



# Winter Park Medical Building

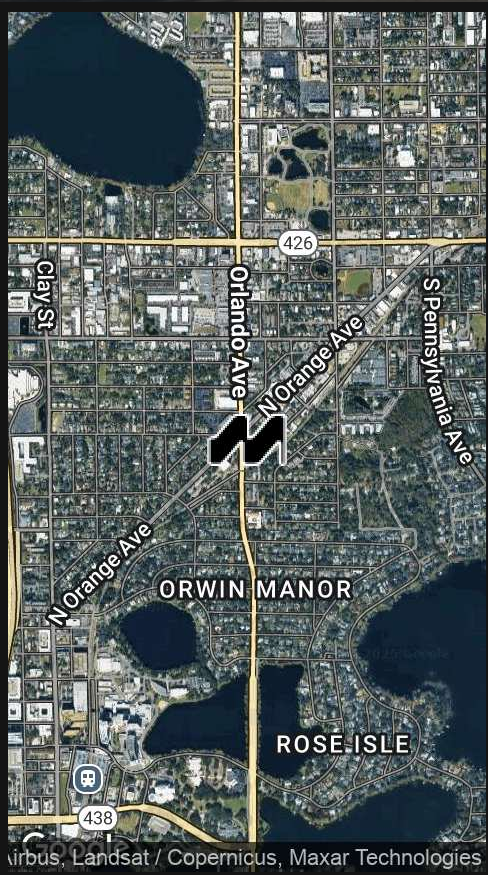
1400 S ORLANDO AVE, WINTER PARK, FL 32789

## Location Overview

The Winter Park Professional Building is close to all major highways, Downtown Orlando, and Park Avenue, and offers fantastic office space, great for any business looking to be in the Winter Park MSA and close by to Downtown simultaneously.

A wealth of medical and professional services occupy the building to serve the immediate area creating a synergistic environment.

Tenants benefit from ample parking and on-site property management with maintenance tech available when needed.



FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](http://MILLENNIA-PARTNERS.COM)

PRESENTED BY  
**JOSIAH MOORE**

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## PROPERTY SUMMARY

1400 S ORLANDO AVE, WINTER PARK, FL 32789

# Winter Park Medical Building



### PROPERTY DESCRIPTION

Fully built-out 1st-floor medical office suite with multiple private exam rooms, suitable for any medical business looking to serve the local community. Winter Park Medical Building offers synergistic co-tenancy, close proximity to Winter Park and Downtown Orlando, monument signage along with an interior tenant board.

### PROPERTY HIGHLIGHTS

- 24-Hour access
- Monument signage
- Bus line

### OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	1,620 - 2,226 SF
Lot Size:	0.85 Acres
Building Size:	21,000 SF

