



PROPERTY DESCRIPTION

This modern property offers 2,525 - 5,050 square feet of versatile space ideal for retail, office, or commercial services. Featuring ample parking, high visibility from Sunrise Lakes Boulevard, and easy access to major transportation routes, this location is perfect for businesses seeking to establish or expand their presence. With a well-maintained exterior and a customizable interior layout, this property presents a blank canvas for your vision. Don't miss the chance to make this highly adaptable space the home for your next venture.

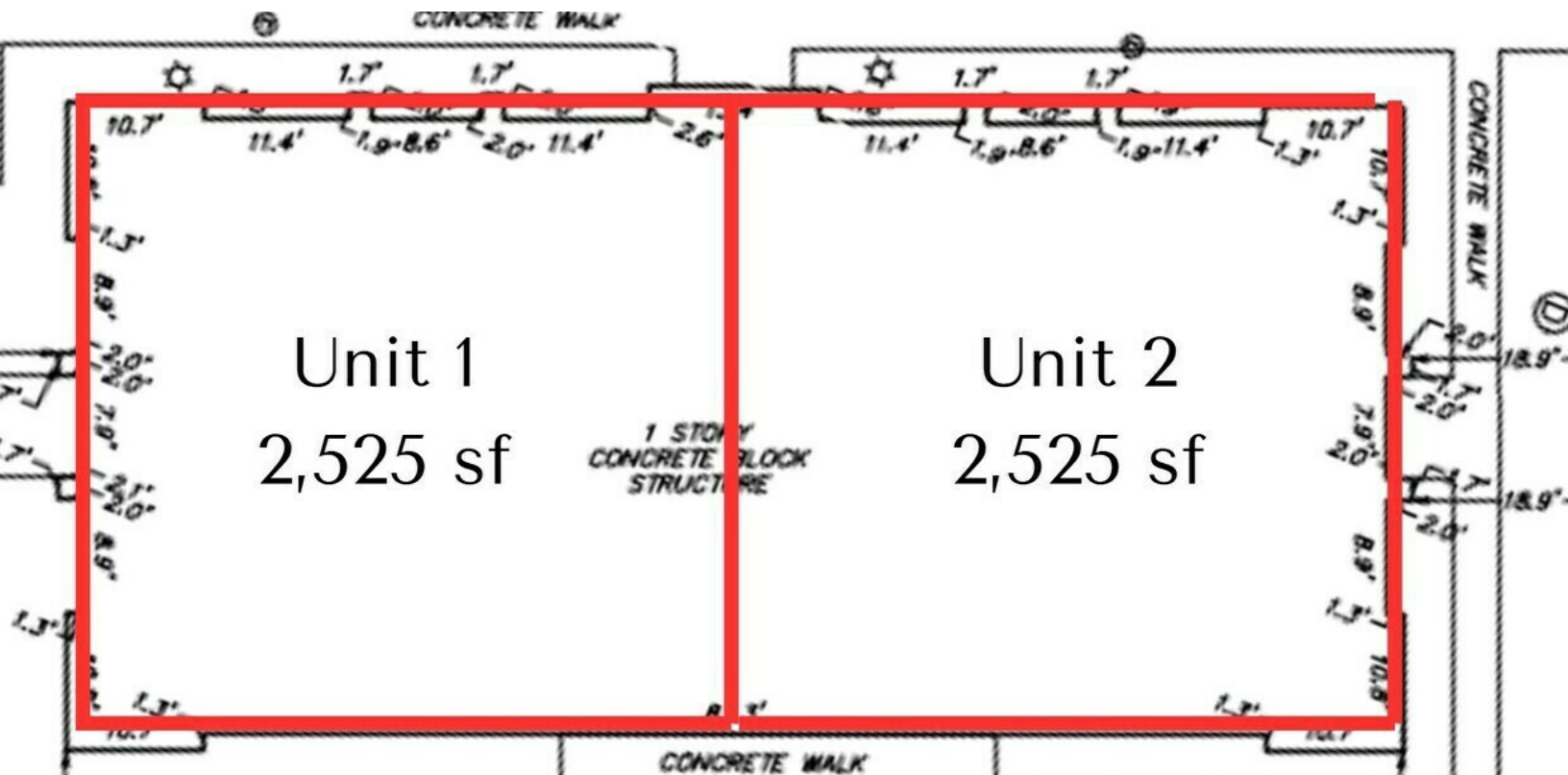
PROPERTY HIGHLIGHTS

- 1.5 miles from Orlando Health Southlake Hospital ER.
- Newly constructed medical office building completed in 2025.
- Flexible shell condition allows customized interior buildout.

