

130 RIDGE CENTER DR, DAVENPORT, FL 33837

Turnkey Medical Offices For Lease



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	27,000 SF
Available SF:	1,200 - 2,690 SF
Lot Size:	13,316 SF
Year Built:	2019

PROPERTY OVERVIEW

FULLY BUILT OUT/turnkey medical offices suites in Davenport! Move in ready by September 2024. Brand new build out in 2024. Join co-tenants Central Florida Healthcare, and the Cataract and Laser Institute. Located right off Hwy 27 and quick access to I-4!

PROPERTY HIGHLIGHTS

- Suite 102 - 2,690 SF: 14 exam rooms with plumbing, dr's office, breakroom, Patient restroom and separate staff restroom.
- Suite 201 - 1,300 SF: 4-6 exam rooms with plumbing plus procedure room, check in check out, 2 restrooms and dr's office.
- Suite 202 - 2,400 SF: 4-5 exam rooms with plumbing for each 1200 sf suite. Can be combined for a contiguous 2400 sf space.

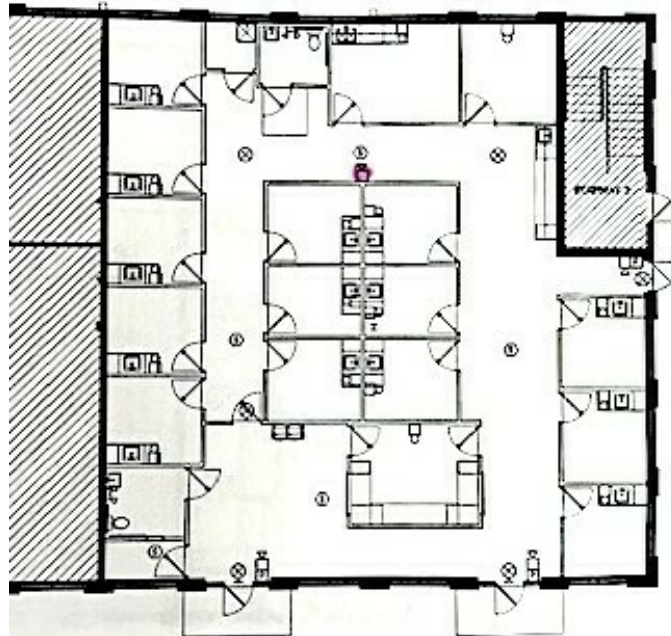
PRESENTED BY
ASHLEY WALKER
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OFFICE BUILDING
For Lease

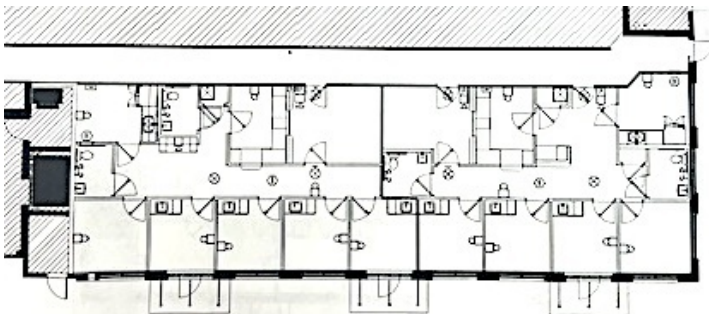
FLOOR PLANS

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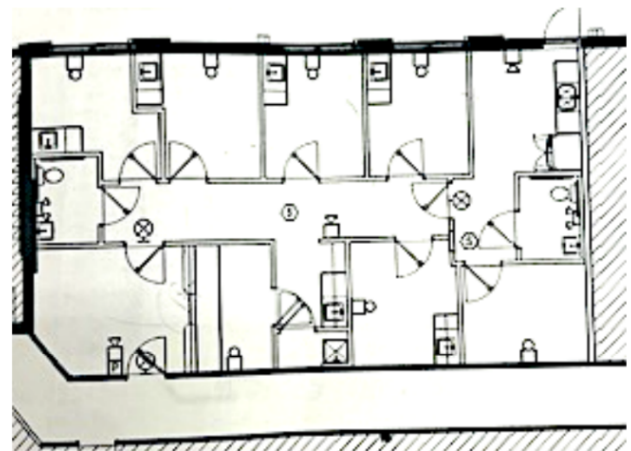
Ridge Center Drive



