

## MEDICAL OFFICE FOR LEASE

130 RIDGE CENTER DR, DAVENPORT, FL 33837

# Turnkey Medical Office For Lease



### OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	27,000 SF
Available SF:	1,375 SF
Lot Size:	13,316 SF
Year Built:	2019

### PROPERTY OVERVIEW

FULLY BUILT OUT/turnkey medical offices suites in Davenport! 5-6 Exam rooms, break room, check-in/check-out, physician's office, lab, 2 restrooms. Join co-tenants Central Florida Healthcare, Shady Grove Fertility, Behavioral Works, and the Cataract and Laser Institute. Located right off Hwy 27 and quick access to I-4!

### PROPERTY HIGHLIGHTS

- Fully Built out Medical Office
- Close proximity to AdventHealth Heart of Florida Hospital
- 1,375 sf suite size
- Plumbing in all exam rooms
- Located in the rapidly growing healthcare community of Davenport, FL

PRESENTED BY

**ASHLEY WALKER**

407.430.3462

awalker@millenia-partners.com

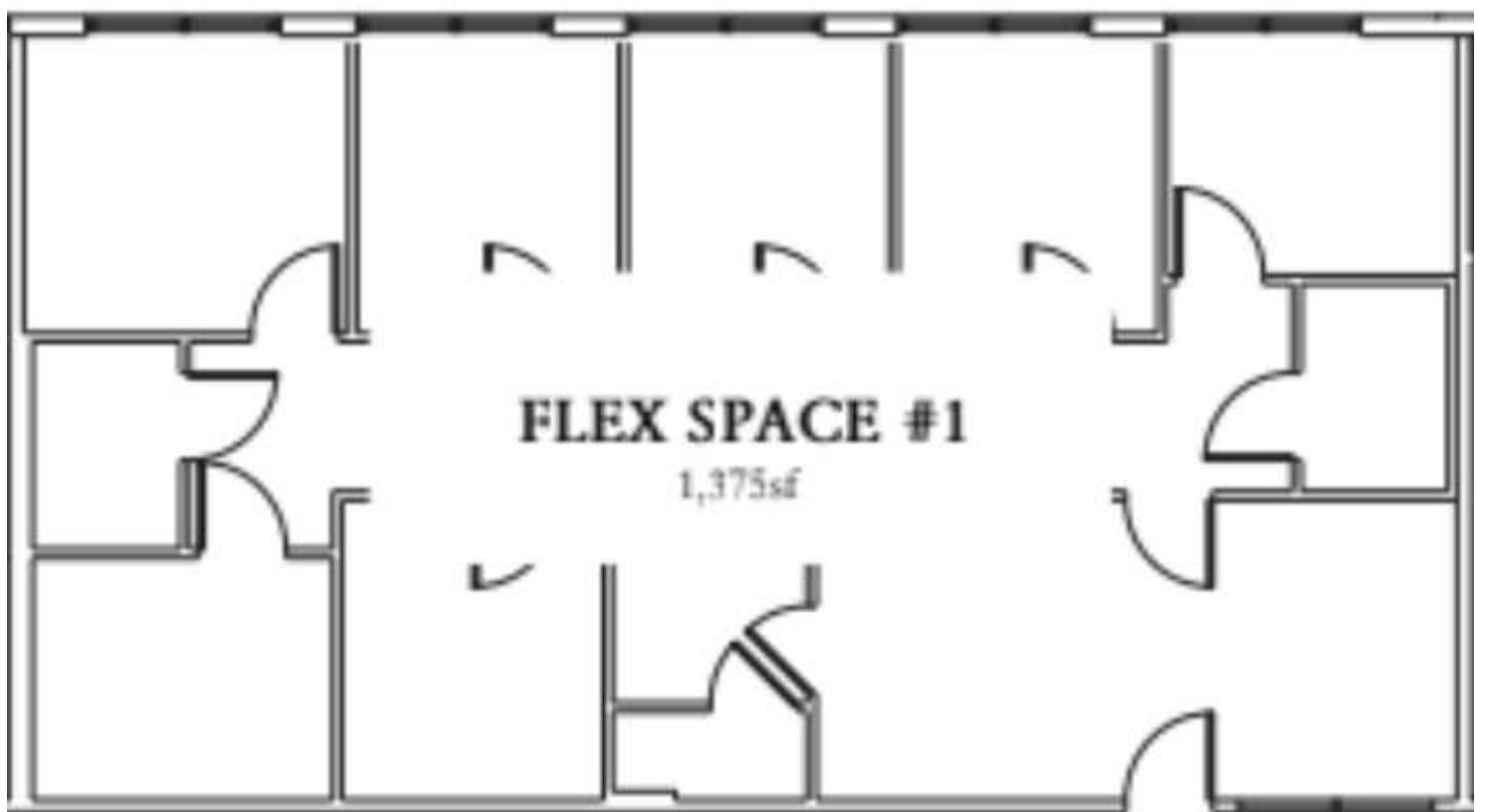
OFFICE BUILDING

For Lease

FLOOR PLANS

130 RIDGE CENTER DR, DAVENPORT, FL 33837

# Ridge Center Drive



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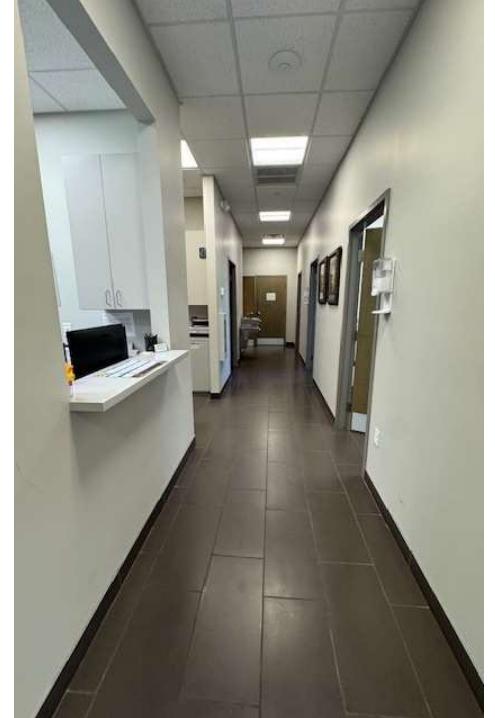
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## ADDITIONAL PHOTOS

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# Ridge Center Drive



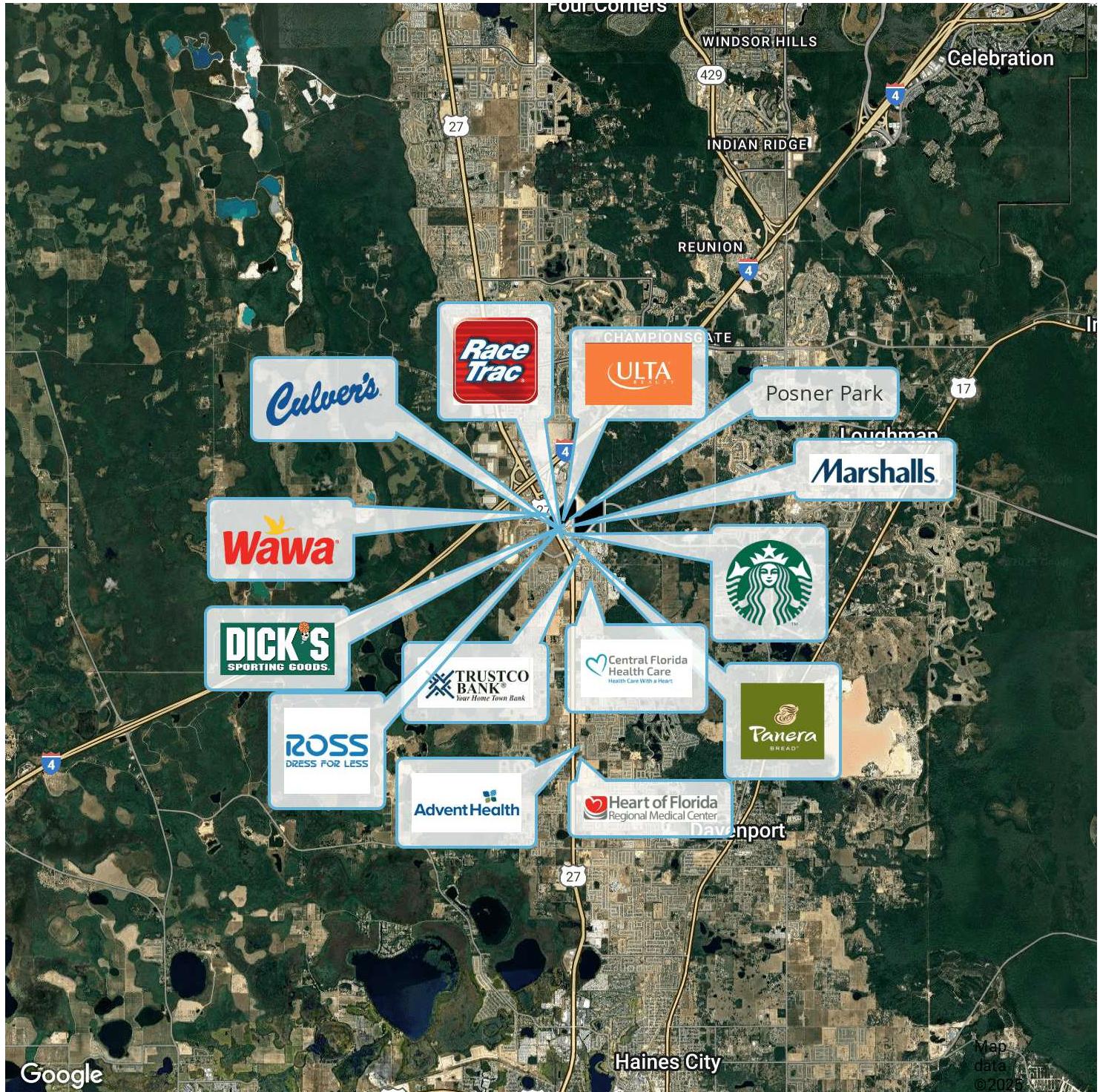
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## LOCATION MAP

