

FOR LEASE

NWC OF ALOMA AVENUE & N LAKEMONT AVENUE

WINTER PARK, FL 32789



**CLASS "A" MEDICAL/RETAIL SPACE AVAILABLE
SIGNALIZED HARD CORNER LOCATION
FROM 2,809 - 16,899 SF AVAILABLE**

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- From 2,809 - 16,899 ± SF Available
- Adjacent to the 422-bed AdventHealth Winter Park Hospital ER
- Trade area serves surrounding affluent Winter Park neighborhoods
- Direct frontage on Aloma Avenue and Lakemont Avenue with excellent visibility
- 84 Parking Spaces (5.00/1,000 SF)
- Building Facade & Master Pylon Signage Available



42,371
AADT ON ALOMA AVENUE

21,339
AADT ON N. LAKEMONT AVENUE



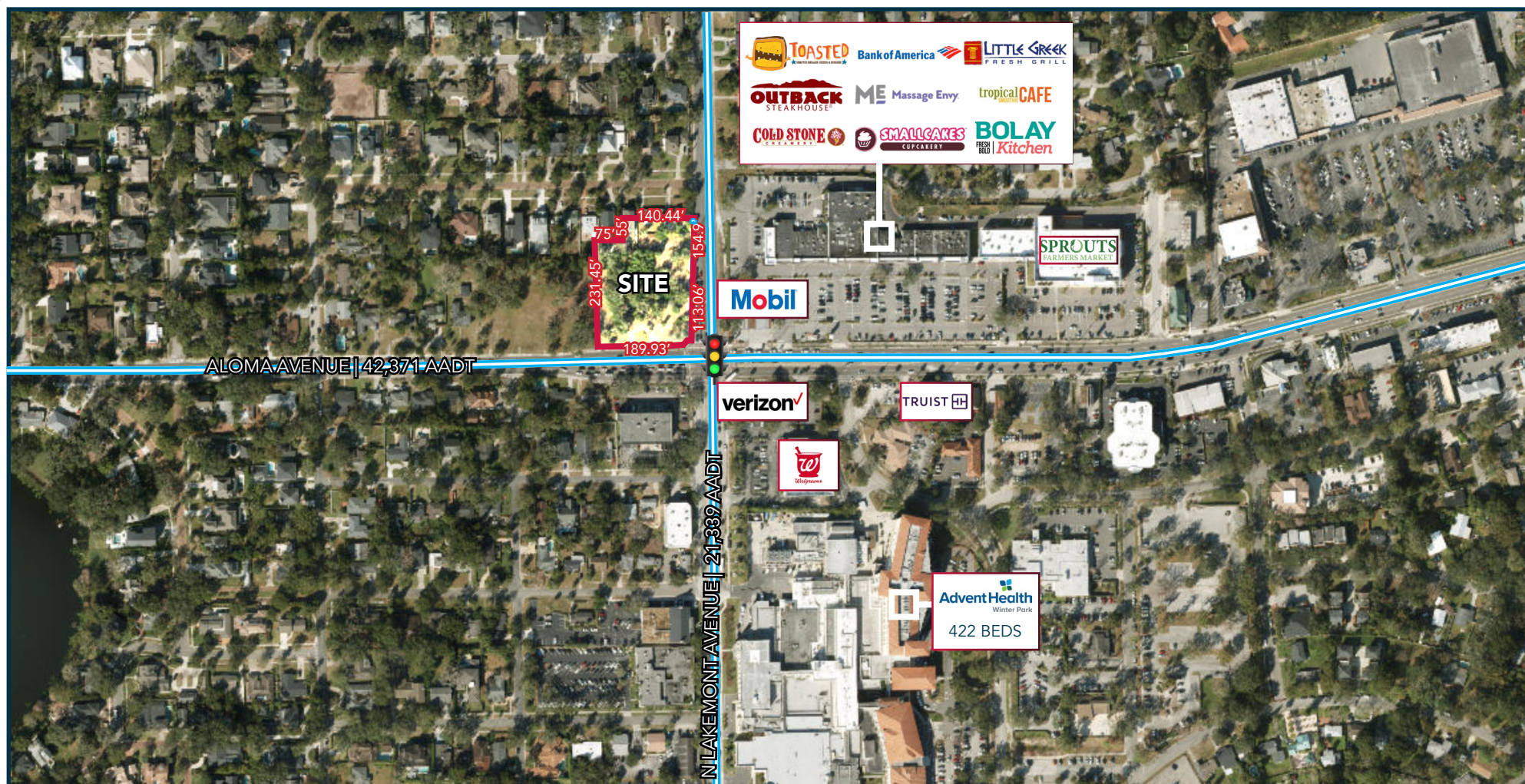
\$120,668
AVERAGE HOUSEHOLD INCOME
3 MILE RADIUS



