

**FOR SALE**

16608 SUNRISE LAKES BLVD, CLERMONT, FL

Office/Medical Condo Units for Sale



#### **OFFERING SUMMARY**

Purchase Price:	\$946,875 - \$1,893,000
Building Size:	5,050 SF
Available SF:	2,525 - 5,050 SF
Lot Size:	0.06 Acres
Number of Units:	2
Year Built:	2024

#### **PROPERTY OVERVIEW**

Two condo units available for sale: 2,525 - 5,050 square feet of versatile space ideal for retail, office, or commercial services. Featuring ample parking, high visibility from Sunrise Lakes Boulevard, and easy access to major transportation routes, this location is perfect for businesses seeking to establish or expand their presence. With a well-maintained exterior and a customizable interior layout, this property presents a blank canvas for your vision. Don't miss the chance to make this highly adaptable space the home for your next venture.

#### **PROPERTY HIGHLIGHTS**

- Only 1.5 miles from Orlando Health Southlake Hospital ER
- 5.44/1,000 Parking Ratio
- 2,525 - 5,050 sf Available

PRESENTED BY

**ASHLEY WALKER**

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OFFICE BUILDING

For Lease

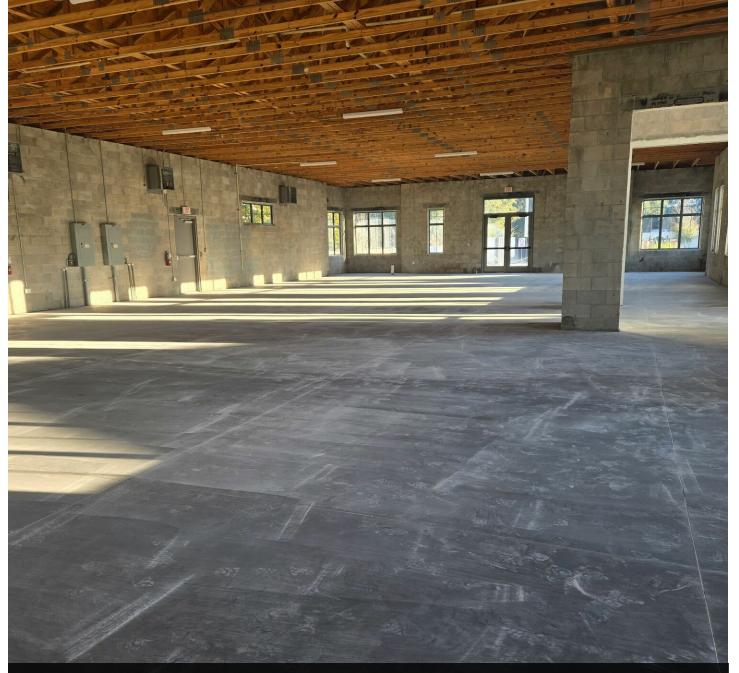
## ADDITIONAL PHOTOS

16616 SUNRISE LAKES , CLERMONT, FL 34714

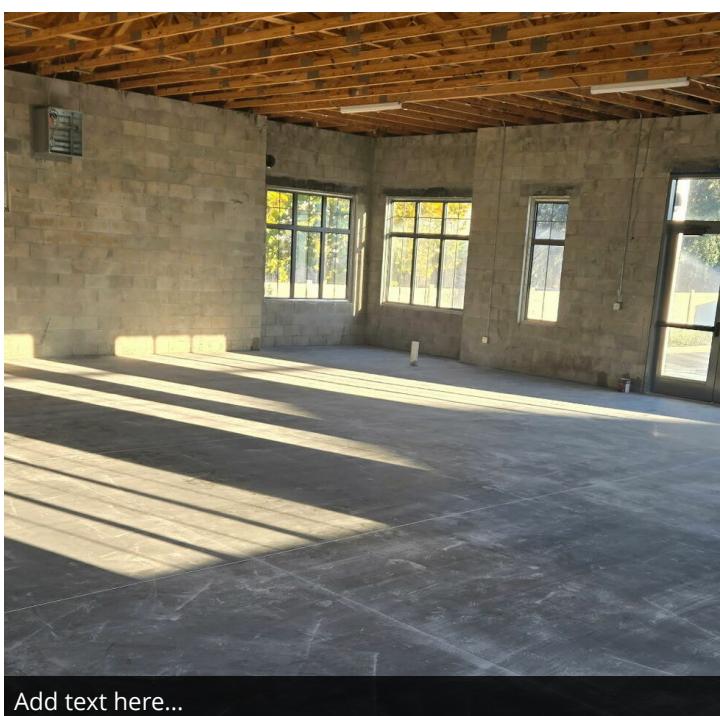
Building 5 - Sunrise Medical Office Park



