

FOR LEASE MEDICAL OFFICE



HAVEN
PROPERTY
GROUP

262 MOHAWK ROAD
CLERMONT, FL 34715

TYPE MEDICAL OFFICE
SIZES 4,800 SF

PROPERTY SUMMARY



PROPERTY DESCRIPTION

For Lease ~ Turn Key ~ Furnished ~ Medical Office. Recently fully remodeled and outfitted including an Xray room with the equipment! Exam rooms are furnished with patient exam tables, chairs, and medical equipment, as well as stocked cabinetry. The space is ready for occupancy for your practice. Ready to be painted to your brand colors and open for business.

PROPERTY HIGHLIGHTS

- Turn Key Medical Office
- Furnished including Xray Room and Equipment
- Exam Rooms are fully outfitted and stocked

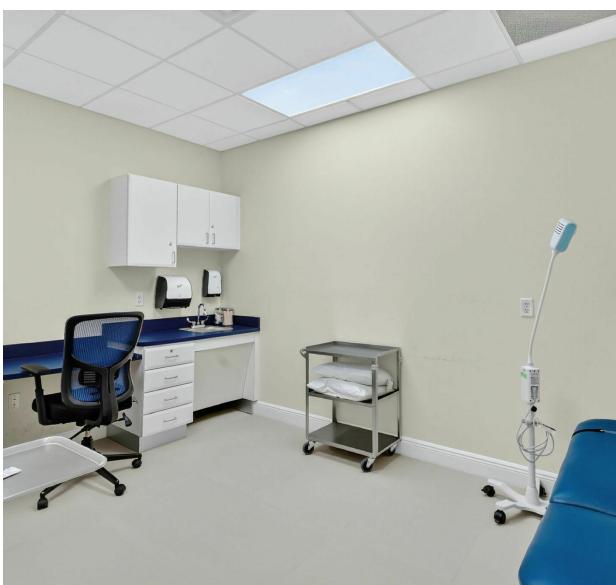
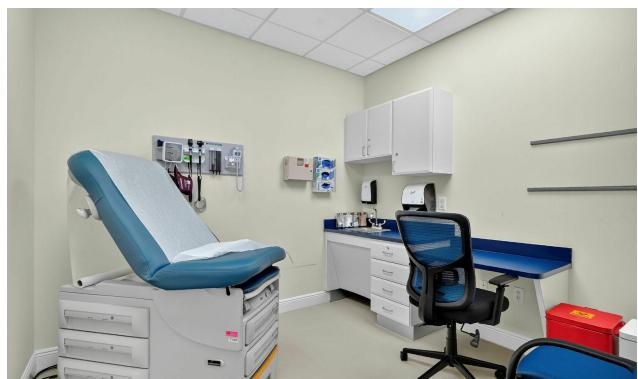

[360° VIRTUAL TOUR](#)

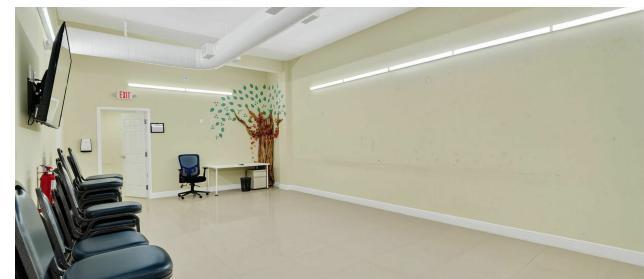
Summary

Lease Rate:	\$28.00 SF/yr (NNN)
CAM / OPX Rate:	\$4.78
Available SF:	4,800 SF
Lot Size	1 Acre