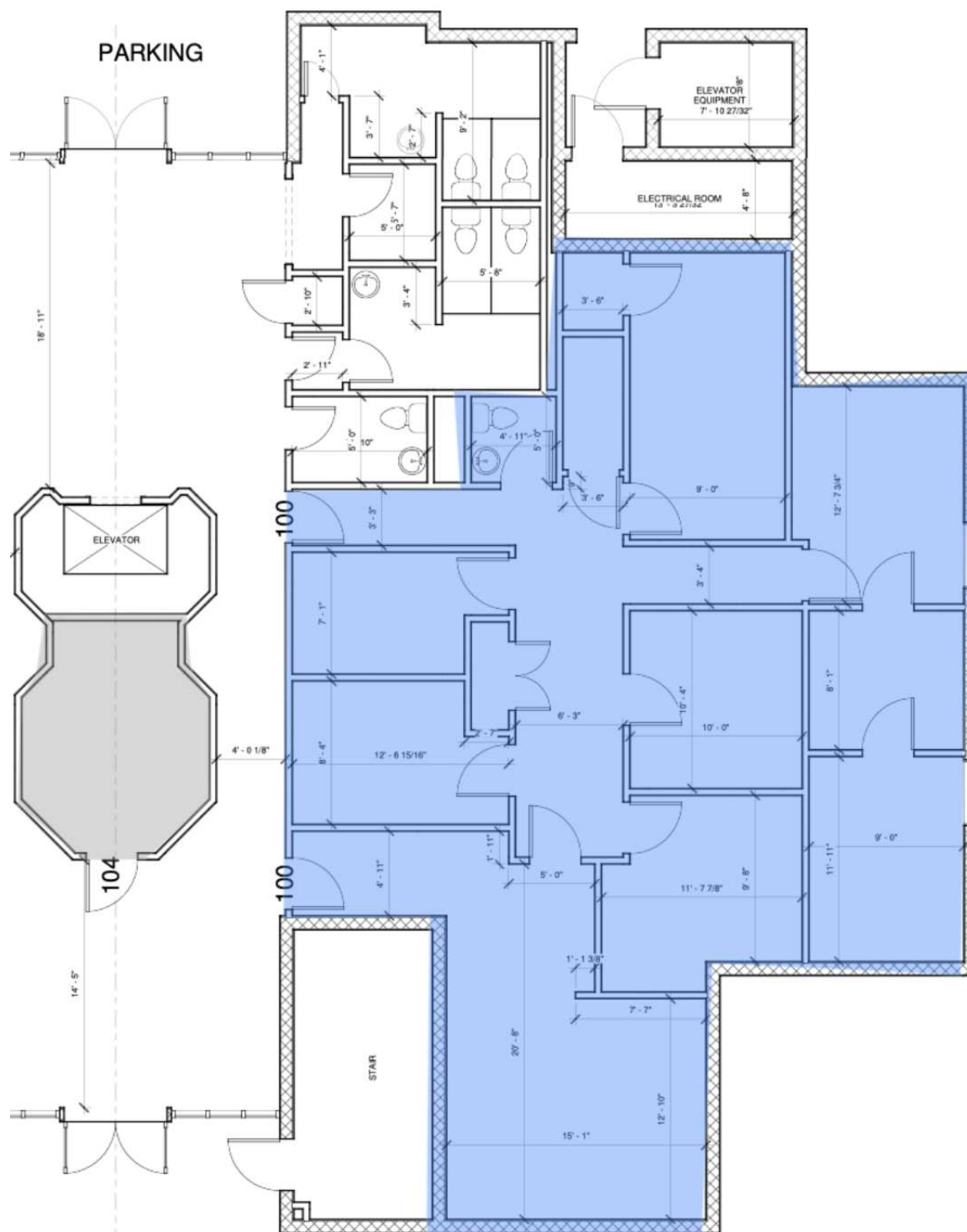
SPACES	LEASE RATE	SPACE SIZE
Suite 204	\$22.00 SF/yr	1,704 SF
Suite 100	\$22.00 SF/yr	2,226 SF
Suite 304	\$22.00 SF/yr	1,620 SF

