



Winter Park Medical Building

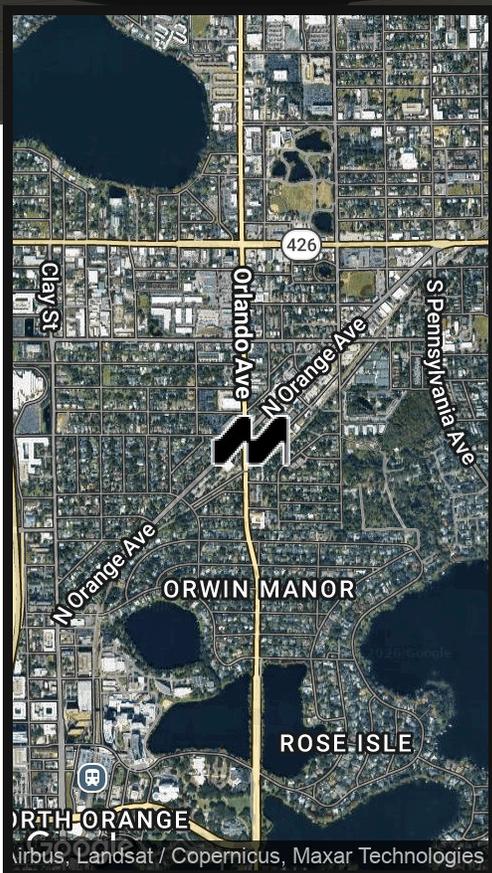
1400 S ORLANDO AVE, WINTER PARK, FL 32789

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](https://www.millenia-partners.com)

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BRIAN GRANDSTAFF

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PROPERTY SUMMARY



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

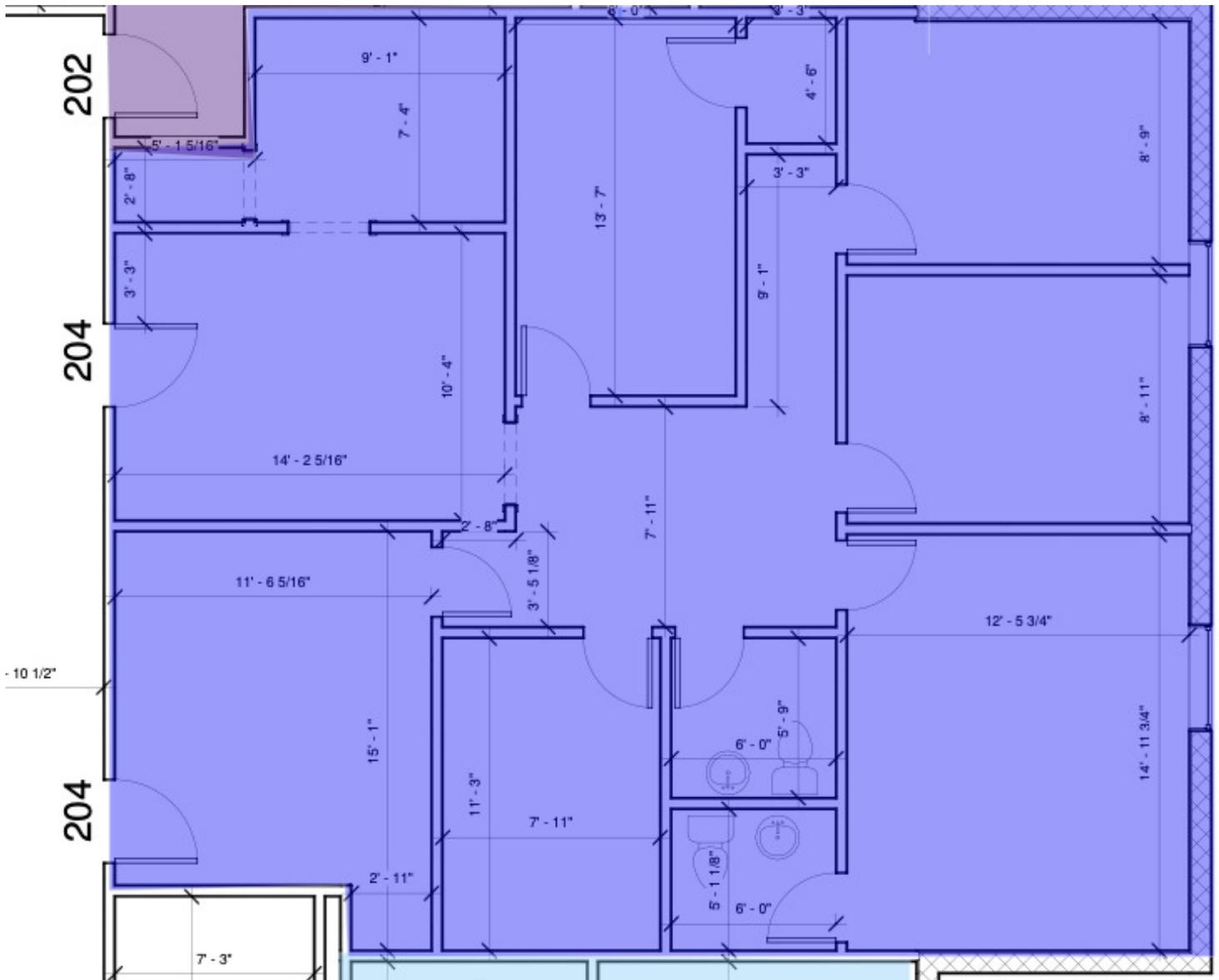
Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	467 - 1,704 SF
Lot Size:	0.85 Acres
Building Size:	21,000 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 204	\$22.00 SF/yr	1,704 SF
Suite 105	\$2,100 per month	467 SF

