

FOR LEASE

**3027 ALOMA AVE
WINTER PARK FL 32792**



EXCLUSIVELY LISTED BY:

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**THE REAL ESTATE
COLLECTION™**



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THE OFFERING

PROPERTY ADDRESS

3027 Aloma Ave
Winter Park, FL 32792

TOTAL BUILDING SIZE
Heated SF

4,250 SF Approx.

AVAILABLE FOR LEASE

1,300-4,250 SF Approx.

LOT SIZE

.33 ACRES

ZONING

Medical / Office

LEASE TERM

2-5 Years*

PARKING SPACES

17+

BUILDING TYPE

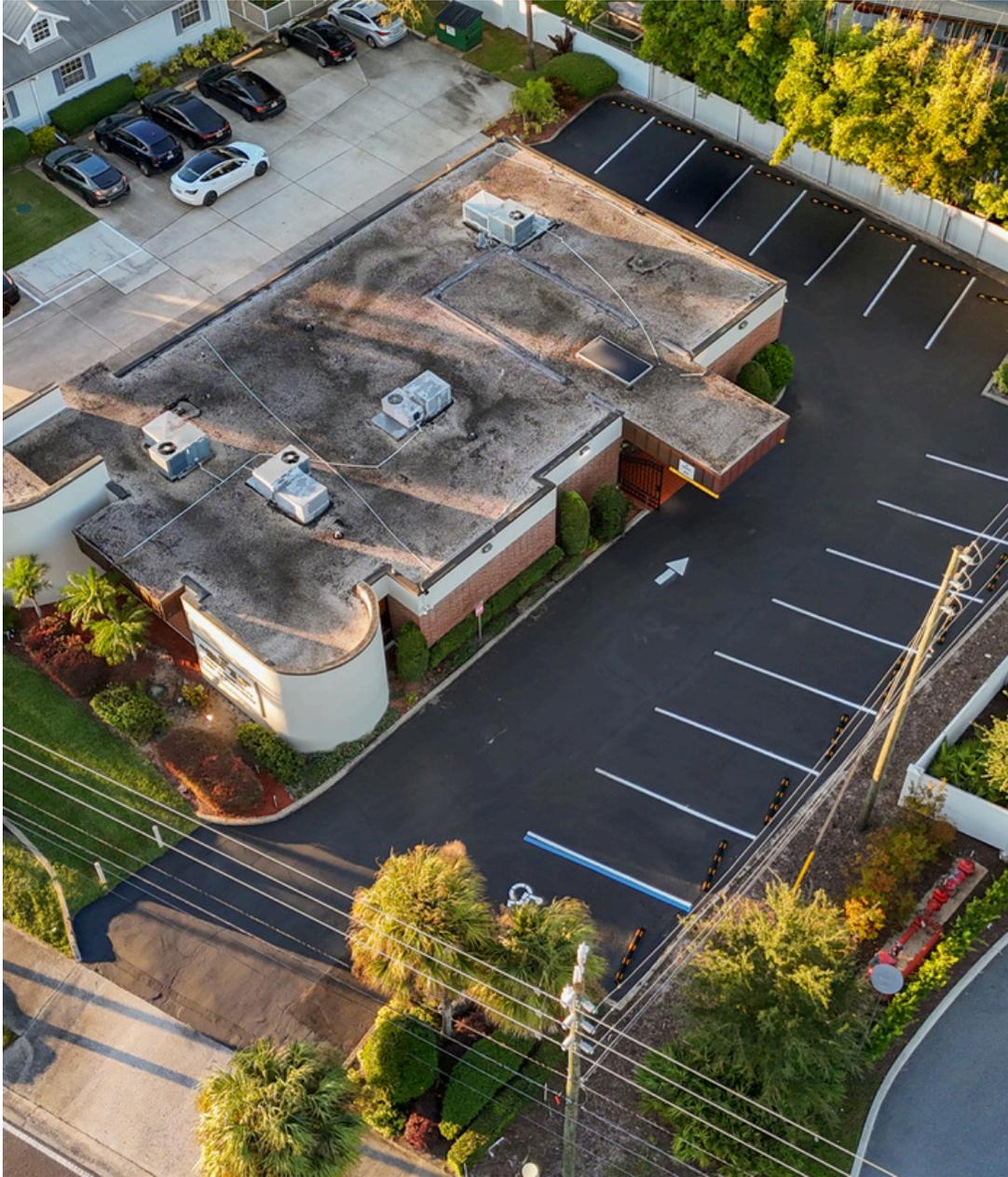
MEDICAL

YEAR BUILT

1973

Exam Rooms Repainted &
New Flooring

January 2026



PROPERTY SUMMARY



Turnkey Medical Building / Professional Building for Lease in Prime Winter Park Location

This turnkey space is ideal for medical, dental, wellness, or office professionals seeking a functional and professional setting. Parking lot was just repaved in 2025, New Paint & Flooring in ALL Exam Rooms in January 2026.

