

**AVISON
YOUNG**

For Lease
Waterford Lakes
250 North Alafaya Trail
Orlando, FL 32828



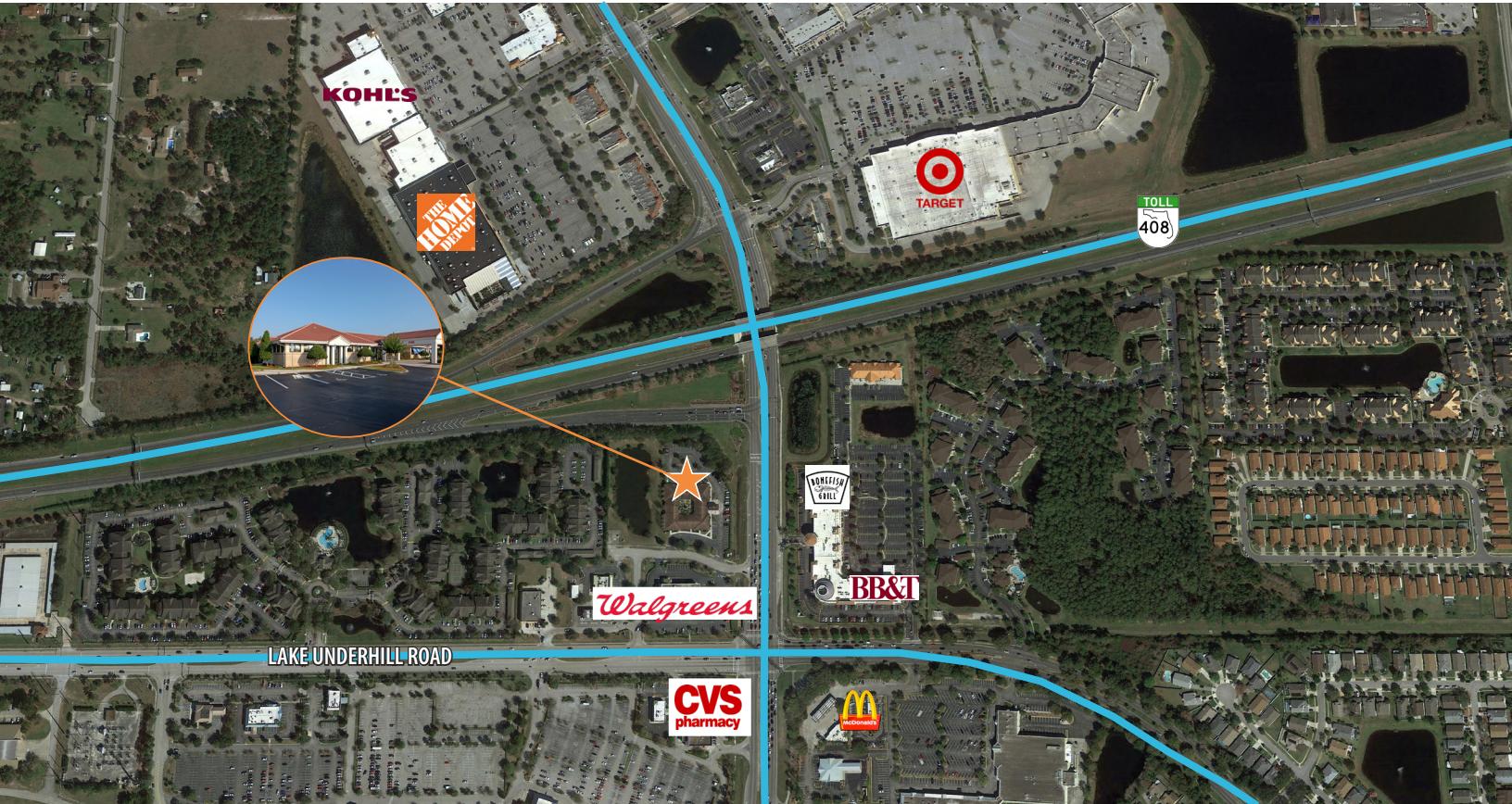
Medical Office

- 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

- 1-mile radius: 13,304
- 3-mile radius: 99,483
- 5-mile radius: 213,680

2020 Avg HH Income

- 1-mile radius: \$55,092
- 3-mile radius: \$59,839
- 5-mile radius: \$63,083

Traffic Count: 30,000 vehicles

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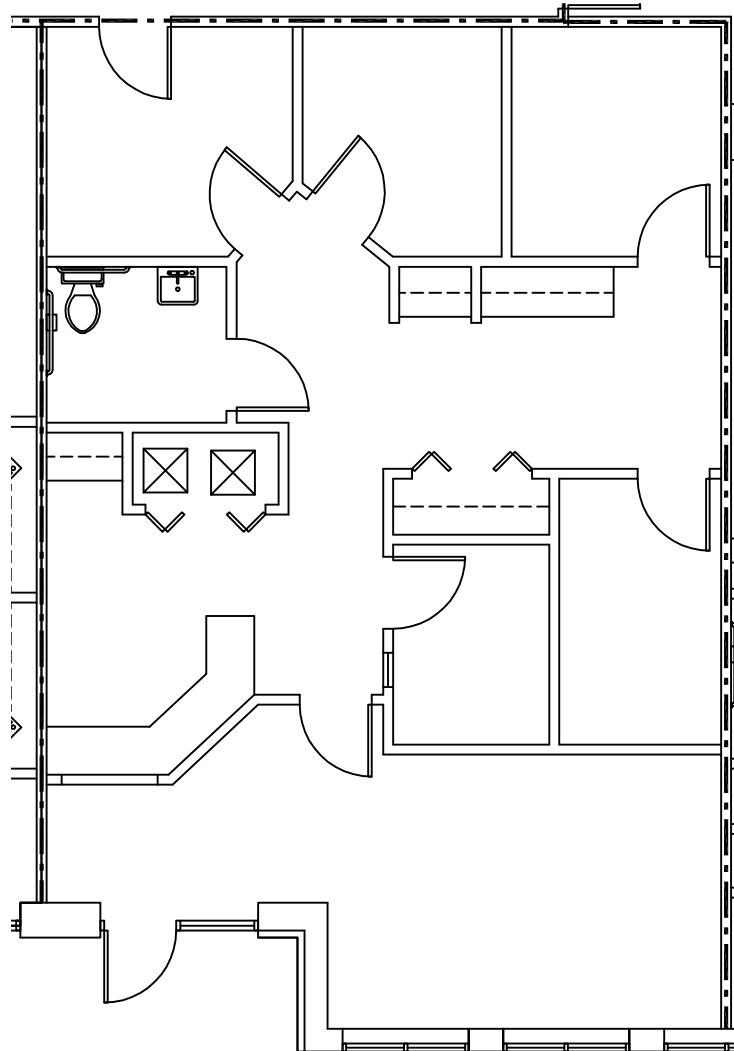
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Suite 130 - 1,286± rsf



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