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OFFICE BUILDING
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SUITE 204 "AS-IS" FLOORPLAN



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LOCATION MAPS



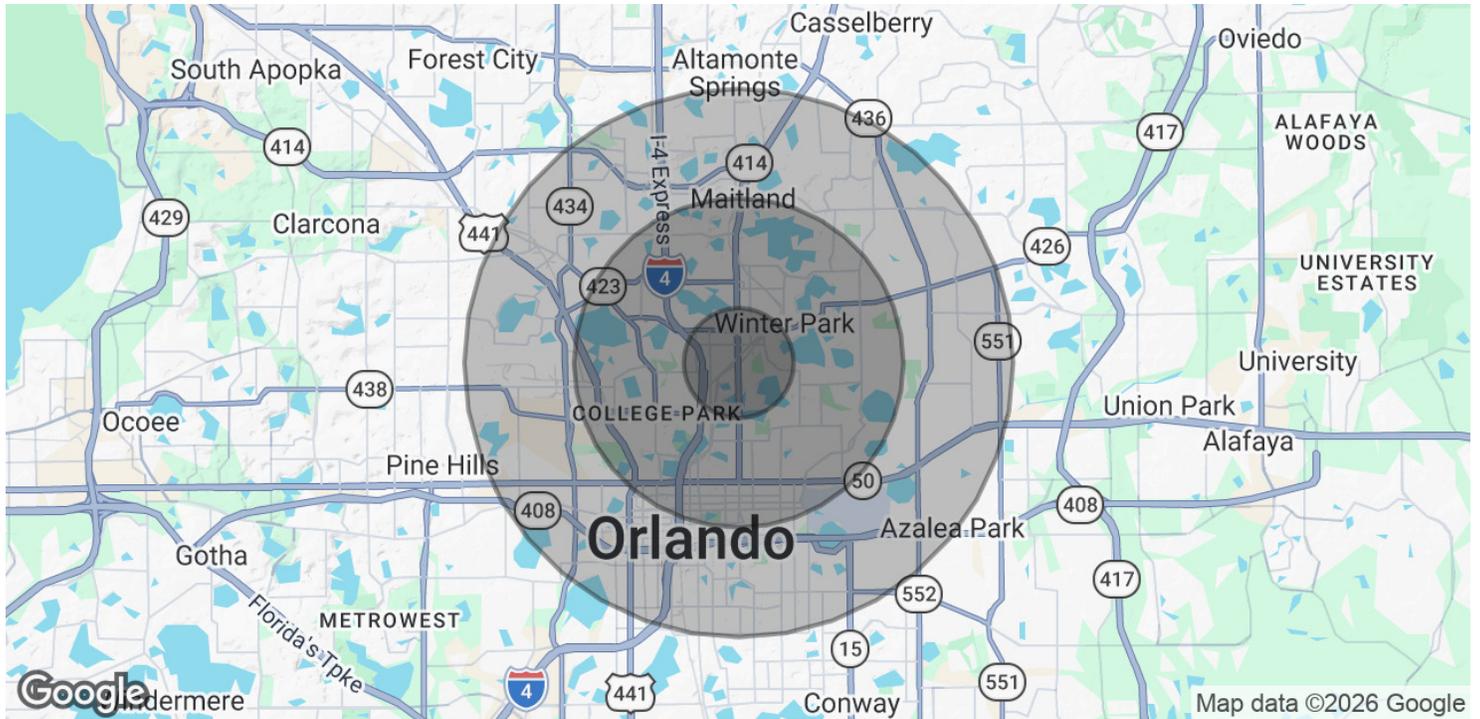
Google

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DEMOGRAPHICS MAP & REPORT



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

* Demographic data derived from 2020 ACS - US Census

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