Modified Gross Lease with several leasing options available. 1,300-4,250 approx. available

Leasing Option #1: 4,250sf approx. Entire Building

- Includes Property Taxes, Property Insurance, Lawn Care, Water,
- 2 patient waiting areas
- Reception Area
- Private Kitchen or space can be used as an additional reception area
- 9 exam rooms each with sinks and cabinetry
- 4 restrooms
- 2 offices
- Access to shared lounge
- Plenty of storage
- Laboratory/Nurse Station
- Ample shared parking for staff and patients
- Newly paved parking lot (November 2025)
- New flooring and paint in all exam rooms (January 2026)

PROPERTY SUMMARY



Leasing Option #2: 2,950sf approx.

Floor Plan Option #2 to see floor plan layout.

Leasing Option #3: 1,300sf approx.

- Includes Property Taxes, Property Insurance, & Water
- Private patient waiting area with restroom
- Private Kitchen or Space can be used for Reception Area
- Three exam rooms each with sinks and cabinetry
- Additional private restroom
- Access to shared lounge
- Ample shared parking for staff and patients
- New flooring and pain in all exam rooms (January 2026)

Contact list agent for further details and exact pictures of which rooms and floor plans would apply, pricing, and additional terms

***The Premises shall consist of the white areas shown on the floor plan attached. The Premises are leased without reliance on any representation as to exact square footage.**

PROPERTY HIGHLIGHTS:

- Professional medical setting with shared amenities
- Convenient Winter Park location with strong demographics and accessibility.





DEMOGRAPHICS

POPULATION

2024 ESTIMATES	2 Mile	5 Mile	10 Mile
Total Population	55,798	265,934	974,196
Average HH Income	\$88,958	\$94,294	\$87,165
Median Age	37.3	38.7	37.9

POPULATION & GROWTH

2029 PROJECTIONS	2 Mile	5 Mile	10 Mile
Total Population	57,685	275,105	1,006,520
Growth 2024-2029	.7%	.7%	.7%
Growth 2020-2024	.1%	.1%	.1%

TRAFFIC

Collection Street	Cross Street	Traffic Volume
Aloma Ave S	Semoran Blvd	66,510
Aloma Ave	Heritage Blvd E	66,908
Aloma Ave	Semoran Blvd E	46,964

AERIAL

AERIAL



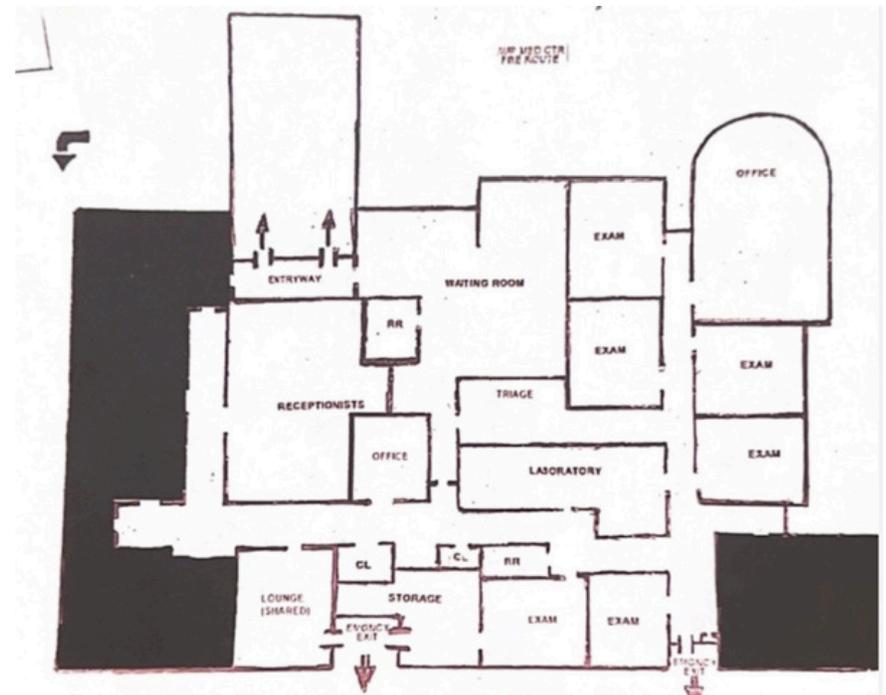
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LEASING OPTIONS BY FLOOR PLAN:

