

Oakland Exchange Bldg #5

1201 JOHNS COVE LN, OAKLAND, FL 34787



FOR MORE INFORMATION
[MILLENNIA-PARTNERS.COM](https://www.millenia-partners.com)

PRESENTED BY

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EXECUTIVE SUMMARY

1201 JOHNS COVE LN, OAKLAND, FL 34787

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OFFERING SUMMARY

Lease Rate:	Contact Broker
Building Size:	2,288 SF
Delivery:	March, 2026
Lot Size:	.05 AC
Condition:	Shell
Year Built:	2026
Use:	Medical/Office
Lease Structure:	NNN
Market:	West Orlando
Submarket:	Oakland, FL
Traffic Count:	55,500 (Hwy-50)

PROPERTY OVERVIEW

Introducing 164 Southern Railway, a prime medical/office property available for lease in Oakland, FL. This versatile new construction 2,288+/- SF medical/office space is ideal for a wide range of medical and professional service uses, with a generous tenant improvement allowance for custom buildouts. Boasting high ceilings, ample natural light, and a modern, attractive façade, this property offers the perfect canvas to bring your practice to life. Convenient access to major transportation routes (Hwy-50), ample parking, immediate medical synergy, and close proximity to key amenities make this space an attractive choice for businesses seeking a strategic location. Elevate your operations in this exceptional and highly adaptable office shell space.

PROPERTY HIGHLIGHTS

- 2288 Gross SF for Lease
- Ideal for medical/professional practices
- Generous tenant improvement allowance for credible uses
- New construction, High ceilings, and ample natural light
- Modern and attractive façade
- Convenient access to Hwy-50 and Florida's Turnpike

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OFFICE BUILDING
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LOCATION DESCRIPTION

The property's location within the Oakland Exchange offers a wealth of synergistic users, fostering a dynamic and collaborative business environment. Furthermore, the immediate growth and development in Clermont bring high traffic counts and an affluent client base, providing an exceptional opportunity for businesses to tap into a thriving market. This strategic positioning ensures exposure to a diverse range of potential clients and partners, making it an ideal setting for professional endeavors. With its proximity to this burgeoning growth hub, the property stands at the epicenter of opportunity for medical practices and businesses seeking to leverage the momentum of a dynamic west orlando sub-market.

OFFERING SUMMARY

Status:	Existing
Number of Units:	1
Available SF:	2,288 SF
Use:	Medical/Office
TI Allowance:	Contact Broker

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,081	4,033	11,362
Total Population	3,139	11,367	32,317
Average HH Income	\$172,855	\$164,596	\$153,142

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SITE PLAN

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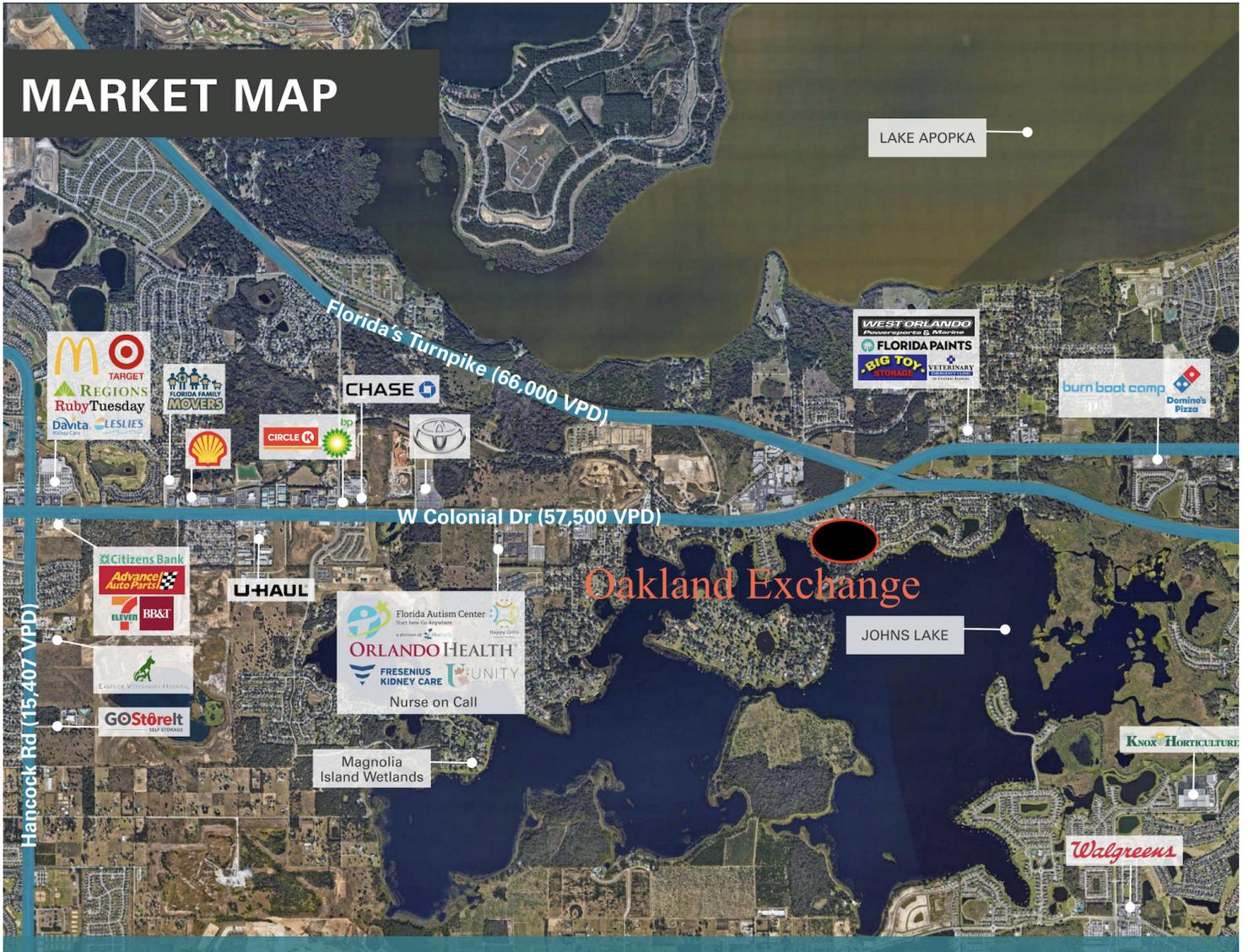
LOCATION MAP