Suite 102: 2,690 SF



upstairs 2400 sq ft total, divided into two suites, may be combined



1300 sq ft Second Floor

Suite 202: 2,400 SF

Suite 201: 1,300 SF

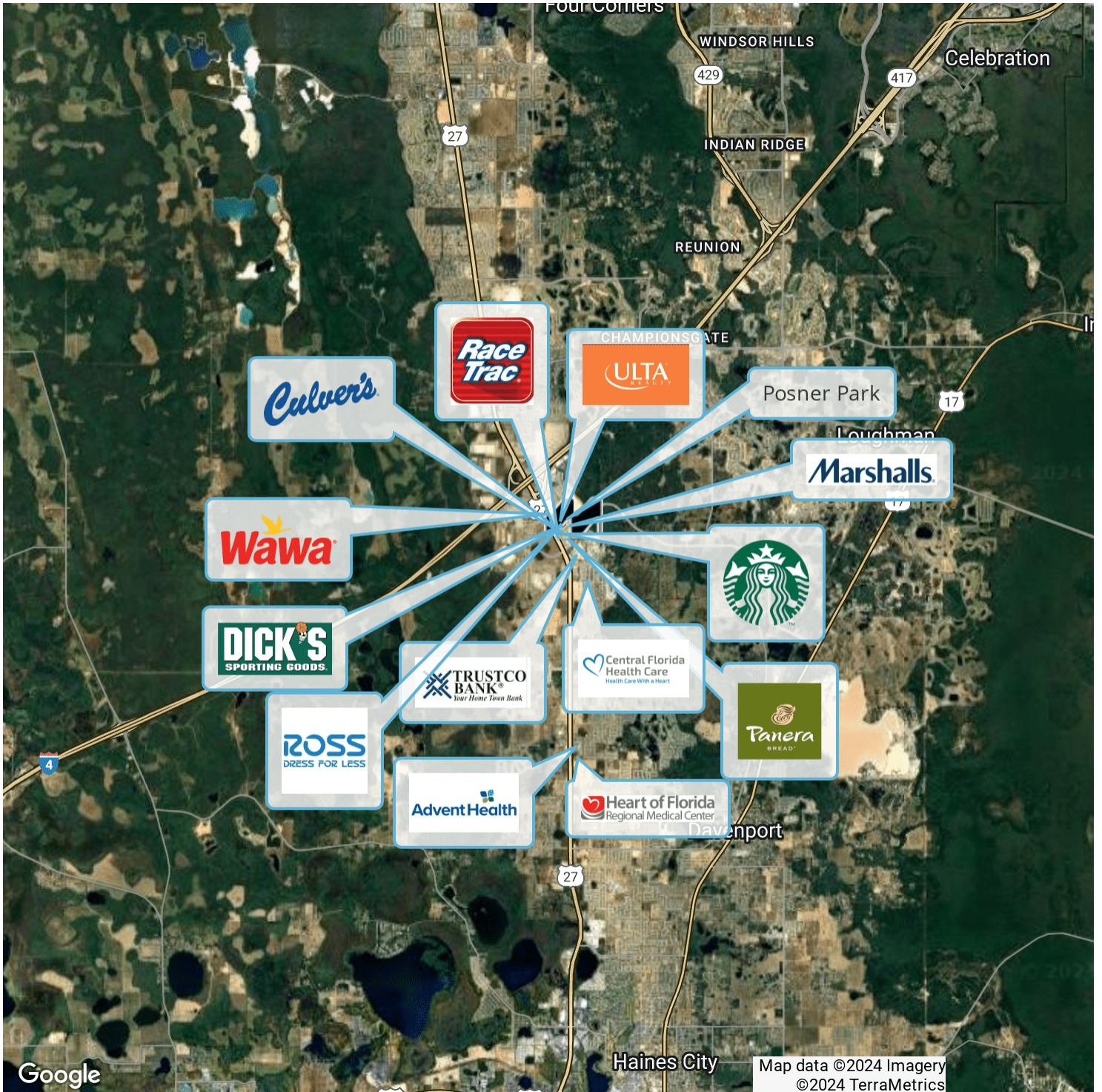
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LOCATION MAP

