

LEASE

Medical Office/ASC Build-to-suit

1691 LEE ROAD

Winter Park, FL 32789

PRESENTED BY:

BOB MORRIS

O: 941.487.6991 x122

bob.morris@svn.com

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

BOB MORRIS
O: 941.487.6991 x122
bob.morris@svn.com
FL #BK3067189

ADDITIONAL PHOTOS



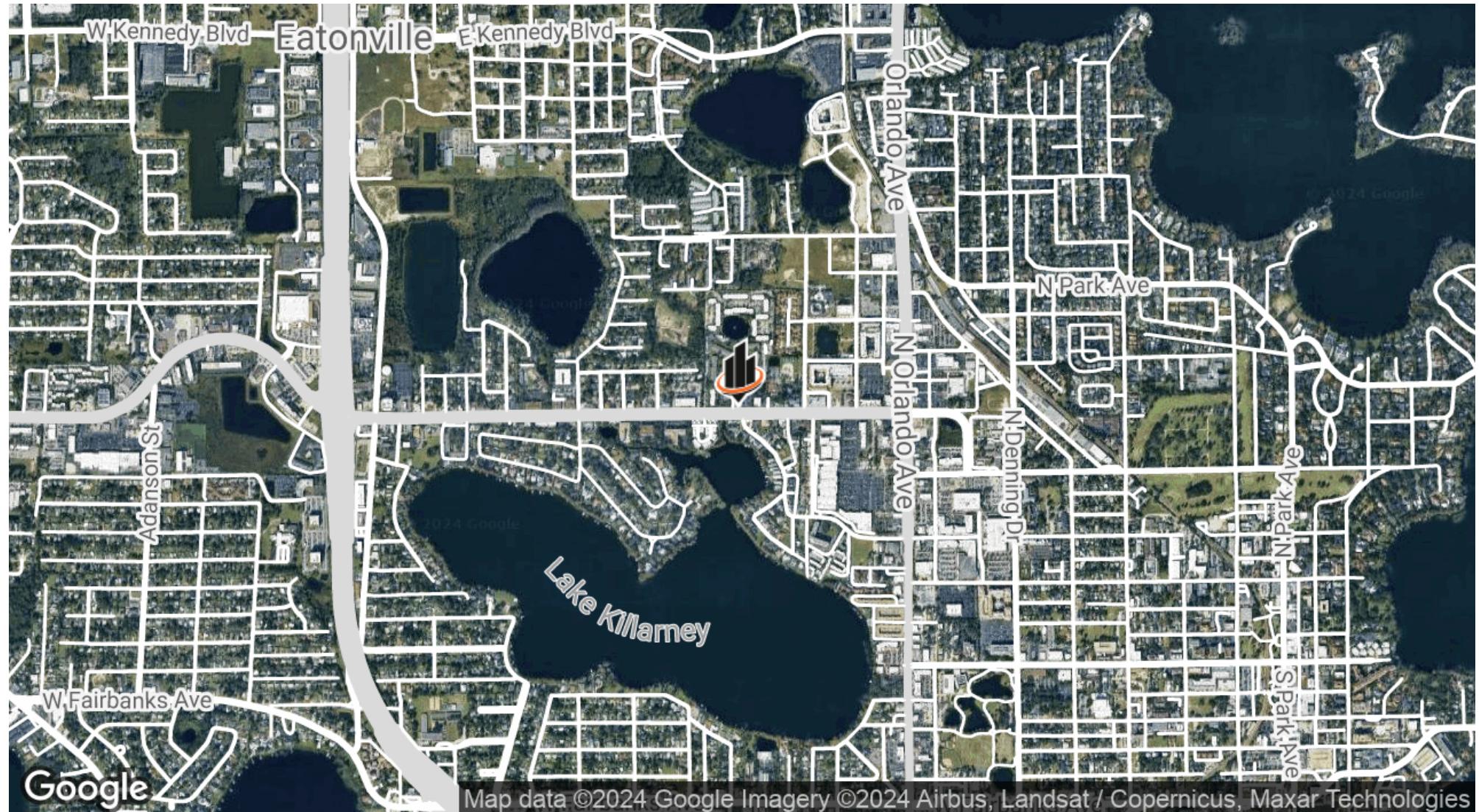
BOB MORRIS

O: 941.487.6991 x122

bob.morris@svn.com