145,802
DAYTIME POPULATION
3 MILE RADIUS



38.6
MEDIAN AGE
3 MILE RADIUS



1 MILE RADIUS

Population	9,438
Median Age	47.7
Daytime Population	10,803
Average Household Income	\$170,174

3 MILE RADIUS

Population	109,911
Median Age	38.6
Daytime Population	145,802
Average Household Income	\$120,668

5 MILE RADIUS

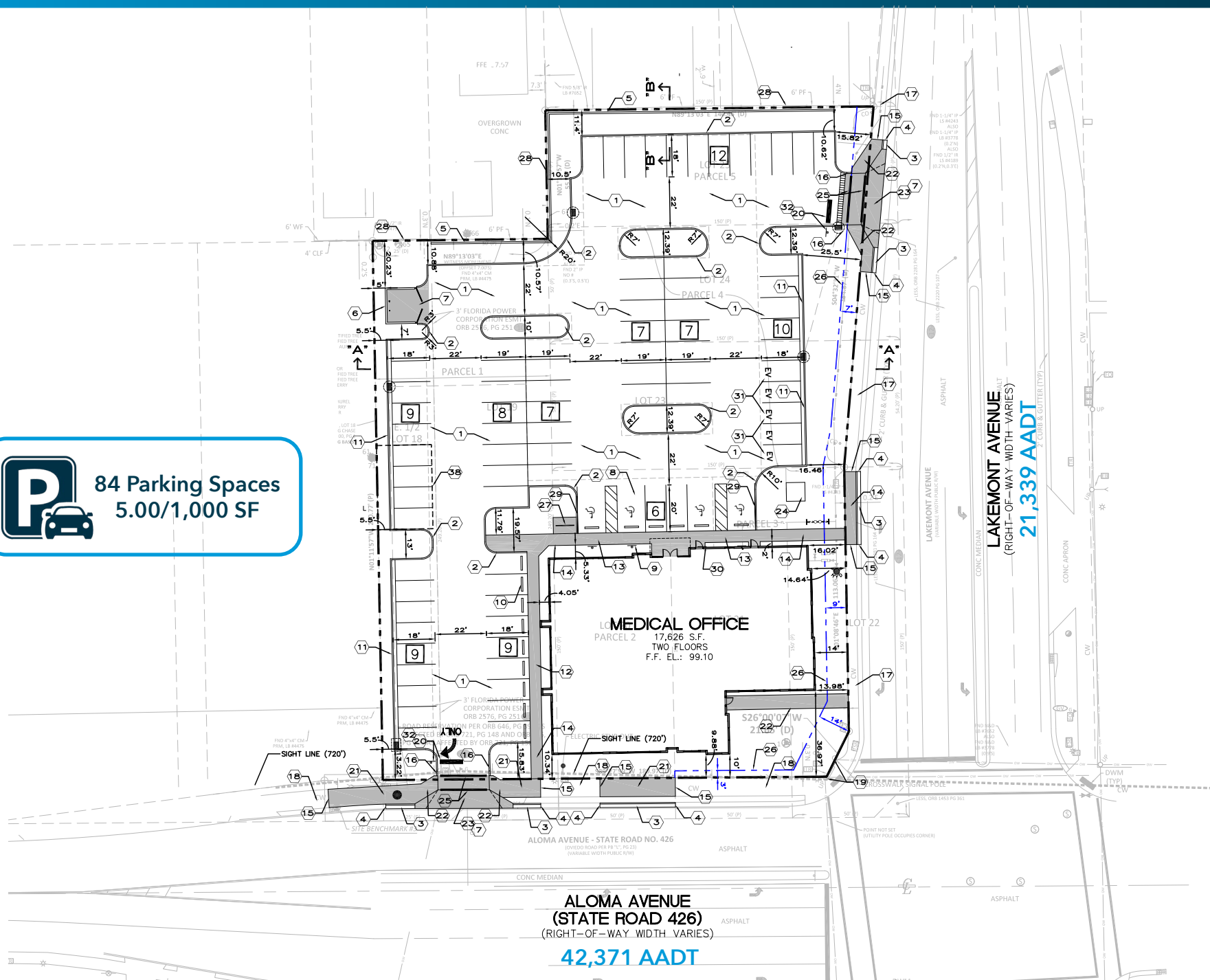
Population	285,472
Median Age	38.6
Daytime Population	353,242
Average Household Income	\$106,925