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OFFICE BUILDING

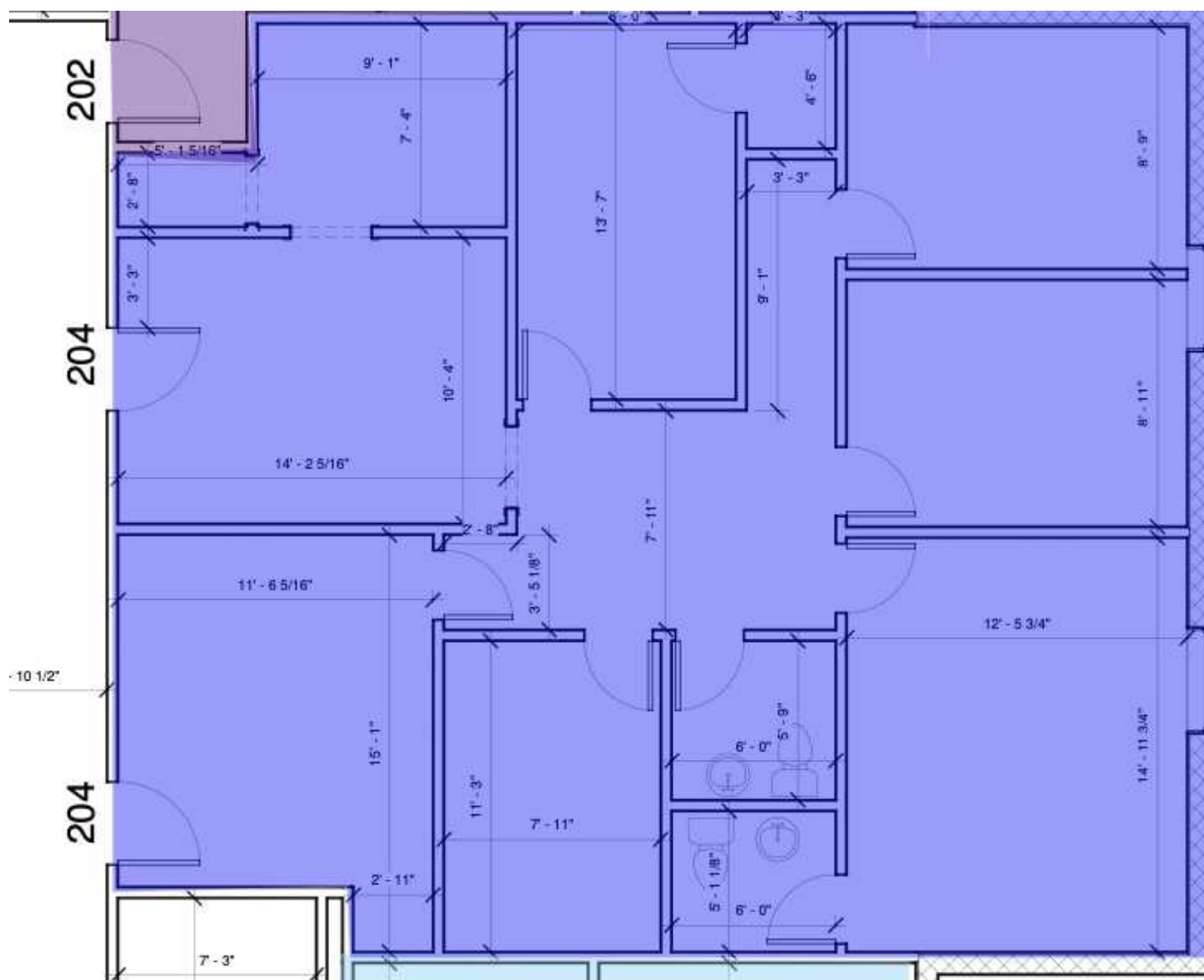
# For Lease

# Winter Park Medical Building



# For Lease

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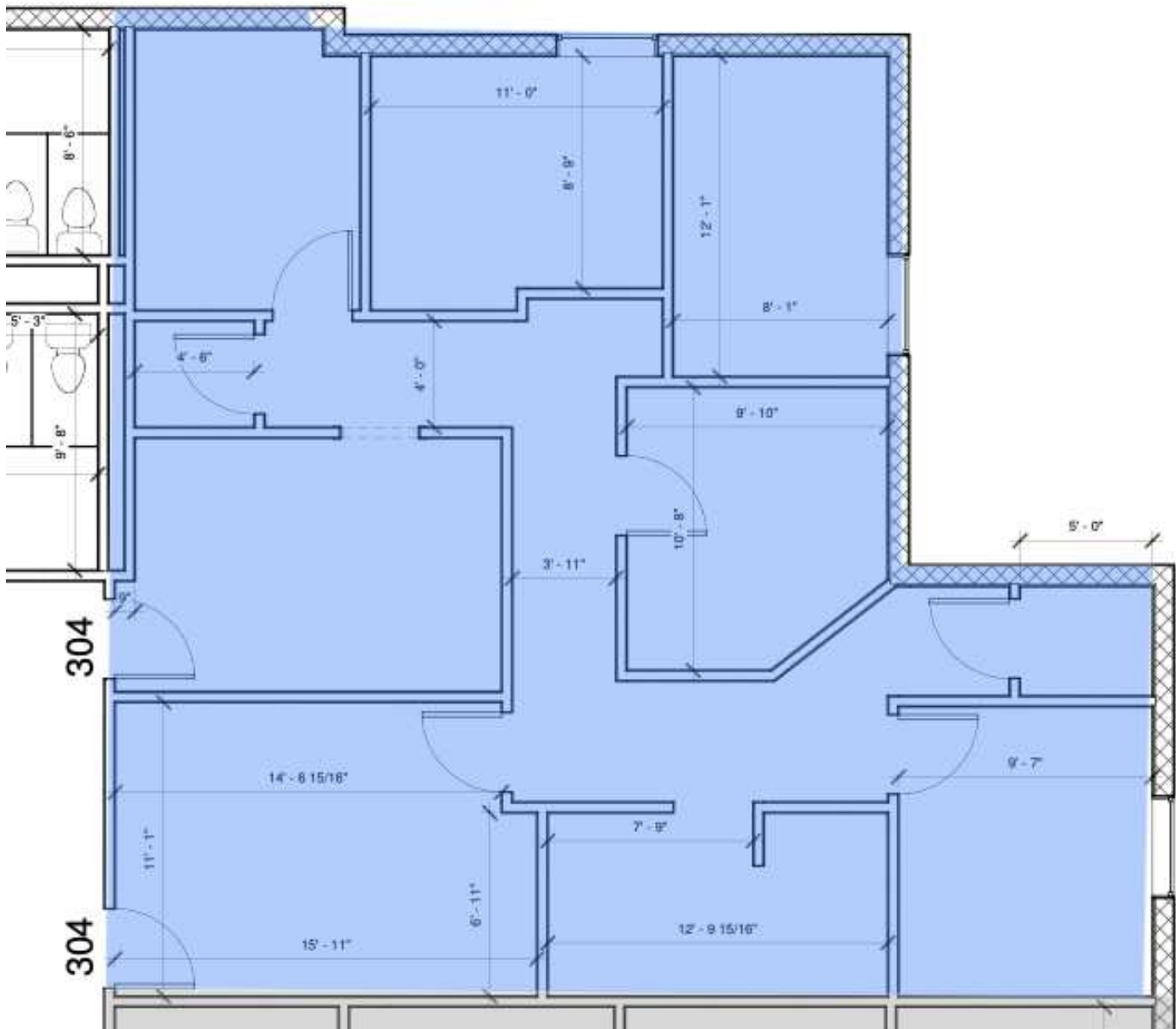