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MARKET MAP



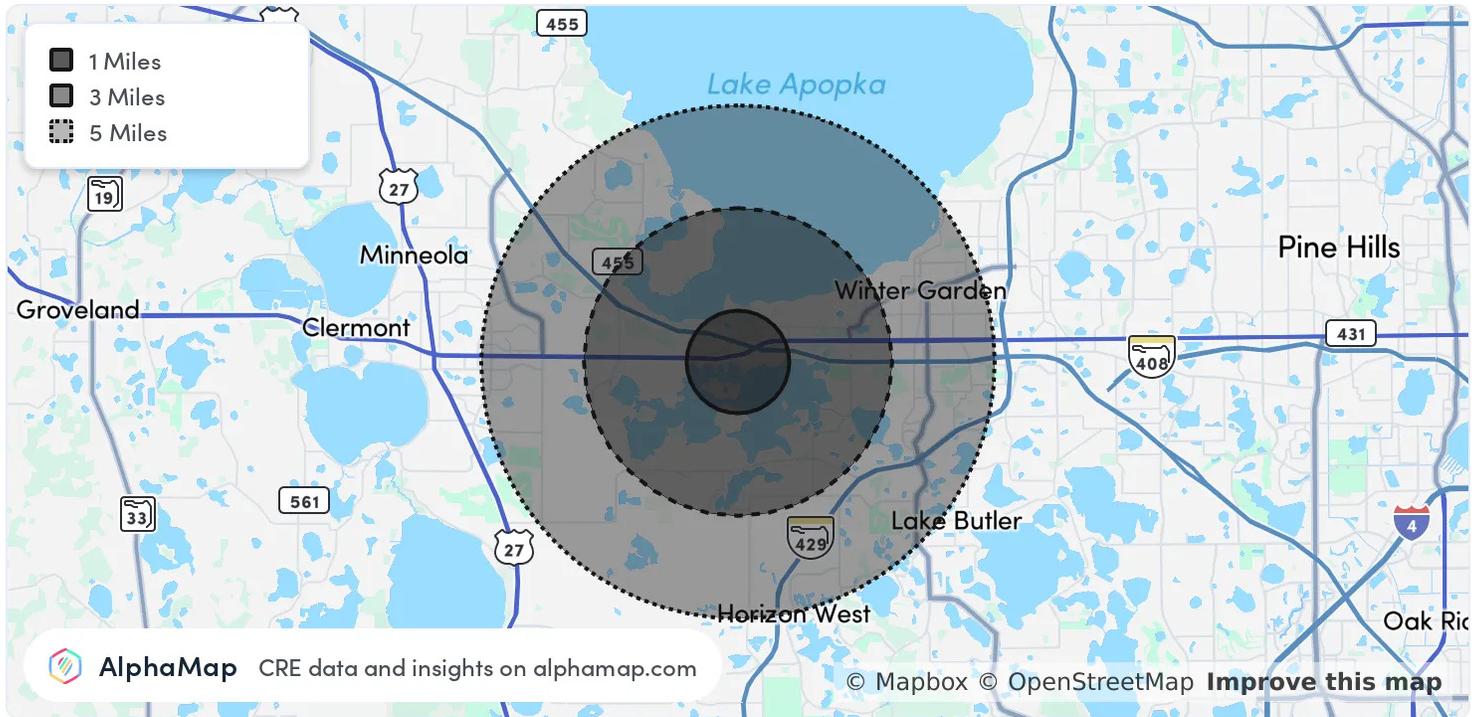
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AREA ANALYTICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,139	32,317	84,605
Average Age	39	39	40
Average Age (Male)	38	38	39
Average Age (Female)	39	40	41
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,081	11,362	29,678
Persons per HH	2.9	2.8	2.9
Average HH Income	\$172,855	\$153,142	\$136,804
Average House Value	\$586,750	\$558,960	\$511,177
Per Capita Income	\$59,605	\$54,693	\$47,173

Map and demographics data derived from AlphaMap

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