

**LEASE**

# Medical Office/ASC Build-to-suit

**1691 LEE ROAD**

Winter Park, FL 32789

**PRESENTED BY:**

**BOB MORRIS**

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FL #BK3067189



PROPERTY SUMMARY



OFFERING SUMMARY

|                |                      |
|----------------|----------------------|
| LEASE RATE:    | Negotiable           |
| BUILDING SIZE: | 9,960 SF             |
| AVAILABLE SF:  | 9,960 SF             |
| LOT SIZE:      | 0.38 Acres           |
| ZONING:        | O-1                  |
| APN:           | 29-22-01-9422-02-000 |

PROPERTY OVERVIEW

Surgery Center or Medical Office - Build-to-suit. New construction Class A medical office property on Lee Road corridor. The building would offer a unique opportunity to locate a medical surgery center or practice group at the forefront of this highly trafficked dynamic corridor. The approved building and engineering plan includes approximately 9,960 SF of space on two floors and all of the horizontal infrastructure is already in place. There is significant residential, and commercial growth on this corridor. There will be building and Lee Road monument signage available and ample surface parking making this building easily visible and accessible for all patients. Anticipated delivery Q3-Q4 2024. 5:1,000 parking ratio, full buildout allowances available. NNN Lease, rent negotiable depending upon use and buildout allowance. (Attached building renderings and floor plans are conceptual.)

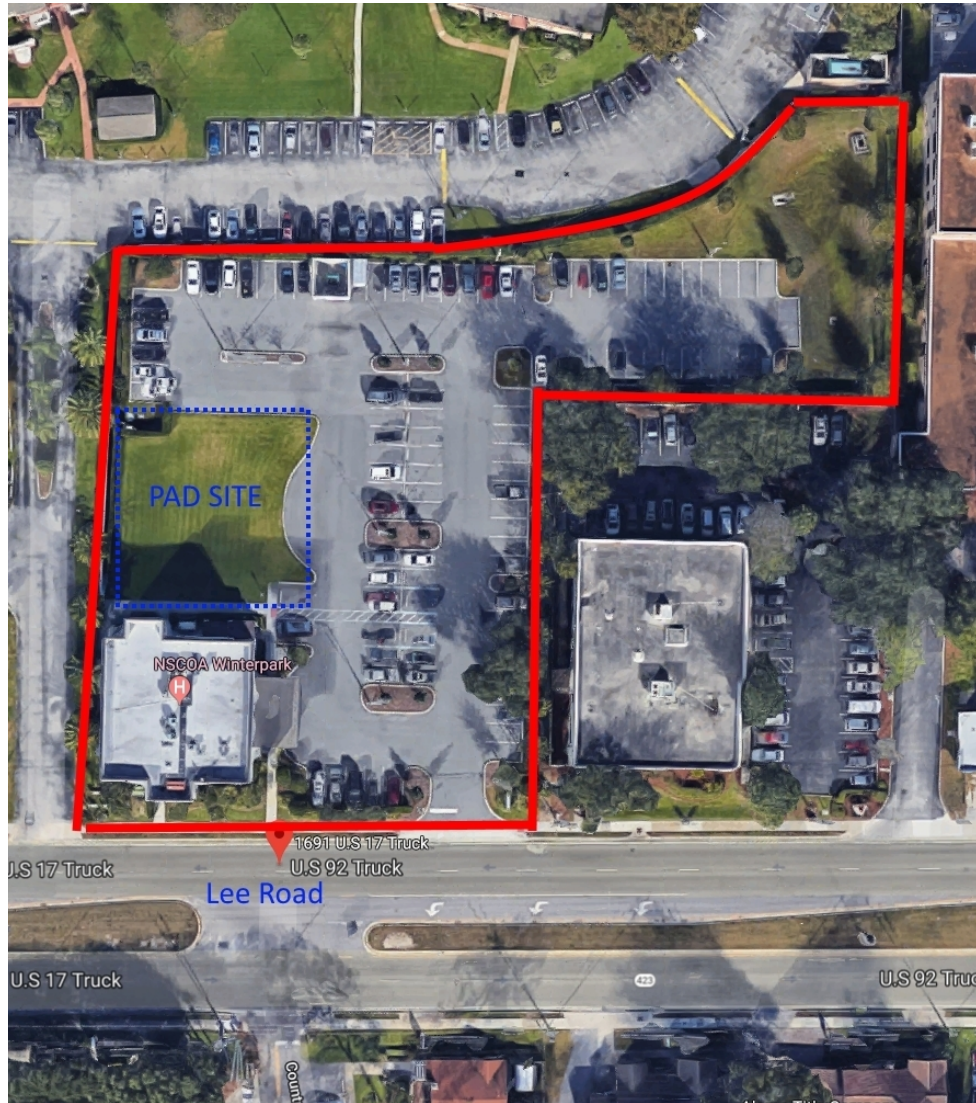
PROPERTY HIGHLIGHTS

- Class A Medical Office Property (Building & Engineering Plans Approved)
- Full buildout allowance available
- 37,000 ADT Traffic Count
- 5:1,000 parking ratio