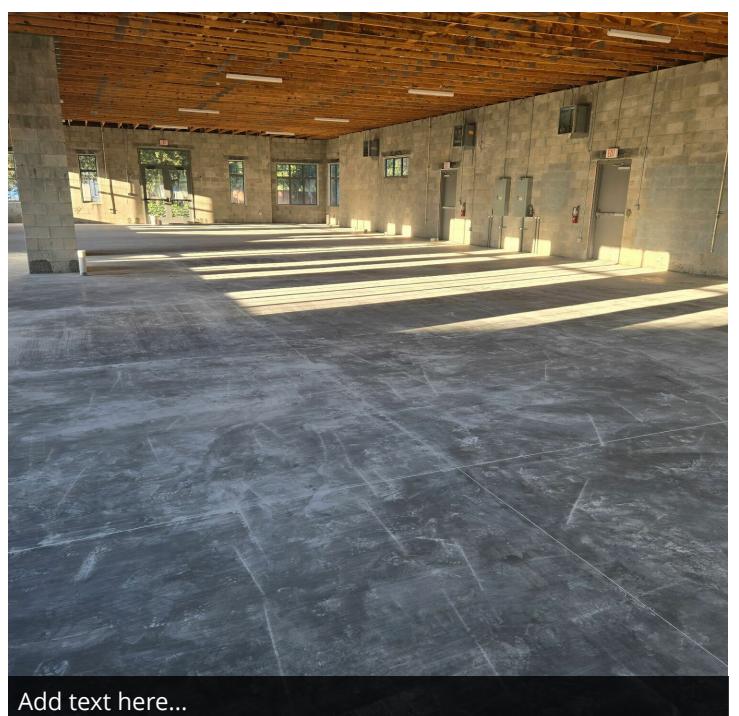
CONCRETE SLAB IN PLACE



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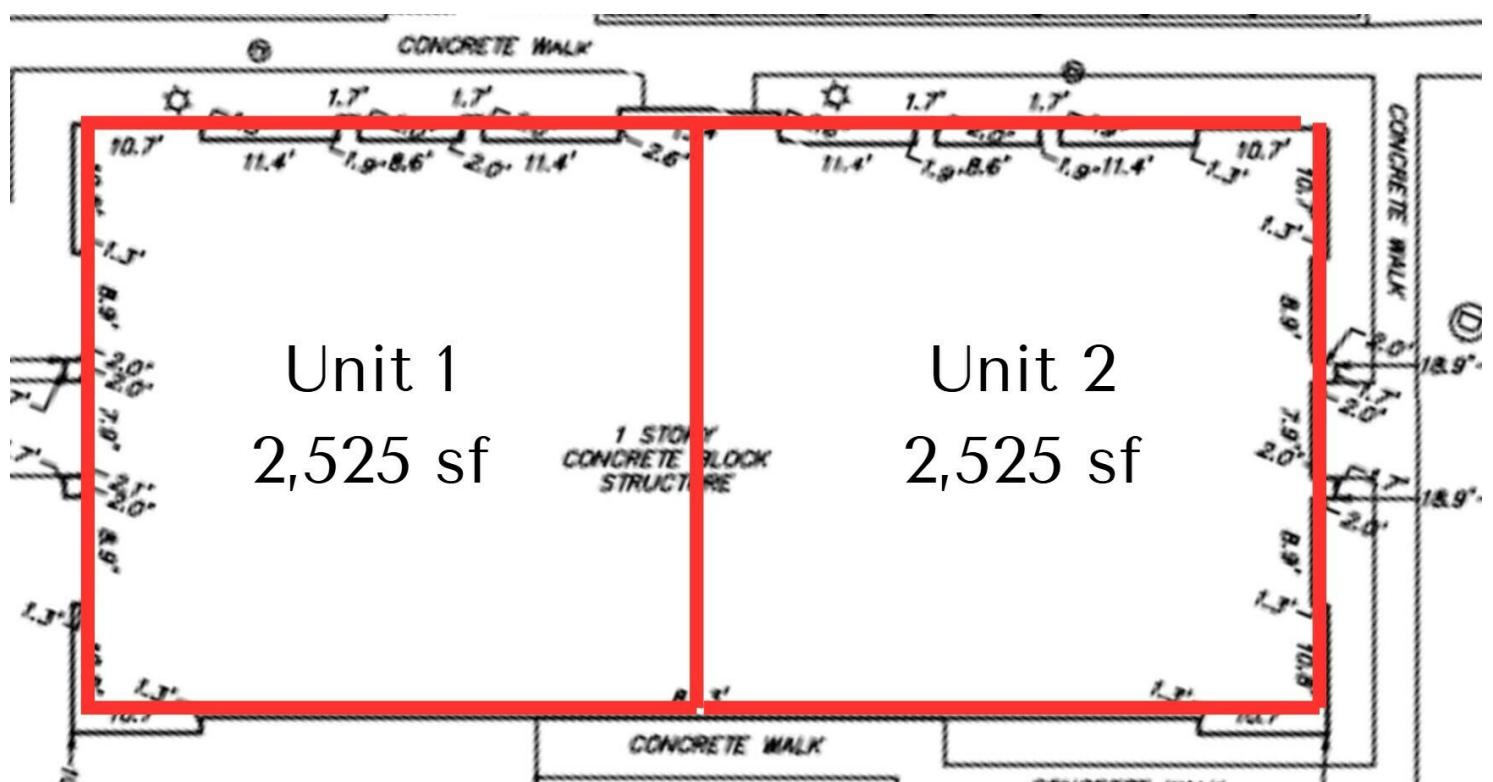
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## FLOORPLAN

