

**AVISON  
YOUNG**

For Lease  
**MetroWest Medical/Office Space**

1603 S. Hiawassee Road  
Orlando, FL 32835



## One Suite Available

1,074± sf

### Prime Location

- Medical / Professional Office Building located in the prestigious MetroWest community
- Monument signage
- Parking Ratio: 5/1,000 RSF
- In close proximity to Valencia College - West Campus

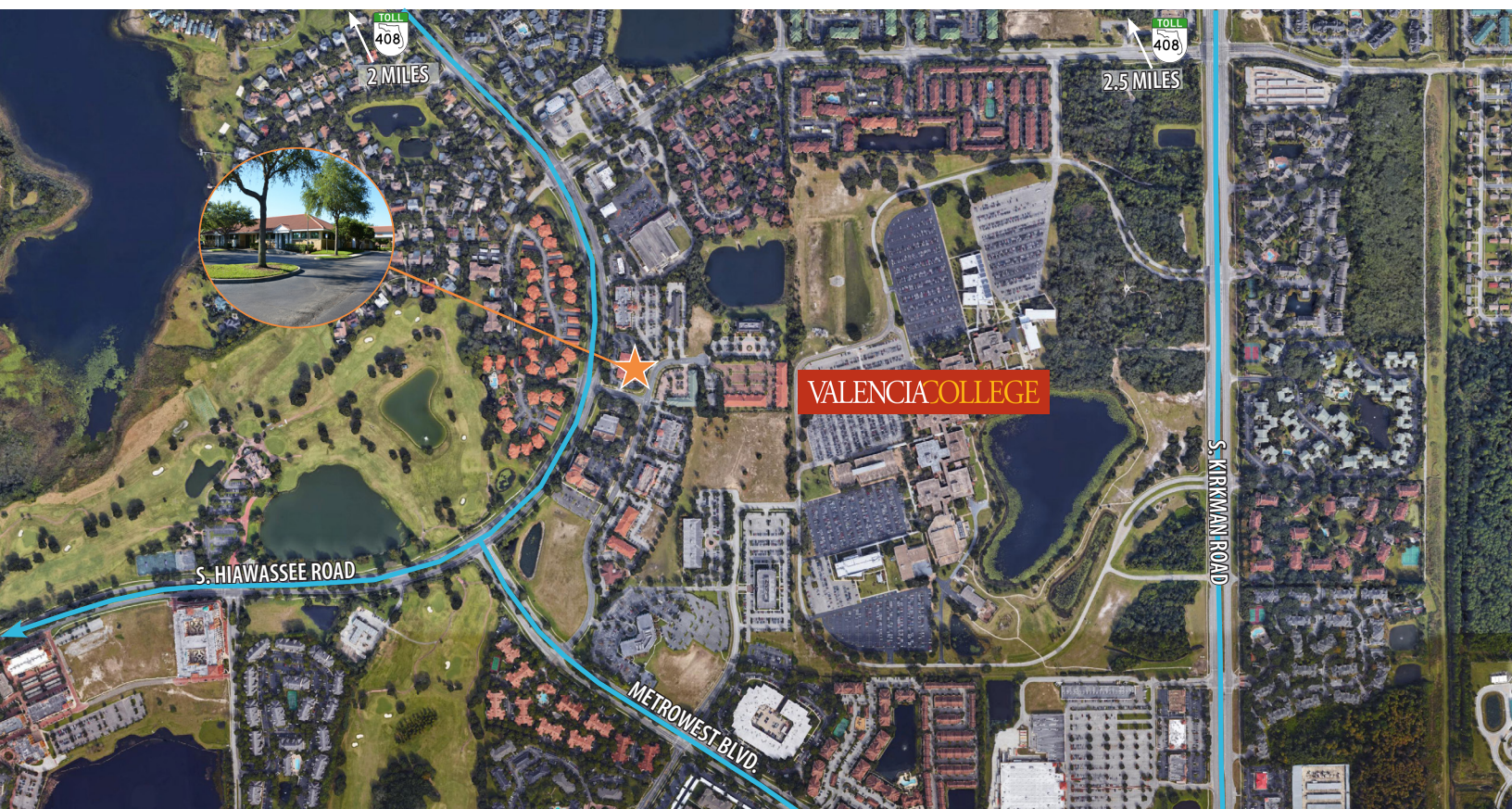
**Emily Zinaich**, Senior Vice President  
D 407 440 6641  
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**Patrick Morrison**, Vice President  
D 407 440 6649  
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Owned by:

**THE  
RMR  
GROUP**





### Area Demographics:

#### Population

- 1-mile radius: 22,433
- 3-mile radius: 119,324
- 5-mile radius: 291,429

#### Avg HH Income

- 1-mile radius: \$69,457
- 3-mile radius: \$78,512
- 5-mile radius: \$81,247

Traffic Count: 27,500 vehicles

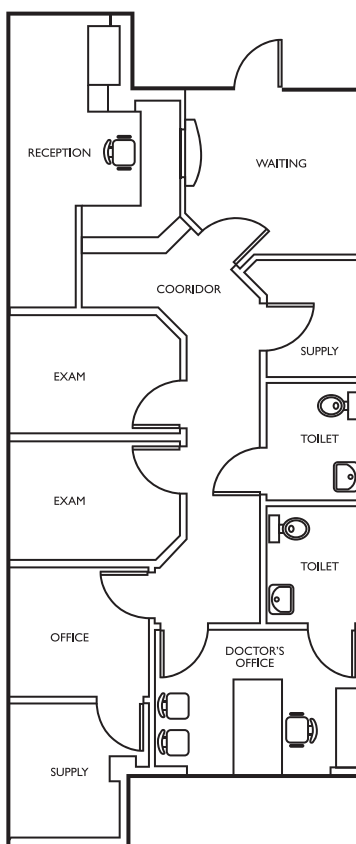
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## Suite 125 - 1,074± rsf



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