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Ridge Center Drive



Google

Map data ©2024 Imagery
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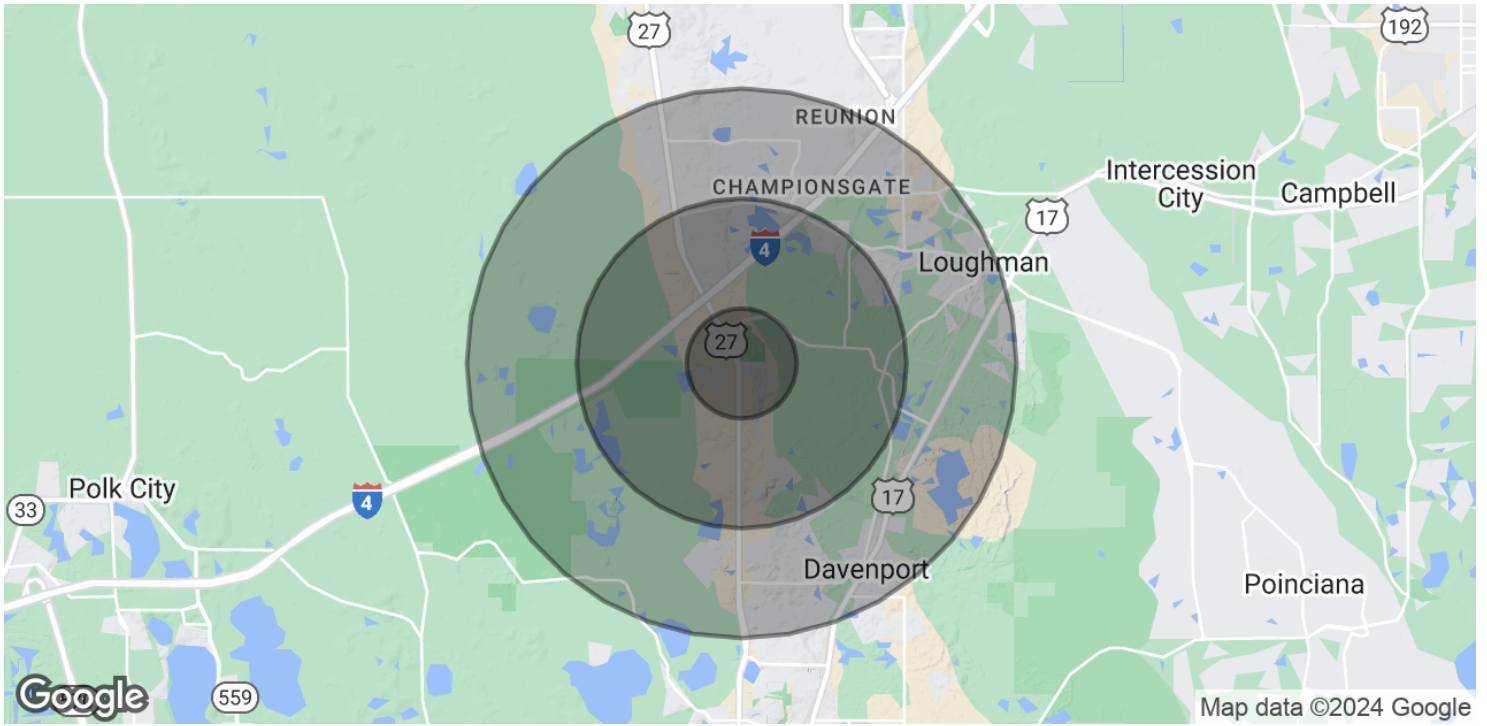
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DEMOGRAPHICS MAP & REPORT

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Ridge Center Drive



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,403	21,748	62,017
Average Age	45	42	41
Average Age (Male)	44	41	40
Average Age (Female)	46	43	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,443	8,081	22,834
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$79,222	\$89,635	\$91,235
Average House Value	\$260,598	\$321,800	\$347,685

Demographics data derived from AlphaMap

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