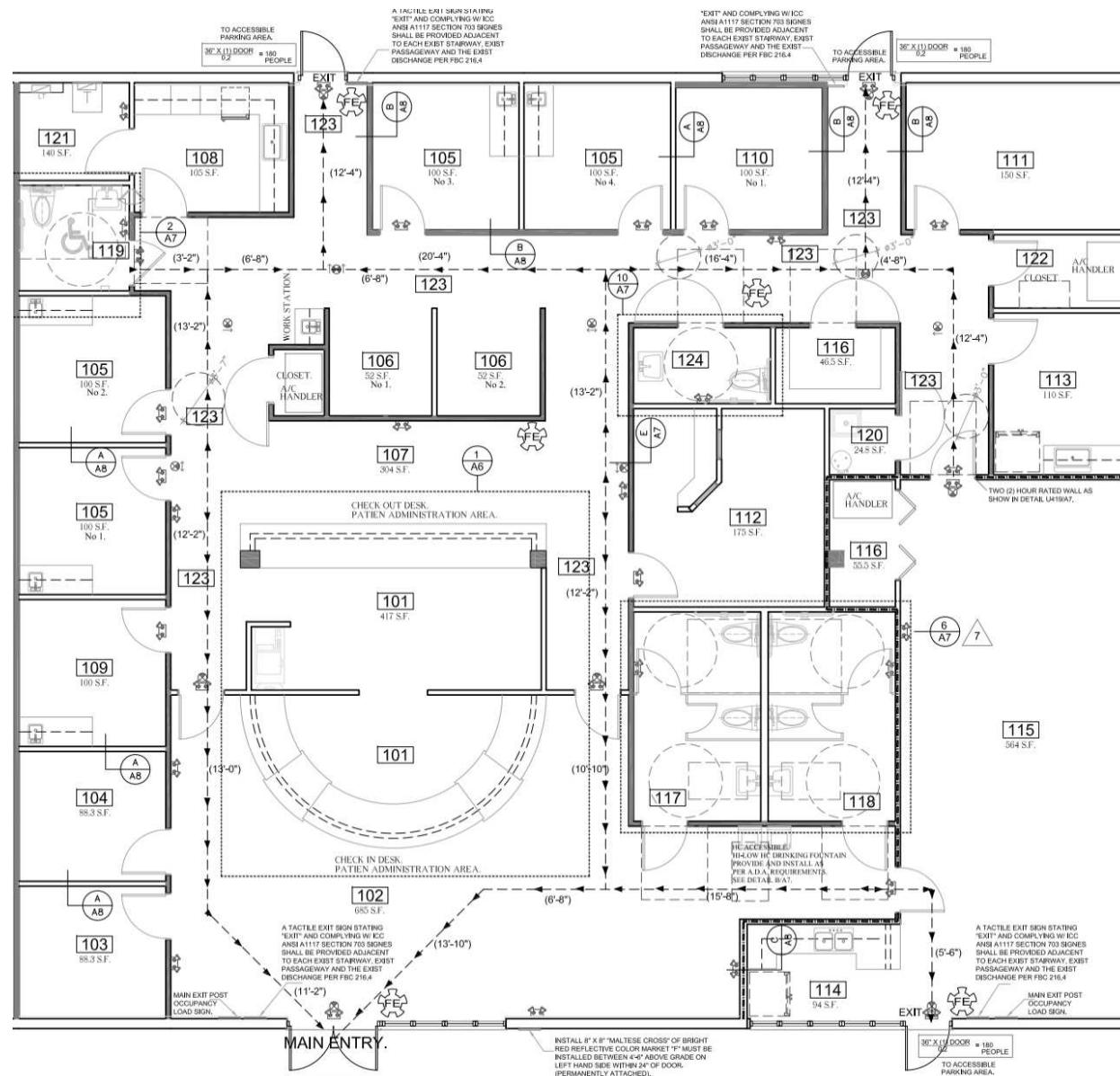


ADDITIONAL PHOTOS





FLOOR PLAN TO SCALE



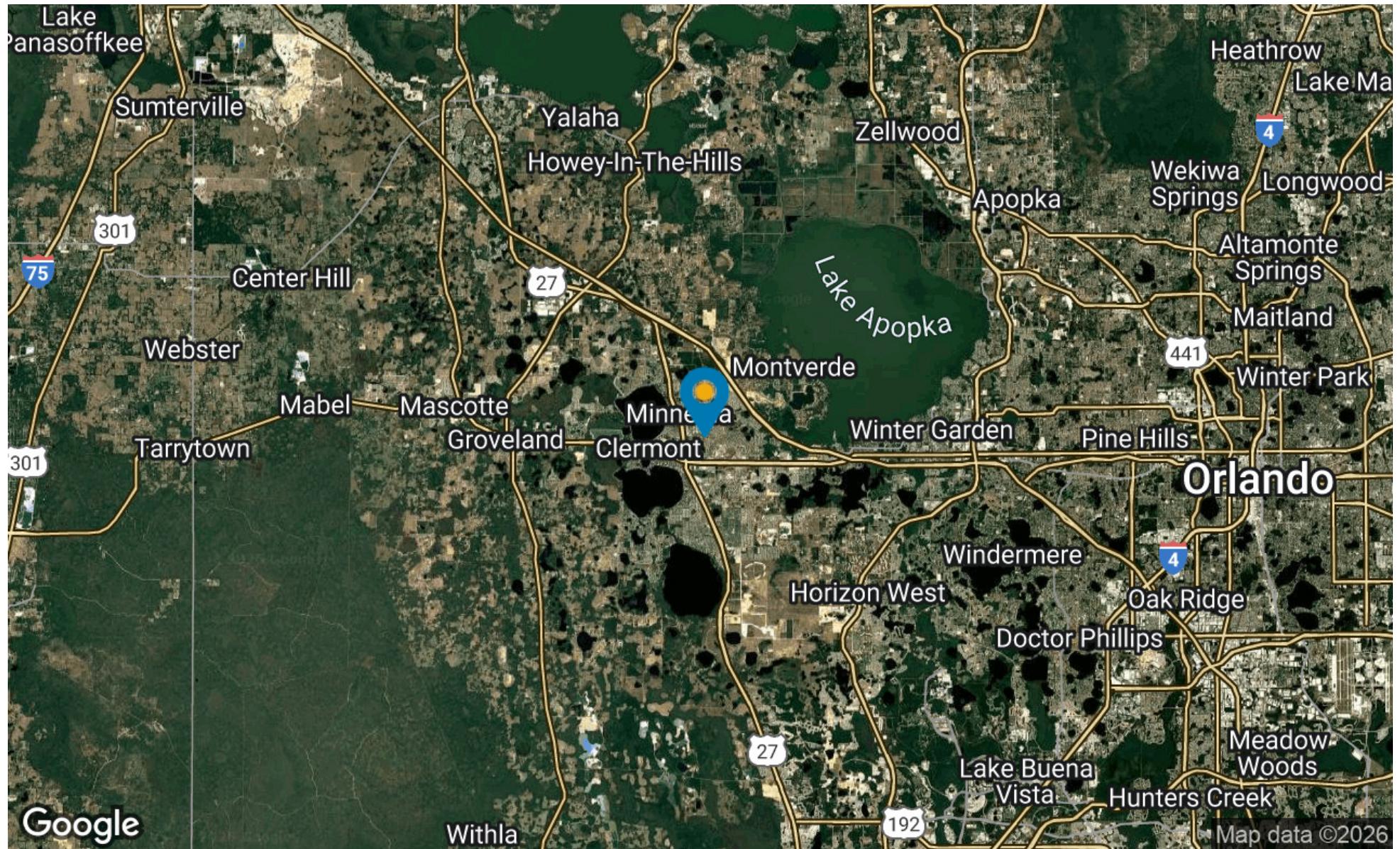


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DEMOGRAPHICS MAP & REPORT

POPULATION

	1.3 MILES	3.5 MILES	6 MILES
Total Population	16,886	63,151	119,615
Average Age	40	41	43
Average Age (Male)	39	40	42
Average Age (Female)	42	42	44

HOUSEHOLDS & INCOME

	1.3 MILES	3.5 MILES	6 MILES
Total Households	6,247	23,251	44,250
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$94,173	\$105,184	\$111,421
Average House Value	\$365,786	\$403,914	\$421,793

Demographics data derived from AlphaMap