7 MILE RADIUS

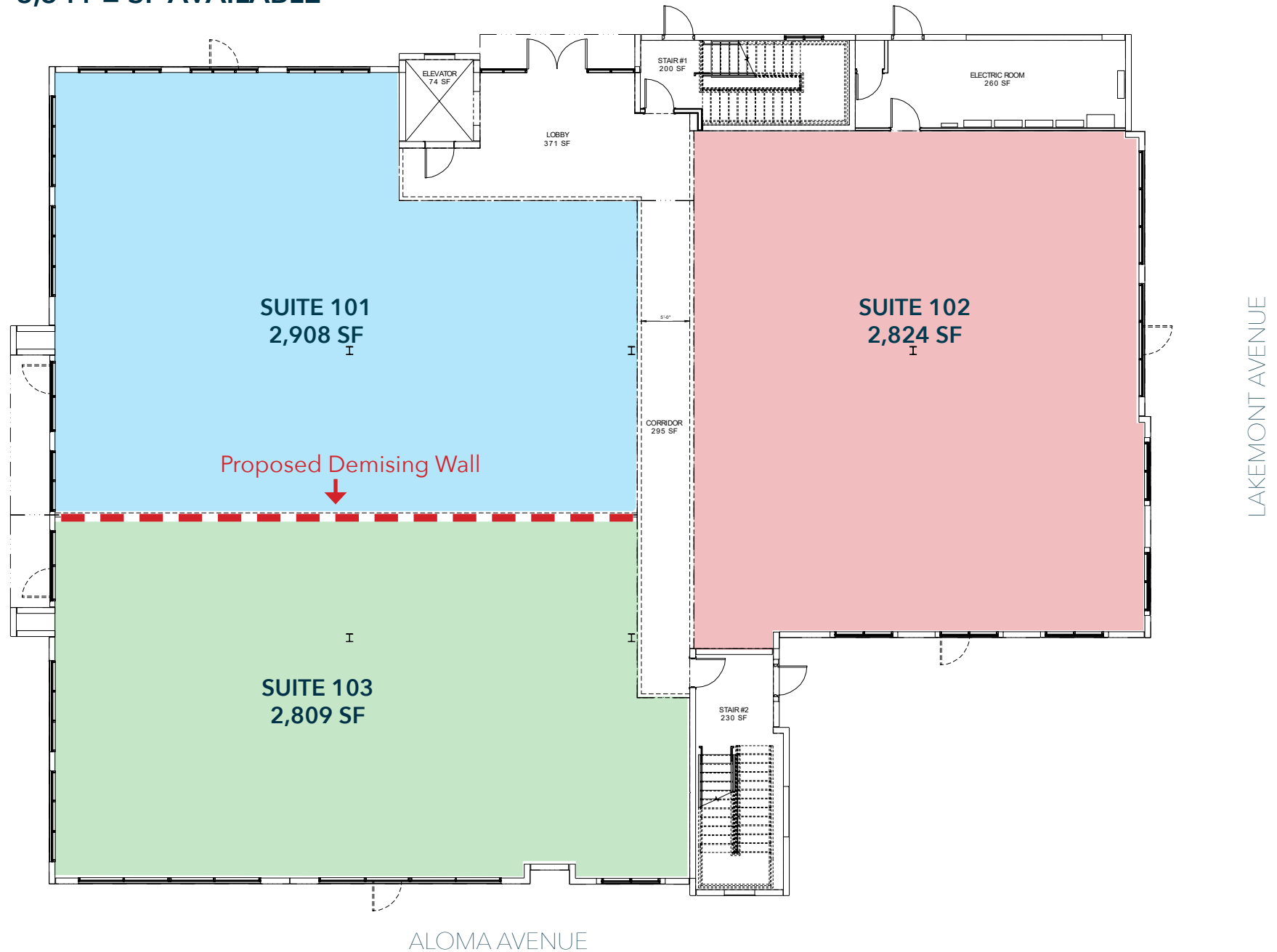
Population	547,560
Median Age	38.3
Daytime Population	705,372
Average Household Income	\$96,611



