

# Free Standing Medical Office

2010 NIGHTINGALE LN, TAVARES, FL 32778



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# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$2,500,000
Building Size:	10,697 SF
Lot Size:	1.48 Acres
Number of Units:	2
Price / SF:	\$233.71
Year Built:	2003
Renovated:	2022
Zoning:	C-1
Market:	Tavares
Traffic Count:	48,500

## PROPERTY HIGHLIGHTS

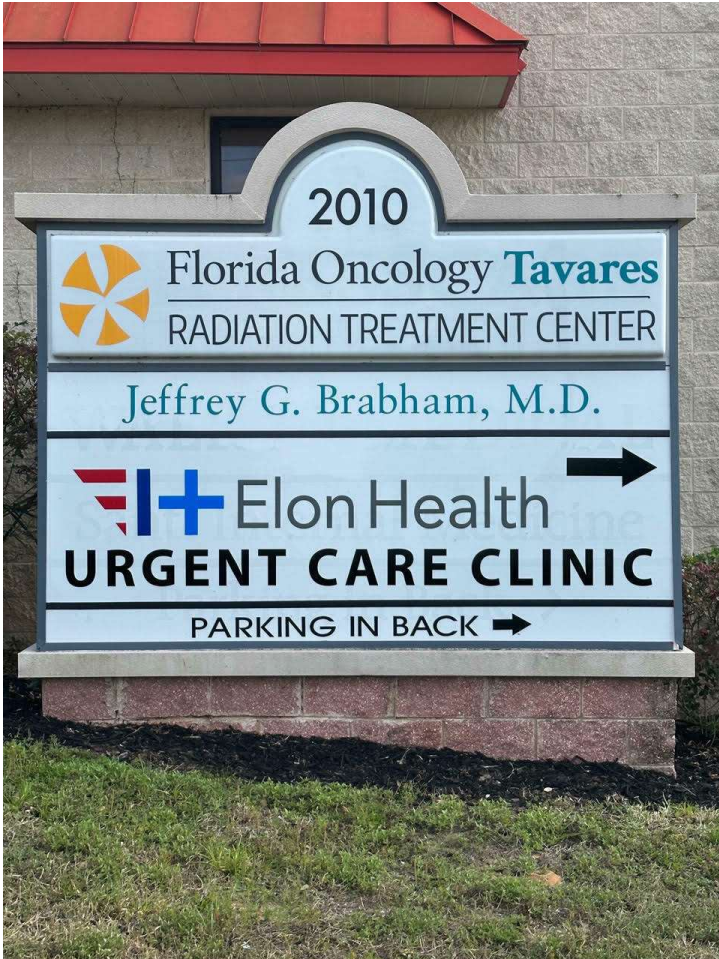
- Located directly across from AdventHealth Hospital at Waterman
- Sees 56,500 vehicles per day
- Surrounded by national and regional medical providers
- Minutes from national and local restaurants and retail establishments
- Tavares' population has grown by 5.31% since 2020
- Lake County's population has grown by 3.1% since 2020





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# Property Description



## PROPERTY DESCRIPTION

This multi-tenant medical office property offers an excellent owner-user opportunity in the heart of Lake County, directly across from Waterman Hospital. Florida Oncology, a long-standing oncology center, currently occupies just over half the building, providing a stable rental income. The remaining space is available and is ideal for an owner looking to capitalize on all that Tavares has to offer!

