

MOVE IN READY MEDICAL OFFICE FOR LEASE

WINTER GARDEN, FL 34787

15815 Shaddock Dr



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,650 SF
Year Built:	2020

PROPERTY OVERVIEW

This 1,650sf condo office is suited for medical use and sits within close proximity to Orlando Health Horizon West Hospital and the thriving Hamlin community. Easy access to SR-429 provides regional connectivity and a strategic opportunity to place their brand within the Winter Garden corridor.

PROPERTY HIGHLIGHTS

- 4 exam rooms + one procedure room, break room, Doctor's office
- Separate physicians entrance in the back
- Building Facade signage for maximum exposure
- Brand new build out - move in ready!

PRESENTED BY
ASHLEY WALKER
407.430.3462
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OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

WINTER GARDEN, FL 34787

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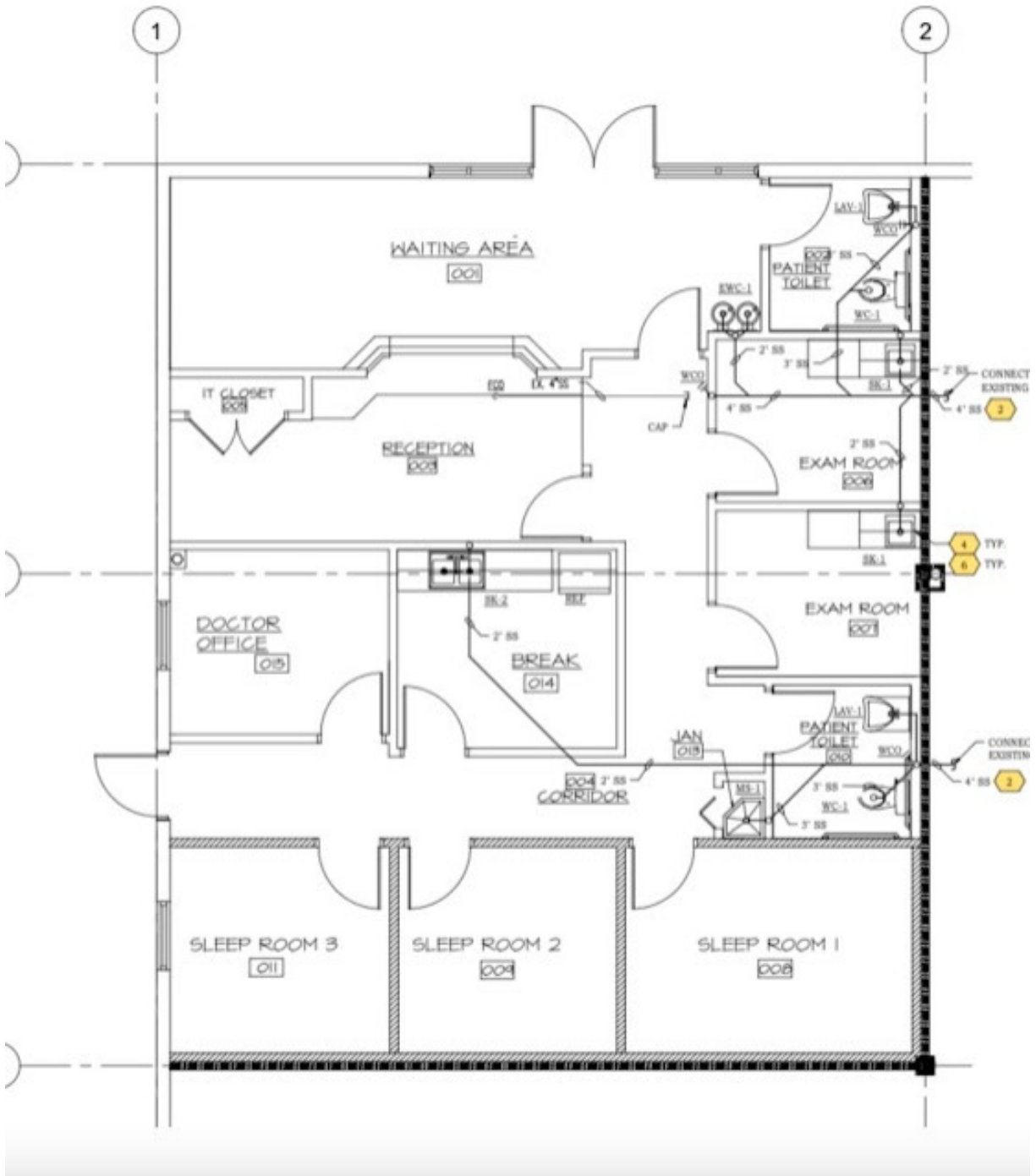
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FLOOR PLANS