84 Parking Spaces
5.00/1,000 SF



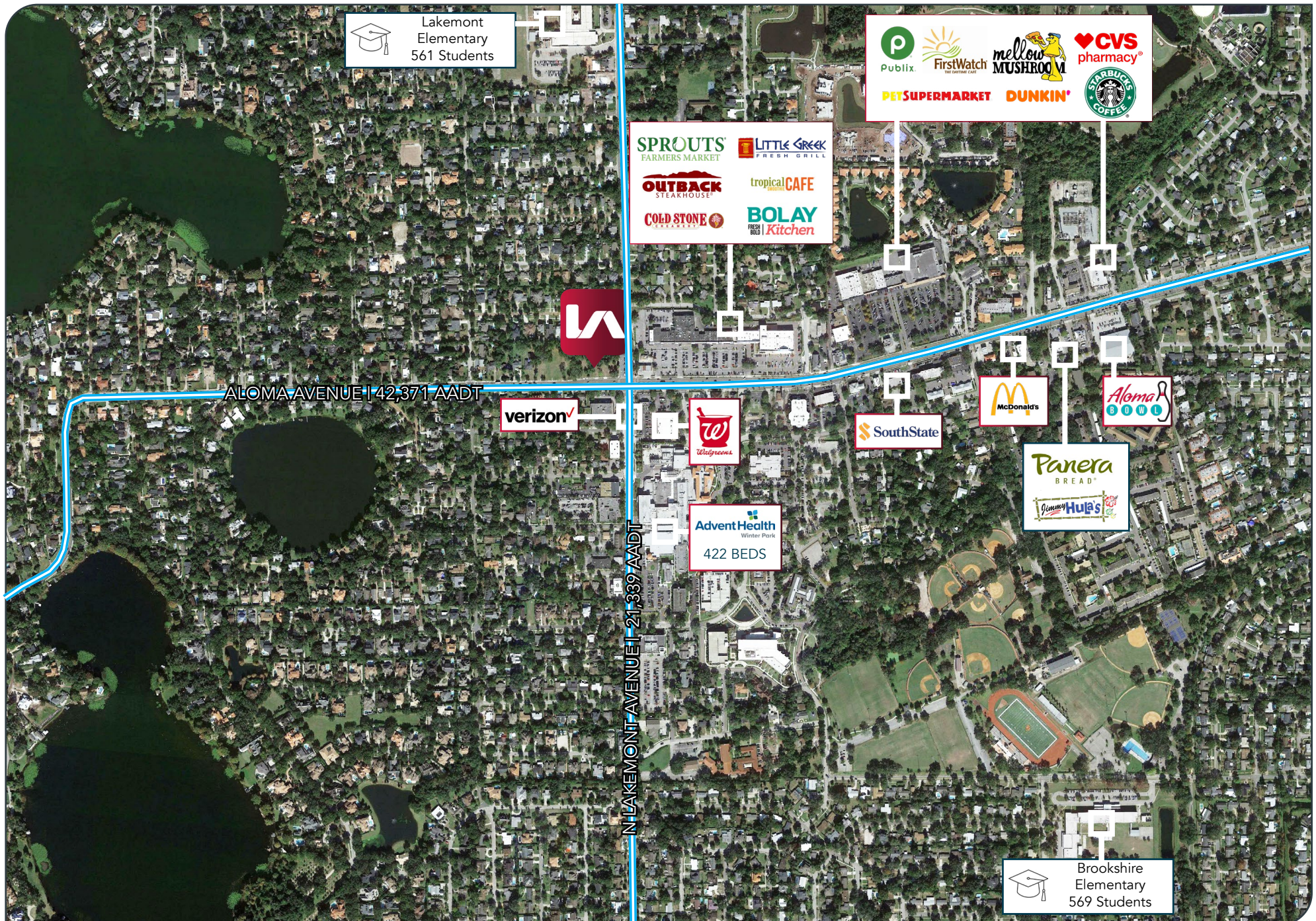
PROPOSED MULTI-TENANT PLAN
2,809 - 8,541 ± SF AVAILABLE