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## ADDITIONAL PHOTOS



### BOB MORRIS

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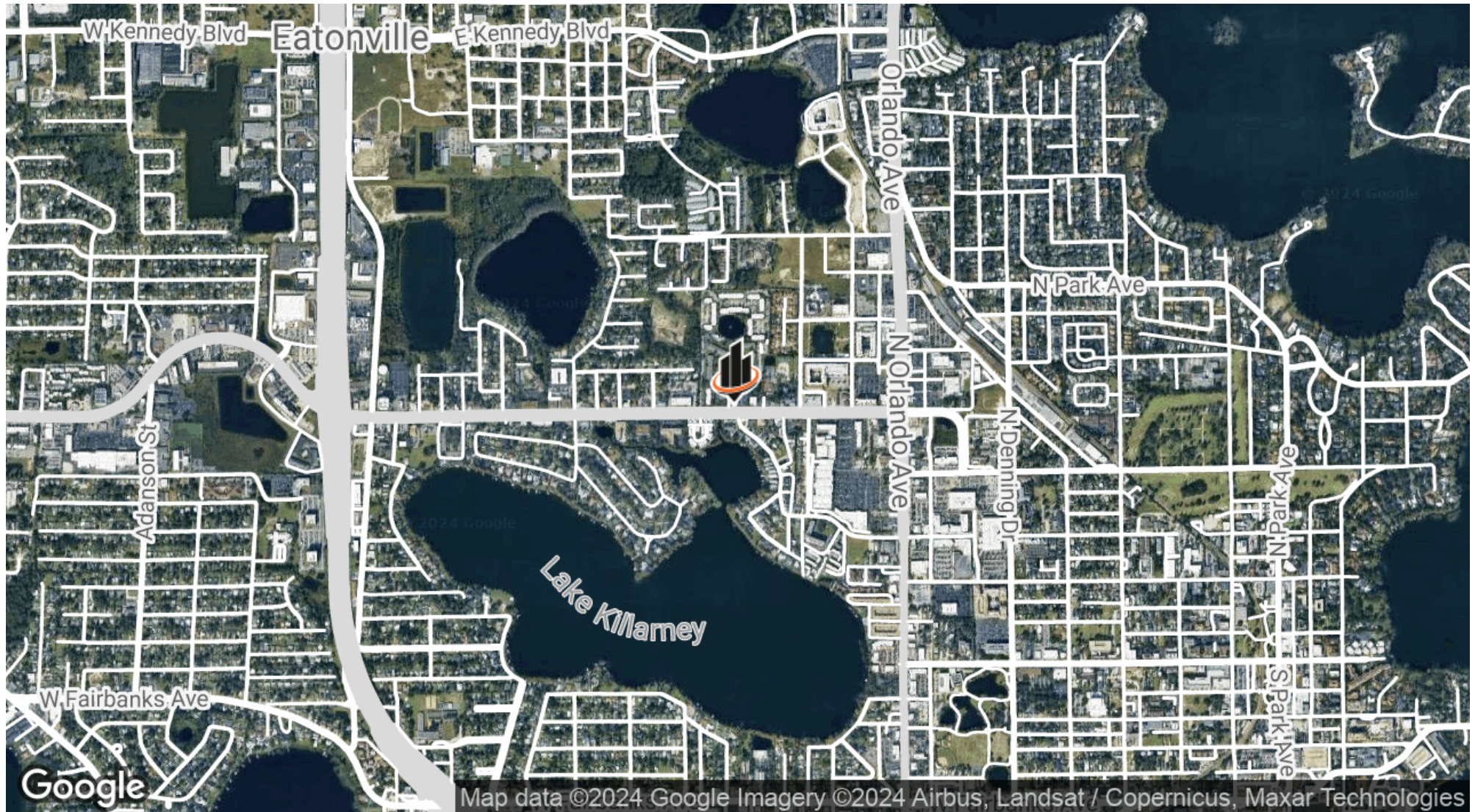
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## LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES0.5 MILES1 MILE

|                      |      |       |       |
|----------------------|------|-------|-------|
| TOTAL POPULATION     | 524  | 2,022 | 8,274 |
| AVERAGE AGE          | 43.0 | 42.5  | 42.9  |
| AVERAGE AGE (MALE)   | 42.3 | 42.1  | 40.9  |
| AVERAGE AGE (FEMALE) | 51.1 | 49.4  | 49.1  |

HOUSEHOLDS & INCOME

0.25 MILES0.5 MILES1 MILE

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 292       | 1,141     | 4,608     |
| # OF PERSONS PER HH | 1.8       | 1.8       | 1.8       |
| AVERAGE HH INCOME   | \$54,868  | \$56,850  | \$74,111  |
| AVERAGE HOUSE VALUE | \$245,489 | \$255,676 | \$327,077 |

2020 American Community Survey (ACS)

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