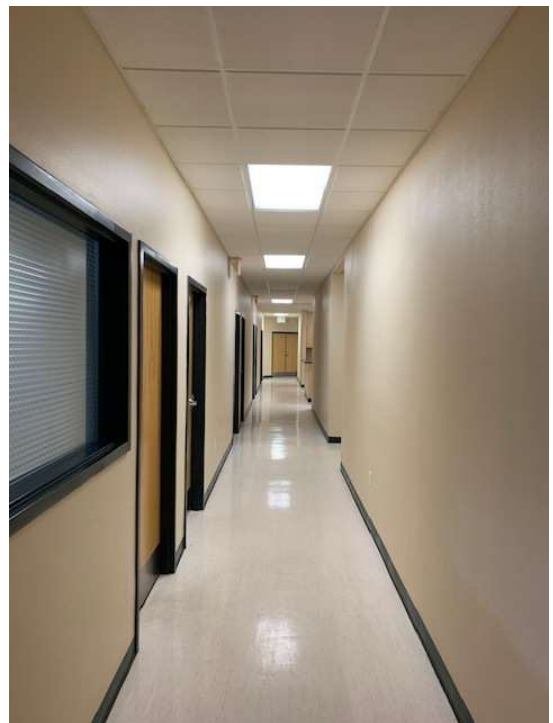
## LOCATION DESCRIPTION

This free standing Medical Office Building has frontage and access from Highway 441, the main road traveling east-west through the city and Lake County. Easily accessible to clients and employees, the property has ample parking, is across the street from Advent Health's Waterman hospital and minutes away from major medical referral sources.



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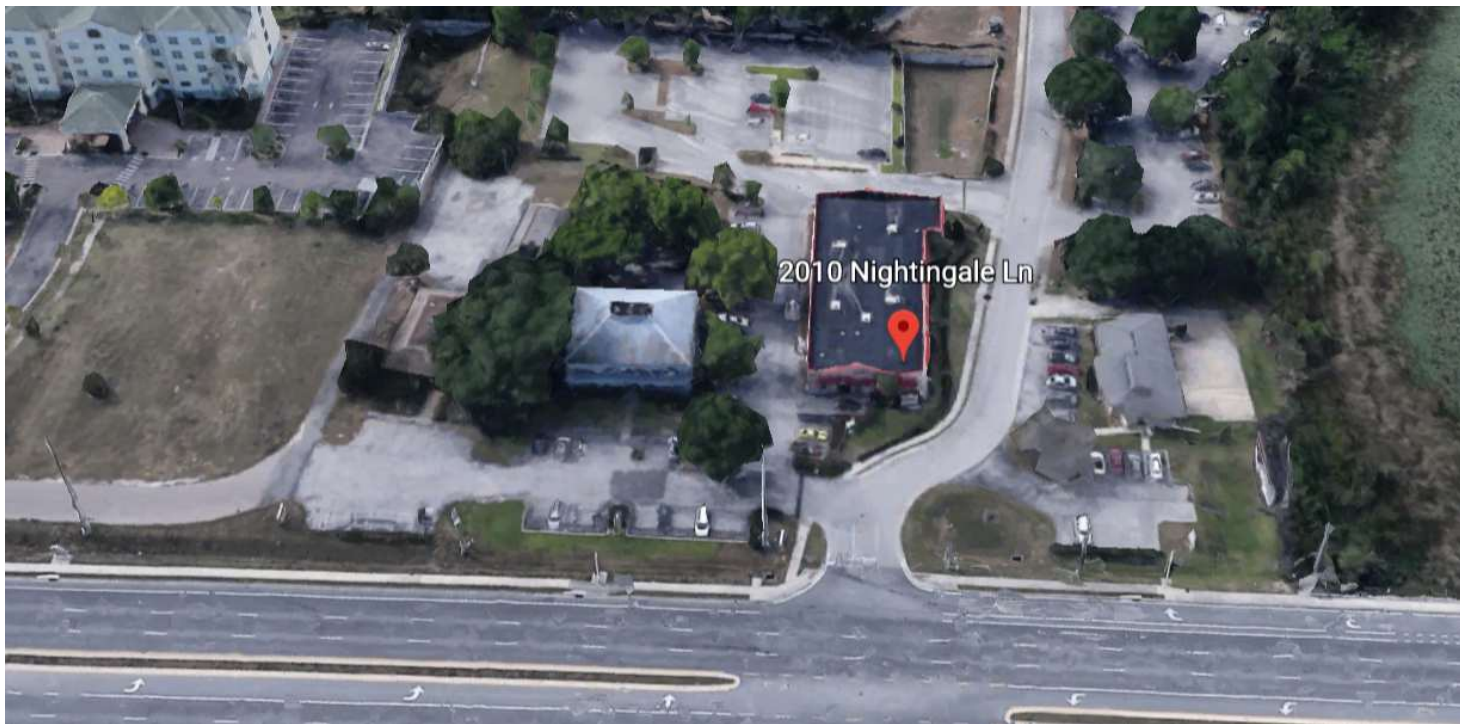
# Additional Photos





