

For Sale or Lease

Medical Office

1800 Oakley Seaver Dr | Clermont, FL 34711



6,029± sf available

**AVISON
YOUNG**

Greg Morrison, CCIM, SIOR

Principal

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Introduction

This ±6,029 SF medical office building sits on 0.74± acres at the northeast corner of Oakley Seaver Drive and Citrus Tower Boulevard in Clermont. The property is across from Orlando Health's South Lake Hospital and is an ideal location, benefiting from quick access to major thoroughfares and close proximity to outstanding neighborhoods, shopping, and restaurants.

PROPERTY HIGHLIGHTS

QUICK ACCESS TO MAJOR ROADS

EXISTING BACK-UP GENERATOR

HIGHLY VISIBLE CORNER LOCATION

**4.8/1,000 SF RATIO INCLUDING
CROSS-PARKING SPACES**

**ACROSS FROM ORLANDO HEALTH'S
SOUTH LAKE HOSPITAL**

LIST PRICE - \$2,350,000.00

FORMER SURGERY CENTER

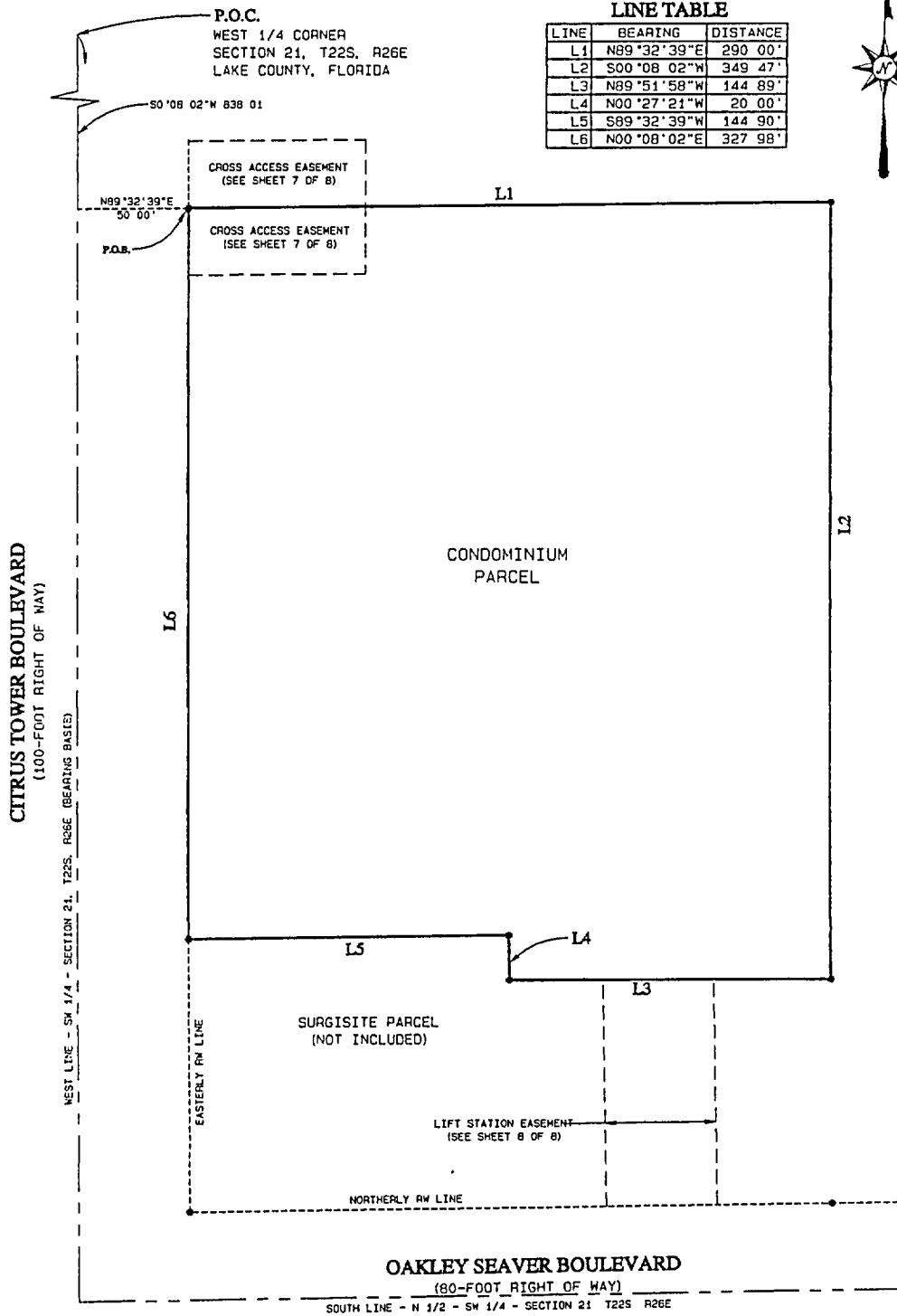
LEASE RATE - \$29.00/SF NNN



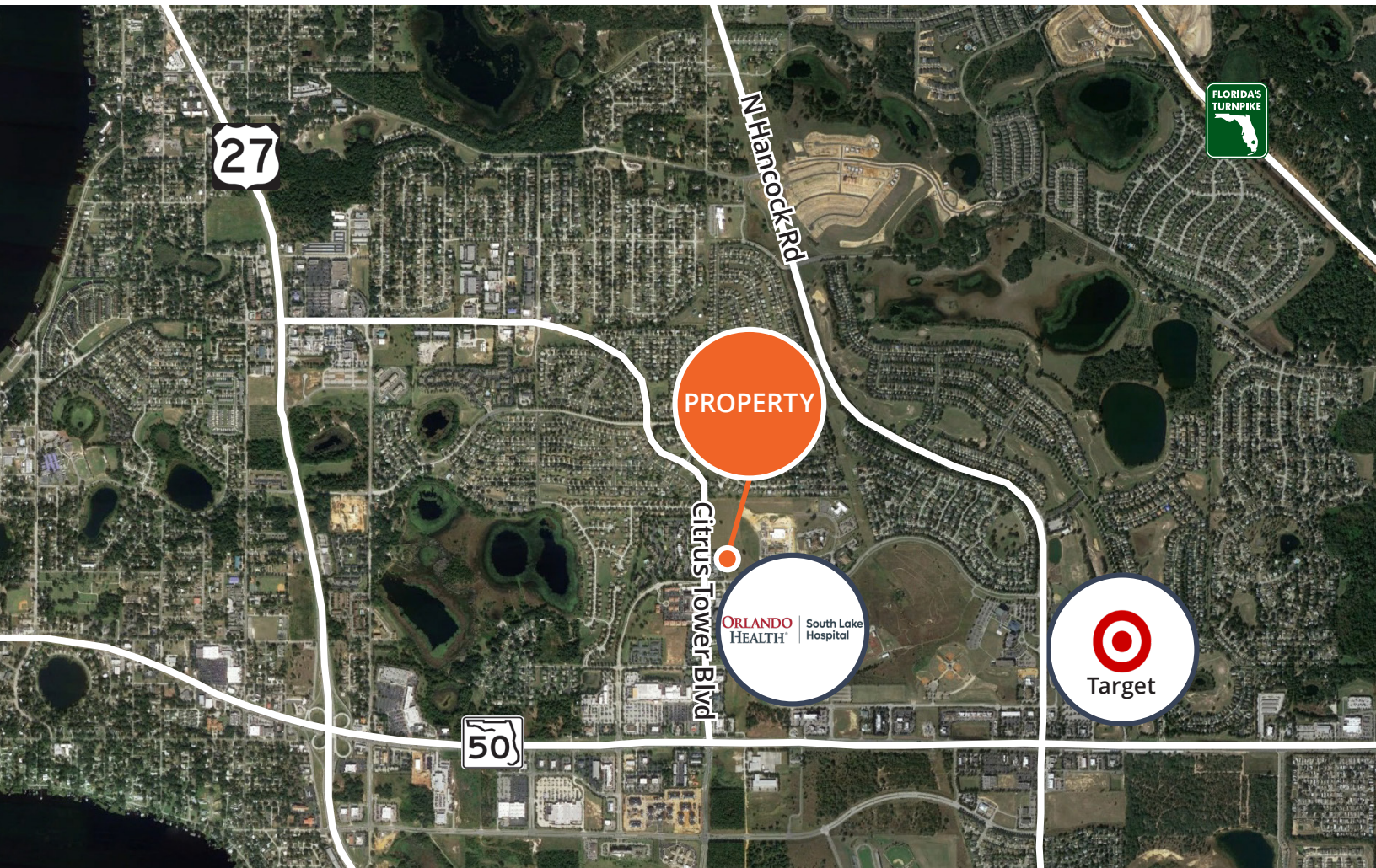


Covered Drop Off Area

SKY TOP PROFESSIONAL PLAZA, A COMMERCIAL CONDOMINIUM
 LOCATED IN THE SW 1/4 OF SECTION 21, T22S, R26E, LAKE COUNTY, FLORIDA



Location Map



Drive Time Demographics (15 Minutes)



97,817

Population



36,457

Households



\$117,393

Average HH income



2.67

Average HH size



24,146

Employees

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