| 2020 Population          | 2020 Avg HH Income        |
|--------------------------|---------------------------|
| • 1-mile radius: 13,304  | • 1-mile radius: \$55,092 |
| • 3-mile radius: 99,483  | • 3-mile radius: \$59,839 |
| • 5-mile radius: 213,680 | • 5-mile radius: \$63,083 |

Traffic Count: 30,000 vehicles

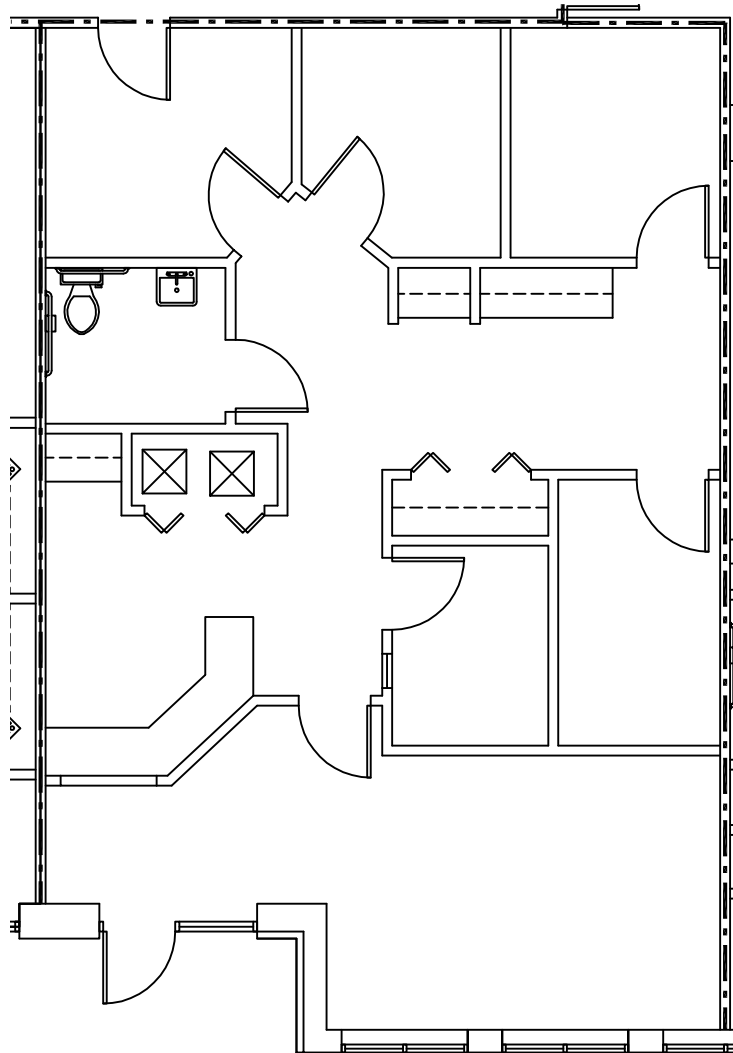
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## Suite 130 - 1,286± rsf



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