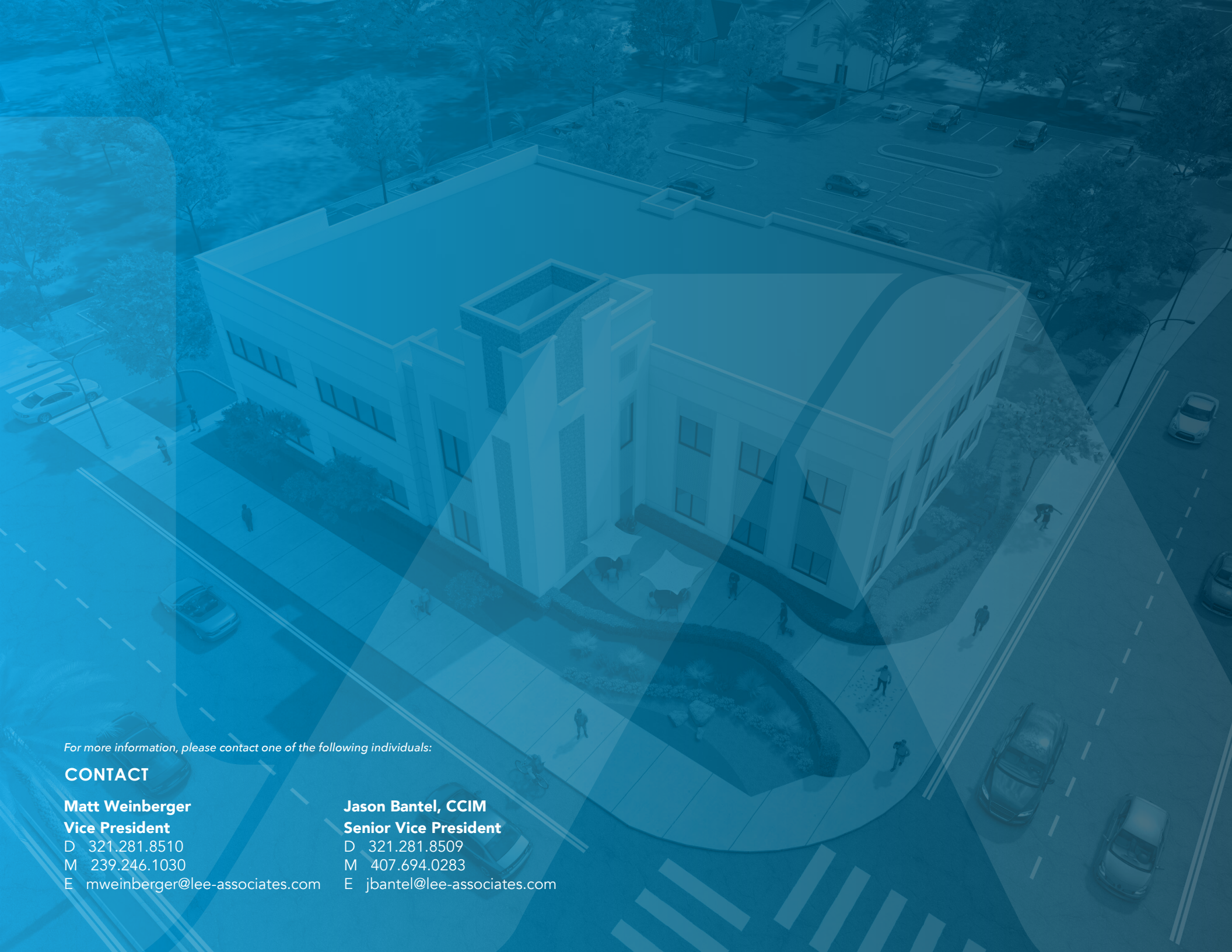


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LAKEMONT AVENUE

ALOMA AVENUE





For more information, please contact one of the following individuals:

CONTACT

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