FL #BK3067189

LOCATION MAP



BOB MORRIS

O: 941.487.6991 x122

bob.morris@svn.com

FL #BK3067189

DEMOGRAPHICS MAP & REPORT

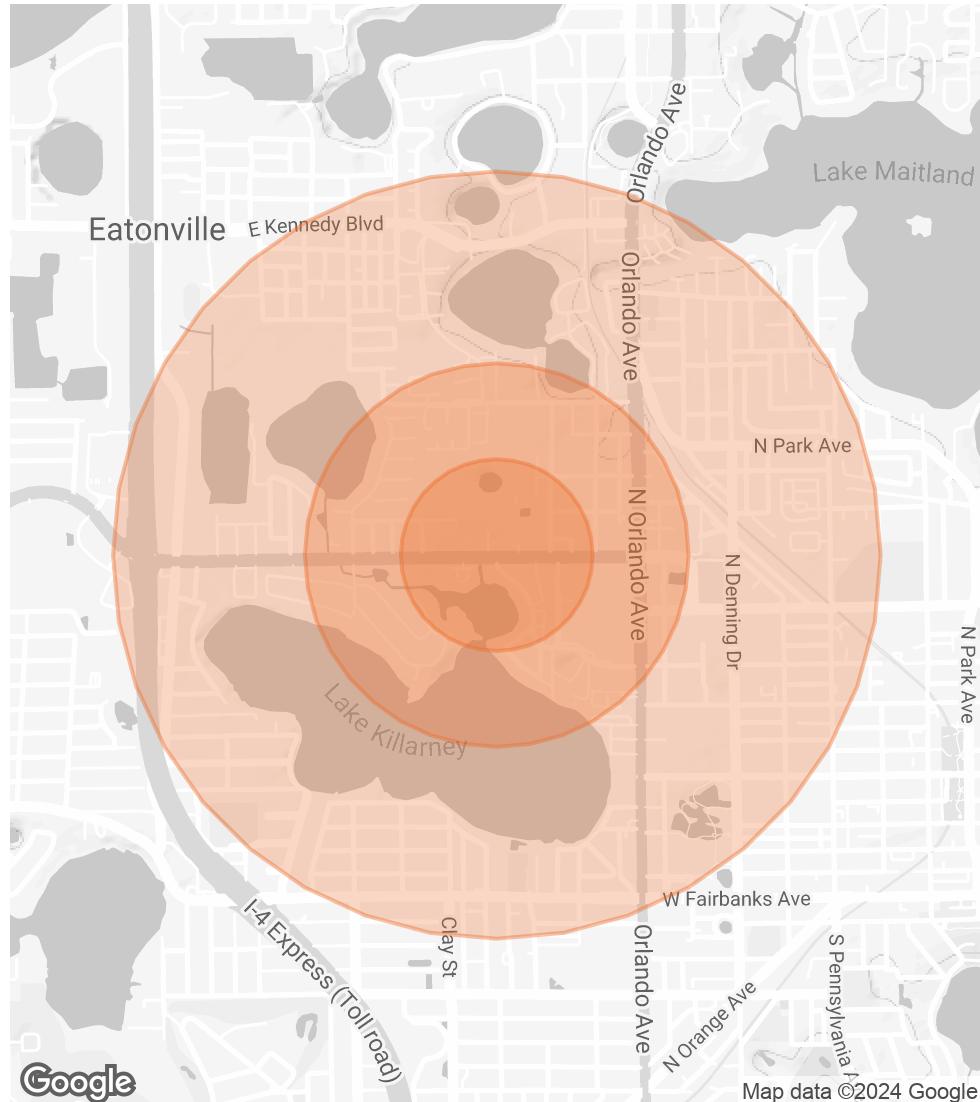
POPULATION

	0.25 MILES	0.5 MILES	1 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 MILES	0.5 MILES	1 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)



BOB MORRIS

O: 941.487.6991 x122

bob.morris@svn.com

FL #BK3067189