16616 SUNRISE LAKES , CLERMONT, FL 34714

Building 5 - Sunrise Medical Office Park



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## LOCATION MAP

16616 SUNRISE LAKES , CLERMONT, FL 34714

Building 5 - Sunrise Medical Office Park



Google

Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus  
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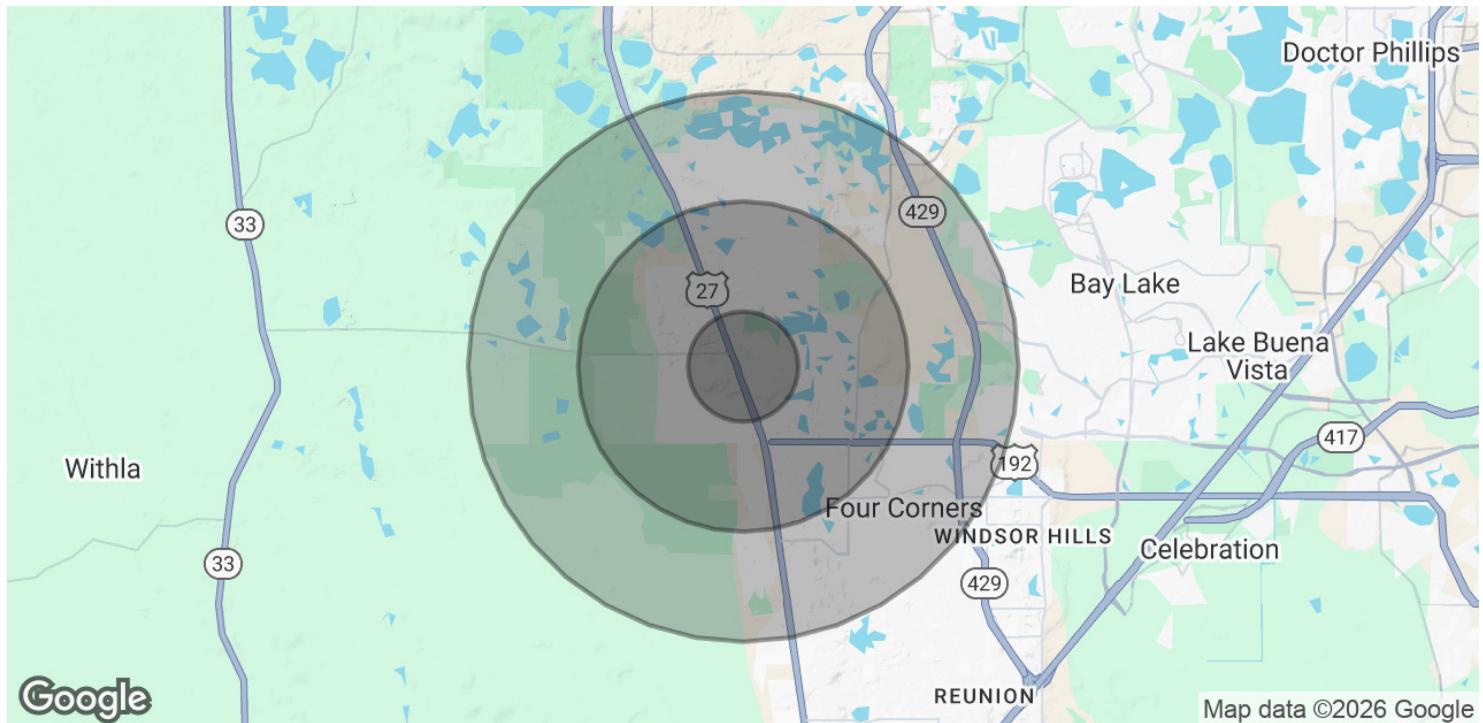
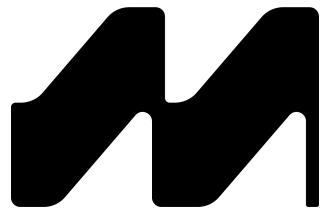
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# DEMOGRAPHICS MAP & REPORT

16616 SUNRISE LAKES , CLERMONT, FL 34714

Building 5 - Sunrise Medical Office Park



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,503	37,423	64,648
Average Age	37	40	39
Average Age (Male)	37	40	39
Average Age (Female)	37	41	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,734	14,281	23,661
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$79,634	\$90,628	\$97,305
Average House Value	\$249,451	\$305,831	\$349,463

Demographics data derived from AlphaMap

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