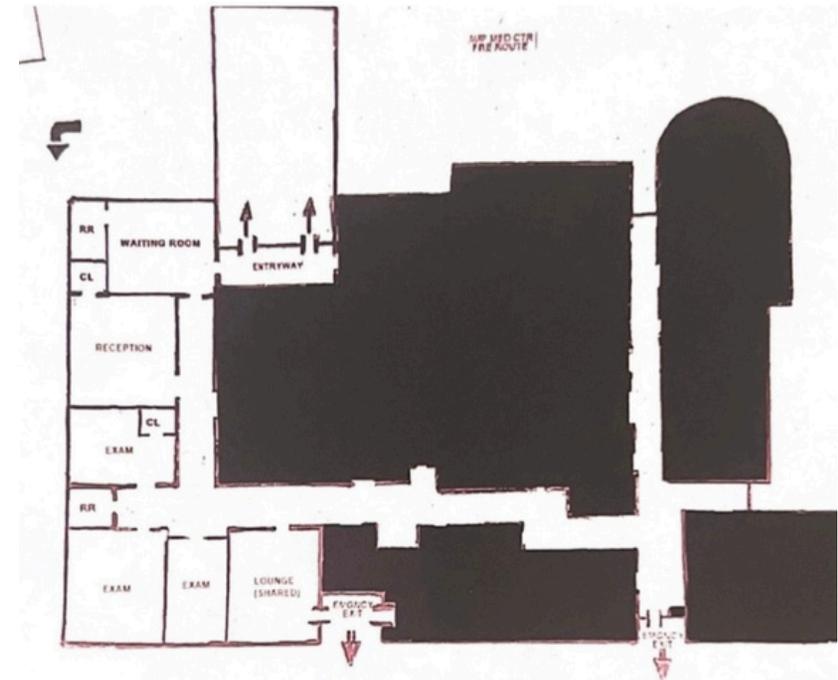


LEASING OPTION #1: ENTIRE BUILDING - 4,250 SF APPROX.

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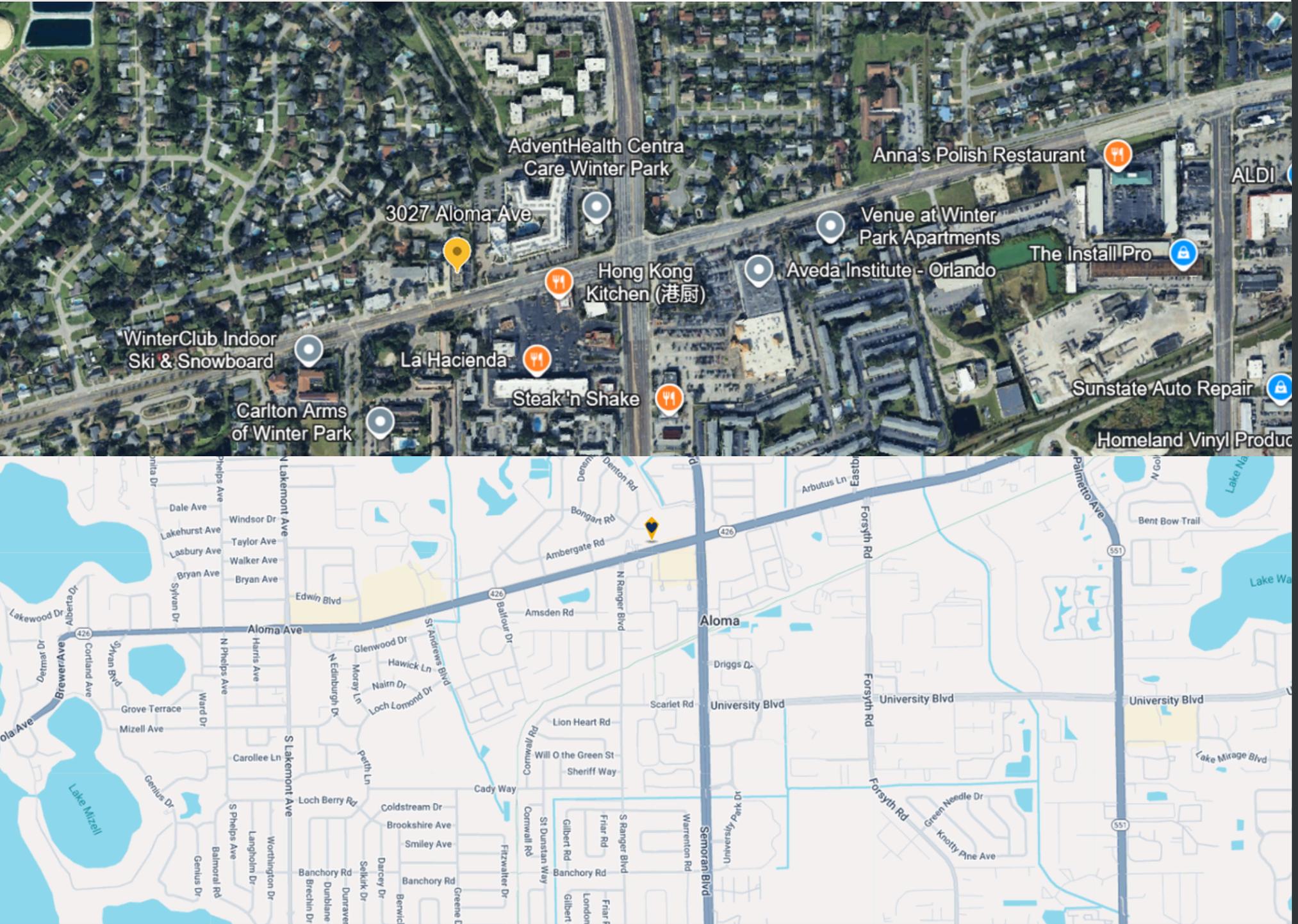


LEASING OPTION # 2: 2,950 SF APPROX.



LEASING OPTION #3: 1,300 SF APPROX.

MAP





CONTACT FOR MORE INFO:

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