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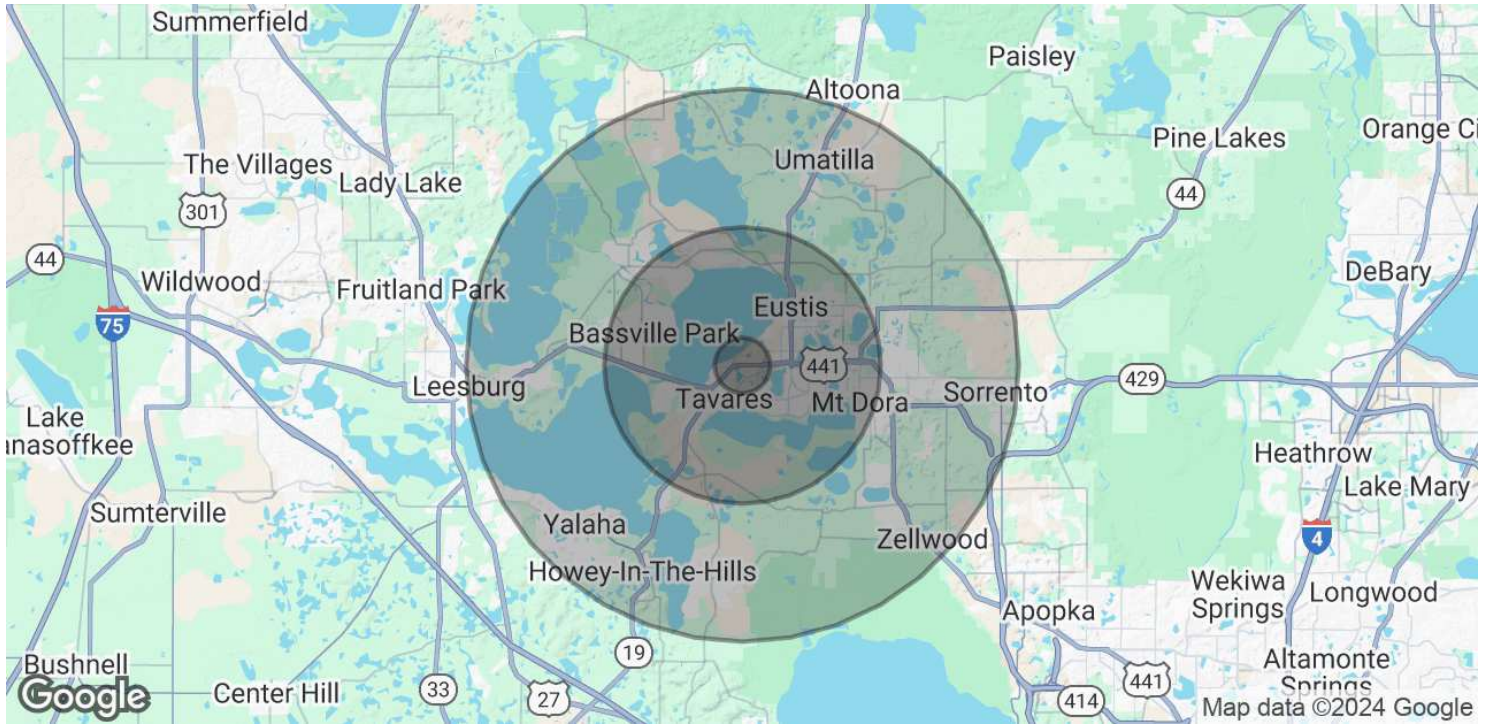
# Regional Map





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# Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	2,769	56,598	115,767
Average Age	49.7	47.4	48.6
Average Age (Male)	46.5	46.1	47.5
Average Age (Female)	52.2	49.1	50.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	1,241	24,357	49,279
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$45,429	\$55,446	\$60,431
Average House Value	\$203,247	\$164,165	\$199,052

\* Demographic data derived from 2020 ACS - US Census

