

Located in Heathrow's prestigious master-planned community, The 160 Building offers medical practices a high-quality, easily accessible setting designed for patient convenience. As part of the greater Lake Mary area, this thriving business hub is home to major corporations and a strong professional network.

The surrounding community is both affluent and well-established, with an average household income of \$160,145 across approximately 20,905 households within a three-mile radius. A robust daytime population of 79,000 employees further enhances the area's economic strength and demand for healthcare services.



Anthony Bernabe

(407) 634-2813 | abernabe@equity.net

Jordan Characo

(407) 421-2871 | jcharaco@equity.net

Logan Frame

(860) 803-9855 | lframe@equity.net

- ✓ Asking rate: \$25 PSF / Full Service
- ✓ Strategically positioned near I-4 and Lake Mary Blvd, ensuring easy, convenient commutes for patients and staff.
- ✓ Build-to-suit opportunities - allowing healthcare professionals to create a space tailored to their practice, enhancing patient care and workflow.
- ✓ Tenant Improvement Allowance packages available to qualifying tenant's.

PROPERTY OVERVIEW



BUILDING AREA

24,497 RSF



ELEVATORS

1 with 0 freight



FLOORS

2



PARKING

75 Spaces
(3.50/1,000 SF)



ZONING

PD



MUNICIPALITY

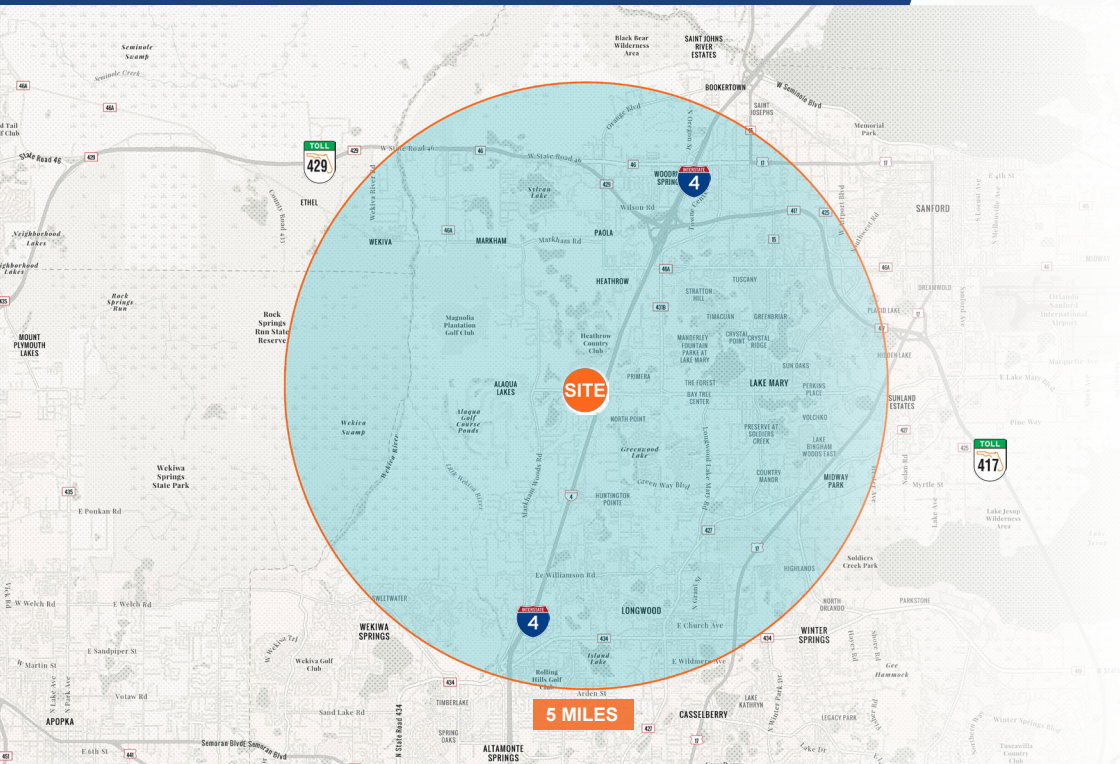
Seminole County



LOCATION OVERVIEW



KEY DEMOGRAPHIC HIGHLIGHTS



EDUCATIONAL ATTAINMENT



3.0%

No High School Diploma



16.4%

High School Diploma



16.3%

Some College



12.6%

Associate's Degree



29.7%

Bachelor's Degree



17.4%

Graduate Degree