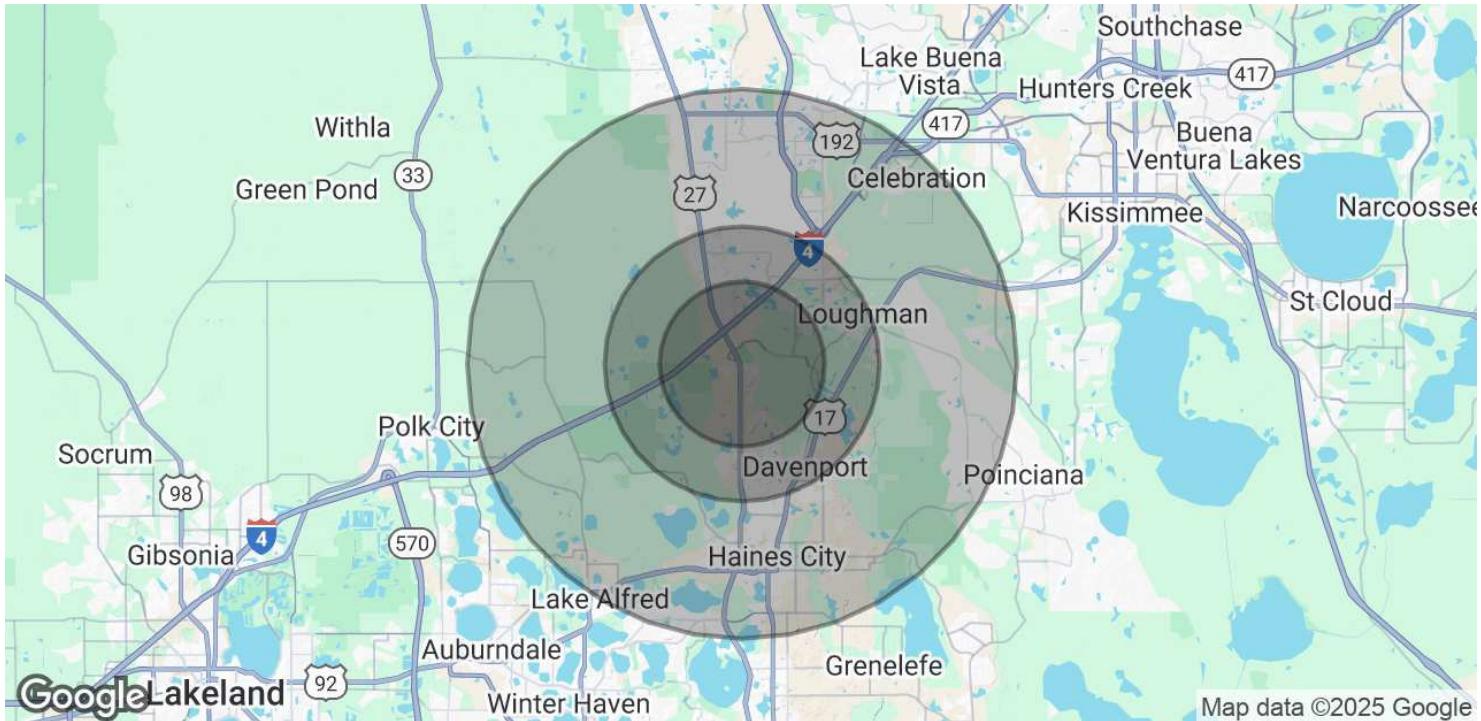
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	21,748	62,017	240,785
Average Age	42	41	41
Average Age (Male)	41	40	40
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	8,081	22,834	86,439
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$89,635	\$91,235	\$85,806
Average House Value	\$321,800	\$347,685	\$332,963

Demographics data derived from AlphaMap