# For Lease

## SUITE 304

1400 S ORLANDO AVE, WINTER PARK, FL 32789

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## LOCATION MAPS

1400 S ORLANDO AVE, WINTER PARK, FL 32789

# Winter Park Medical Building



Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

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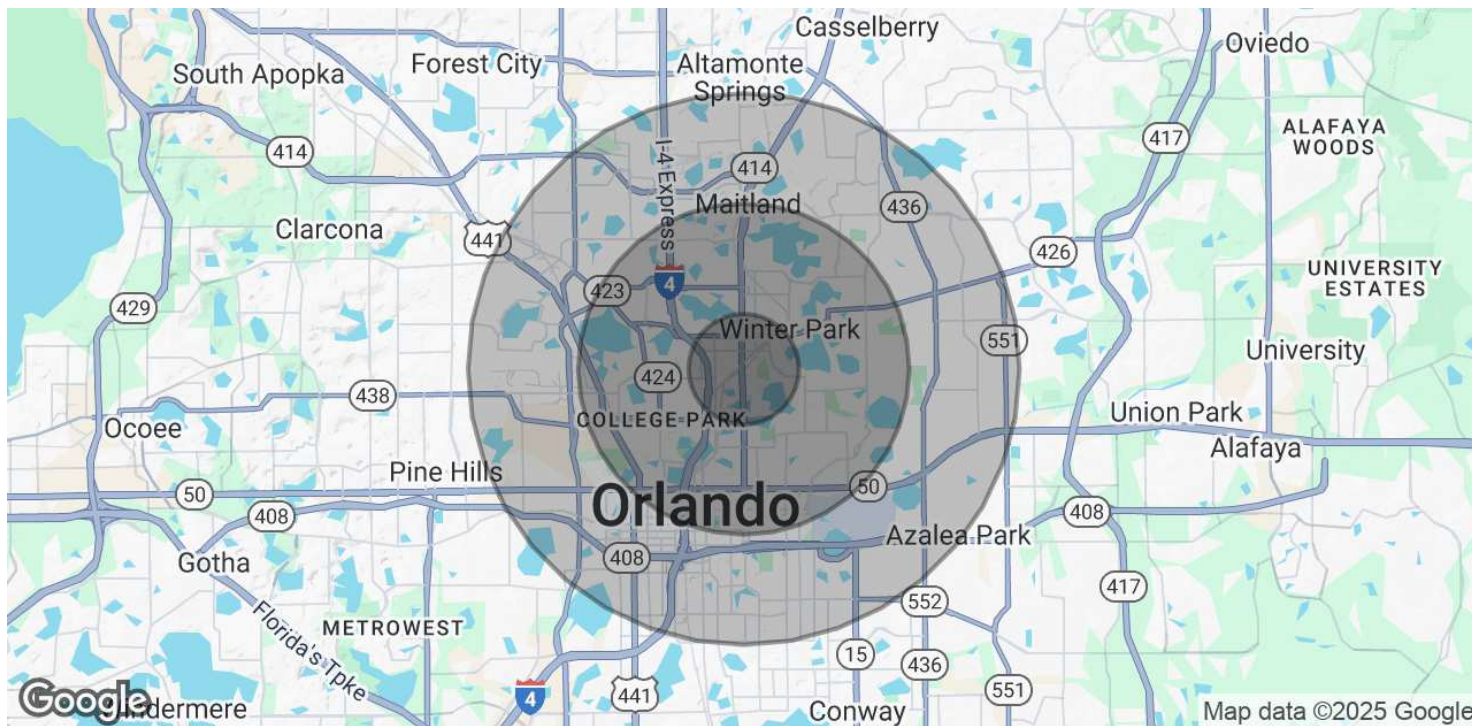
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## DEMOGRAPHICS MAP & REPORT

1400 S ORLANDO AVE, WINTER PARK, FL 32789

# Winter Park Medical Building



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,847	80,943	235,550
Average age	41.7	39.0	37.6
Average age (Male)	39.7	38.3	36.1
Average age (Female)	44.9	40.2	39.1

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,782	35,892	101,732
# of persons per HH	2.1	2.3	2.3
Average HH income	\$93,861	\$91,857	\$73,700
Average house value	\$474,856	\$409,334	\$341,326

### TRAFFIC COUNTS

Orlando Avenue and Orange Avenue	26,500/day
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\* Demographic data derived from 2020 ACS - US Census

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