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RETAILER MAP

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Google

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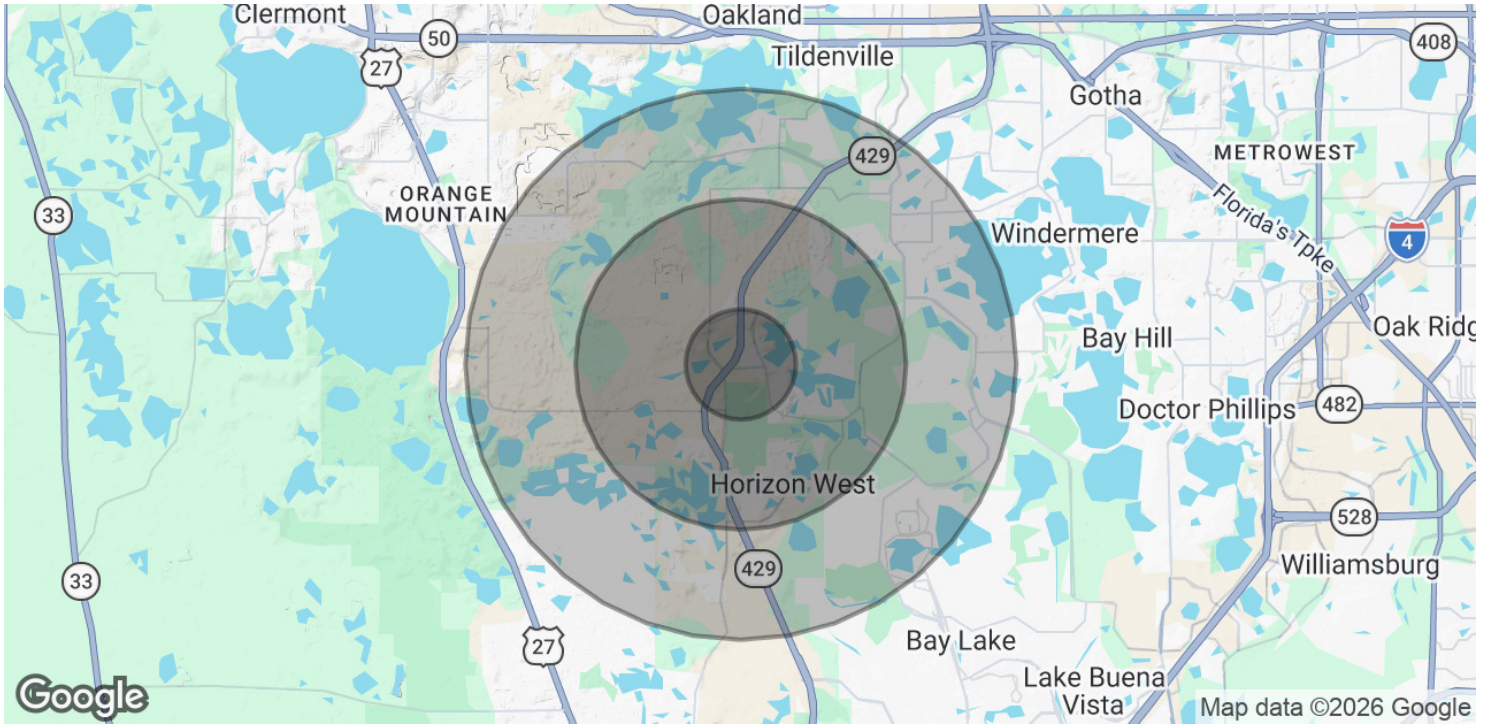
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,461	28,896	76,237
Average Age	38.1	34.3	37.1
Average Age (Male)	39.5	34.2	36.8
Average Age (Female)	37.5	35.6	36.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,154	9,421	25,294
# of Persons per HH	3.0	3.1	3.0
Average HH Income	\$244,385	\$169,481	\$157,239
Average House Value	\$667,536	\$546,980	\$533,662

2023 American Community Survey (ACS)

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