OFFERING SUMMARY

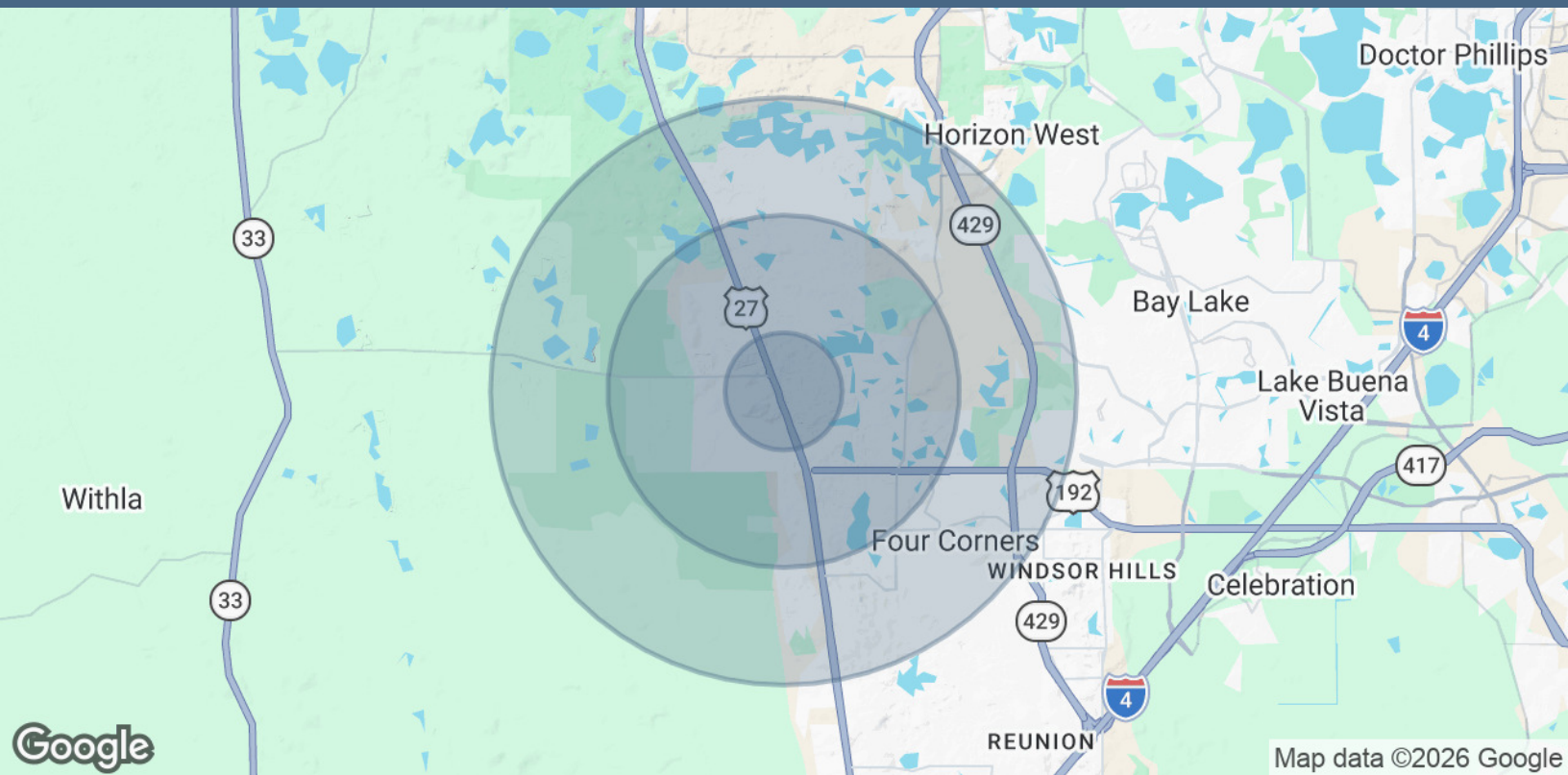
Lease Rate:	Negotiable
Available SF:	2,525 - 5,050 SF
Building Size:	5,050 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,514	9,689	18,855
Total Population	8,014	26,692	52,831
Average HH Income	\$77,795	\$89,812	\$95,548





Google



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,014	26,692	52,831
Average Age	28.7	38.0	36.7
Average Age (Male)	28.0	37.3	36.6
Average Age (Female)	29.8	39.3	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,514	9,689	18,855
# of Persons per HH	3.2	2.8	2.8
Average HH Income	\$77,795	\$89,812	\$95,548
Average House Value	\$306,413	\$294,533	\$321,923

2023 American Community Survey (ACS)