133,496

Population



52,436

Households



\$94,562

Median Household Income



2.51

Avg Size Household



40.7

Median Age



23,596

Population 65+

WORKFORCE OVERVIEW



8,064

Total Businesses



79,000

Total Employees



12.4%

Services



14.3%

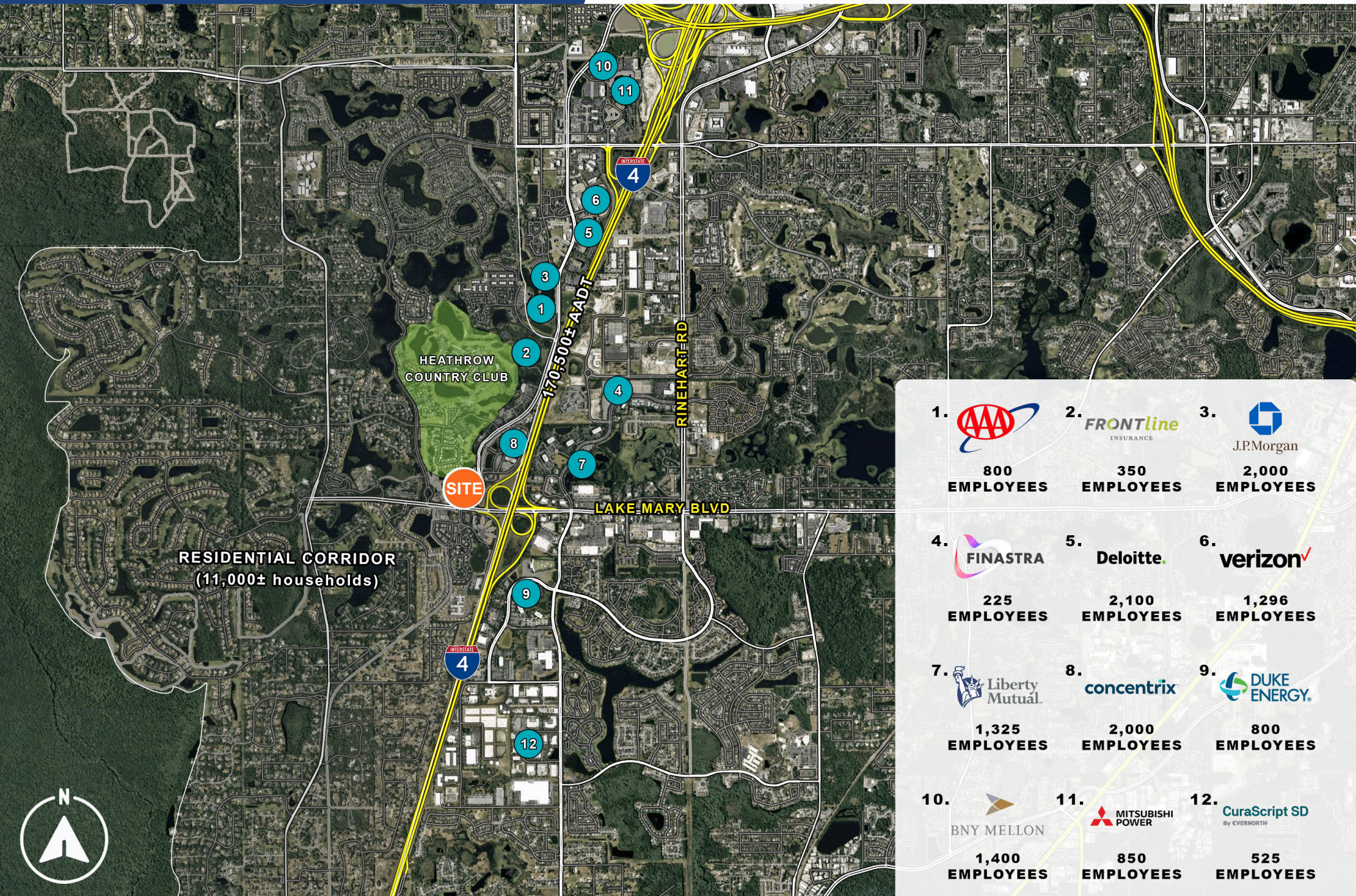
Blue Collar



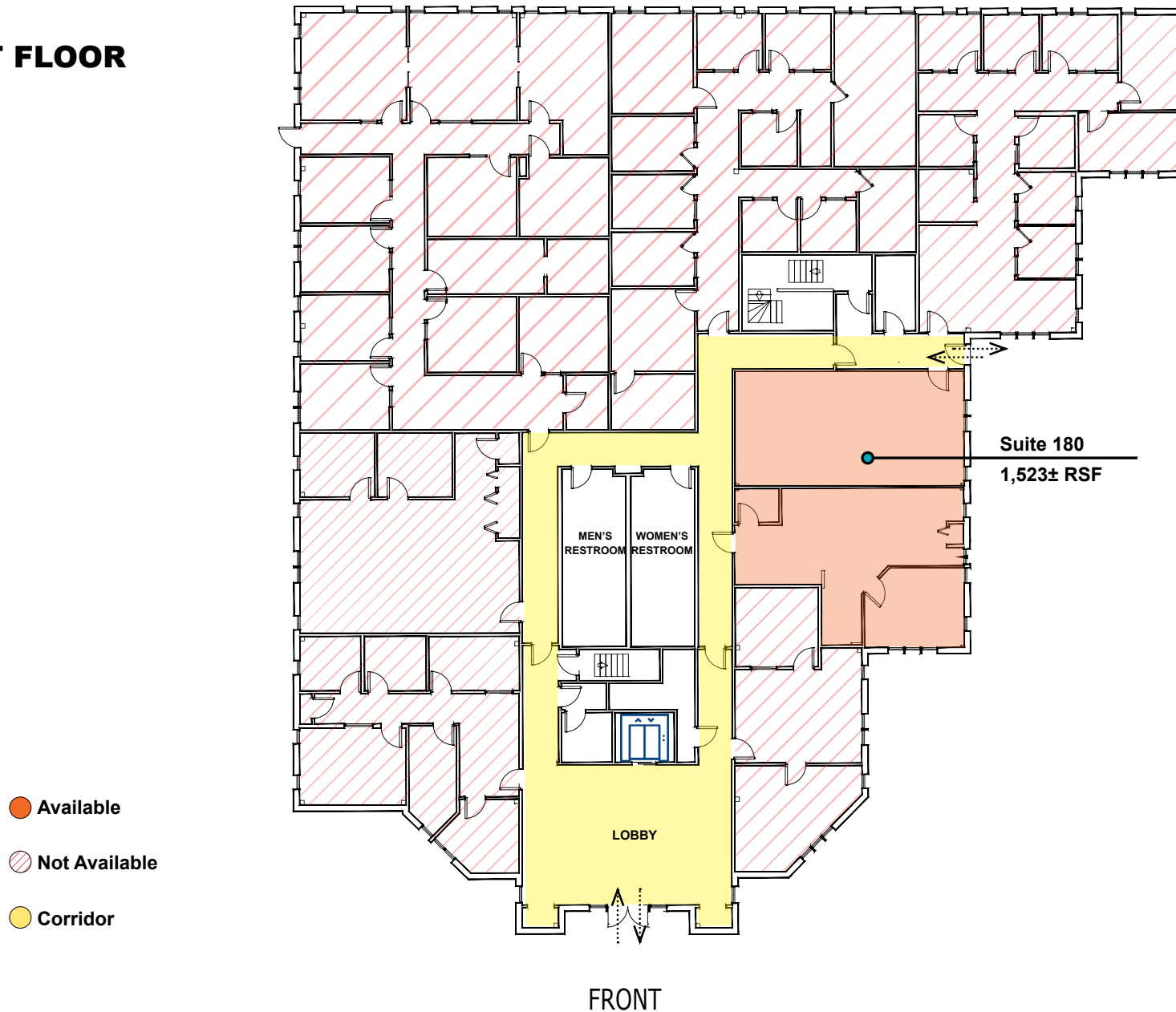
73.3%

White Collar

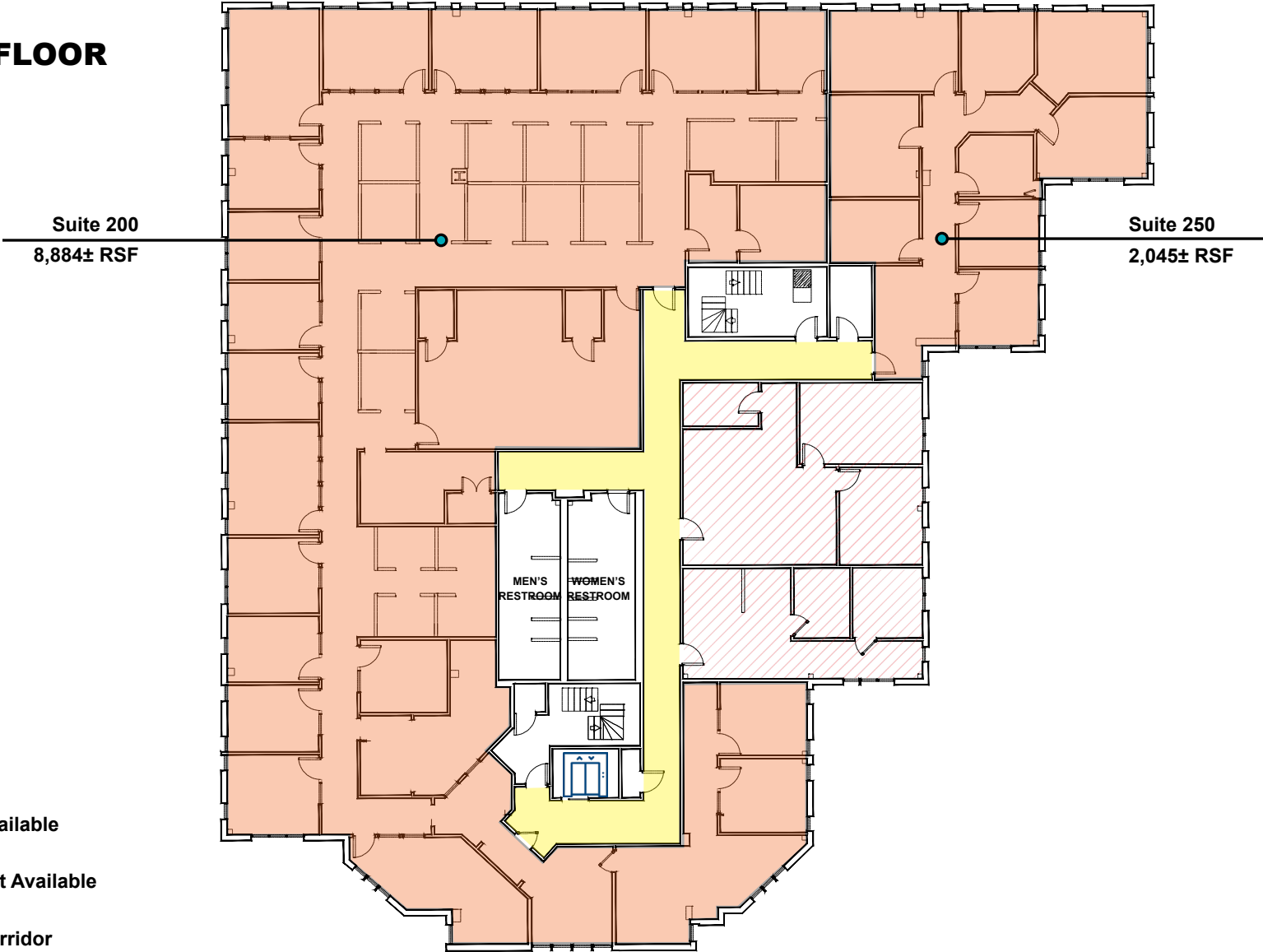
MAJOR EMPLOYERS OVERVIEW



FIRST FLOOR



SECOND FLOOR



Contact Us

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