



PROPERTY DESCRIPTION

Suite 120 is a 1,512 SF +/- medical/professional office suite is available for lease. The property was previously a 2nd generation dental office, but can be easily converted to any medical or professional office user. Suite 120 can accommodate 5 exam rooms or private offices, 2 bathrooms, break room, check-in/check-out, reception, storage, nurses station, and lab.

Windtree Professional Center is located right off HWY 50 (55,500 Annual Average Daily Traffic) in Winter Garden with easy access all over Central Florida. The property is surrounded by medical and professional office users. This is a great opportunity for any satellite office user or a small practice looking to grow in the Winter Garden market.

PROPERTY HIGHLIGHTS

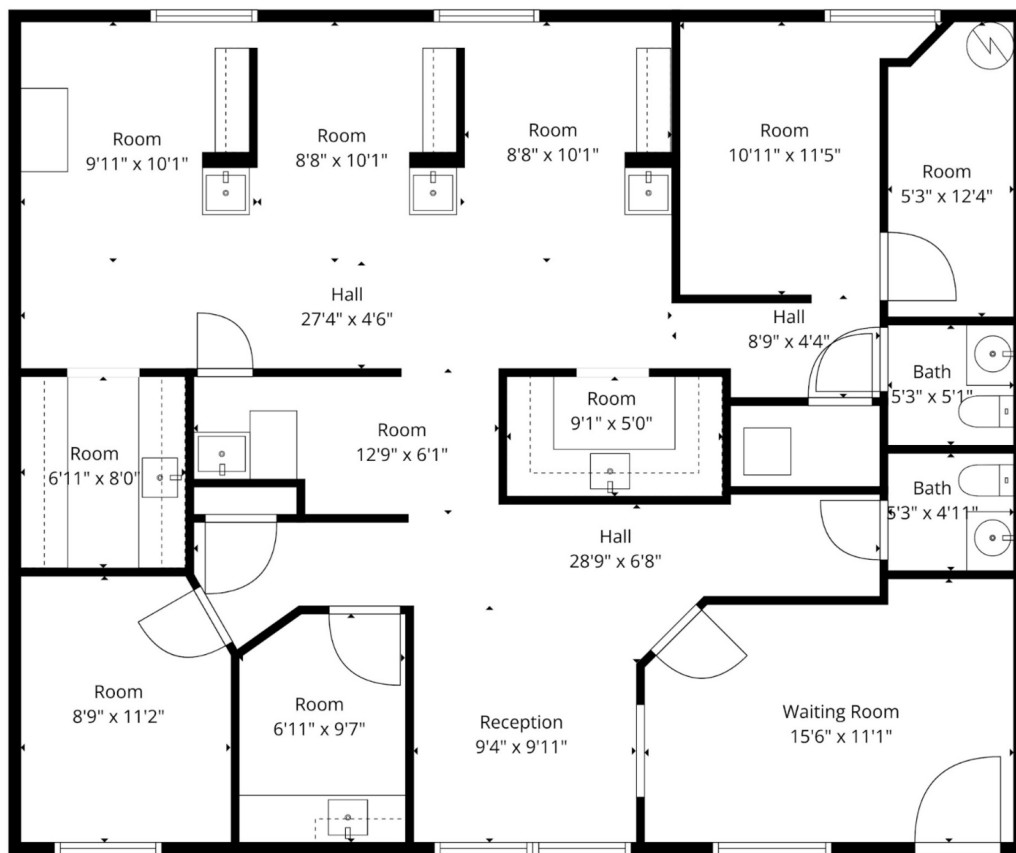
- Move In Ready Medical/Professional Office For Lease
- Can Include 5 Offices/Exam Rooms, Break room, Lab, Reception, and 2 Bathrooms
- Located Right Off HWY 50 (50,500 AADT) in Winter Garden
- Tenant Improvement Allowance Available!
- Perfect for a Satellite Office/Small Practice

OFFERING SUMMARY

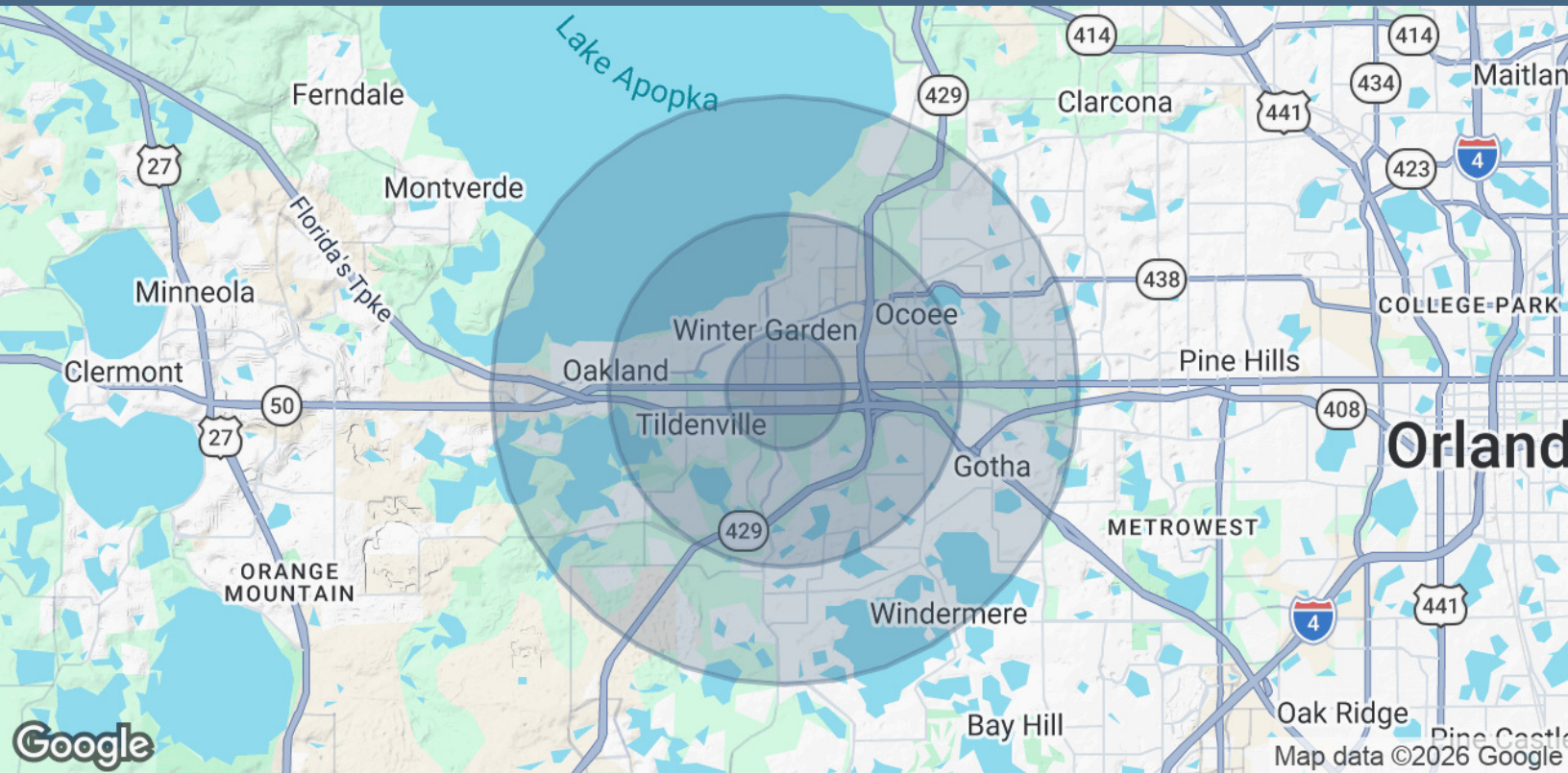
Lease Rate:	Negotiable
Number of Units:	15
Available SF:	1,512 +/- SF
Lot Size:	65,966 +/- SF
Building Size:	1,512 +/- SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,954	18,381	39,344
Total Population	9,471	55,317	122,521
Average HH Income	\$93,178	\$123,615	\$135,648









POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,471	55,317	122,521
Average Age	38.6	39.6	38.6
Average Age (Male)	38.6	38.3	37.9
Average Age (Female)	40.3	40.8	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,954	18,381	39,344
# of Persons per HH	3.2	3.0	3.1
Average HH Income	\$93,178	\$123,615	\$135,648
Average House Value	\$264,699	\$454,576	\$480,771

2023 American Community Survey (ACS)