

MEDICAL OFFICE FOR LEASE

1879 NIGHTINGALE LN STE B2, TAVARES, FL 32778

Lakeside Medical Park



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,400 SF +/-
Year Built:	1996
Zoning:	PD
Renovated:	2018

PROPERTY OVERVIEW

2,400 SF +/- medical office suite is available for lease within the Lakeside Medical. The unit includes 5 exam rooms with sinks, large conference or procedure room, two bathrooms, a lab, break room, doctors office, admin office, nurses station, reception, plenty of storage, and a check-in/check-out. The suite is move in ready for any physician or specialist looking to open a satellite office in Tavares. Co-tenants in the building include Advent Health cardiology & internal medicine, a gastroenterologist, a plastic surgeon, and a podiatry group.

The property is adjacent to AdventHealth Waterman Hospital and is surrounded by additional medical/professional office users. It is located right off HWY 441 (50,500 Annual Average Daily Traffic) in Tavares and is less than 15 minutes from Downtown Mount Dora. Lakeside Medical has a 6/1000 parking ratio.

PROPERTY HIGHLIGHTS

- Move In Ready Medical Office For Lease
- Includes 5 Exam Rooms with Plumbing, Nurses Station, Lab, and Reception!
- 6/1,000 Parking
- Access from HWY 441 (50,500 AADT)
- Surrounded by Additional Medical Office Users - Adjacent to Advent Health Waterman Hospital
- Also Available For Sale

PRESENTED BY
DANIELLE KOVIE

407.214.4846
dkovie@millenia-partners.com

OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

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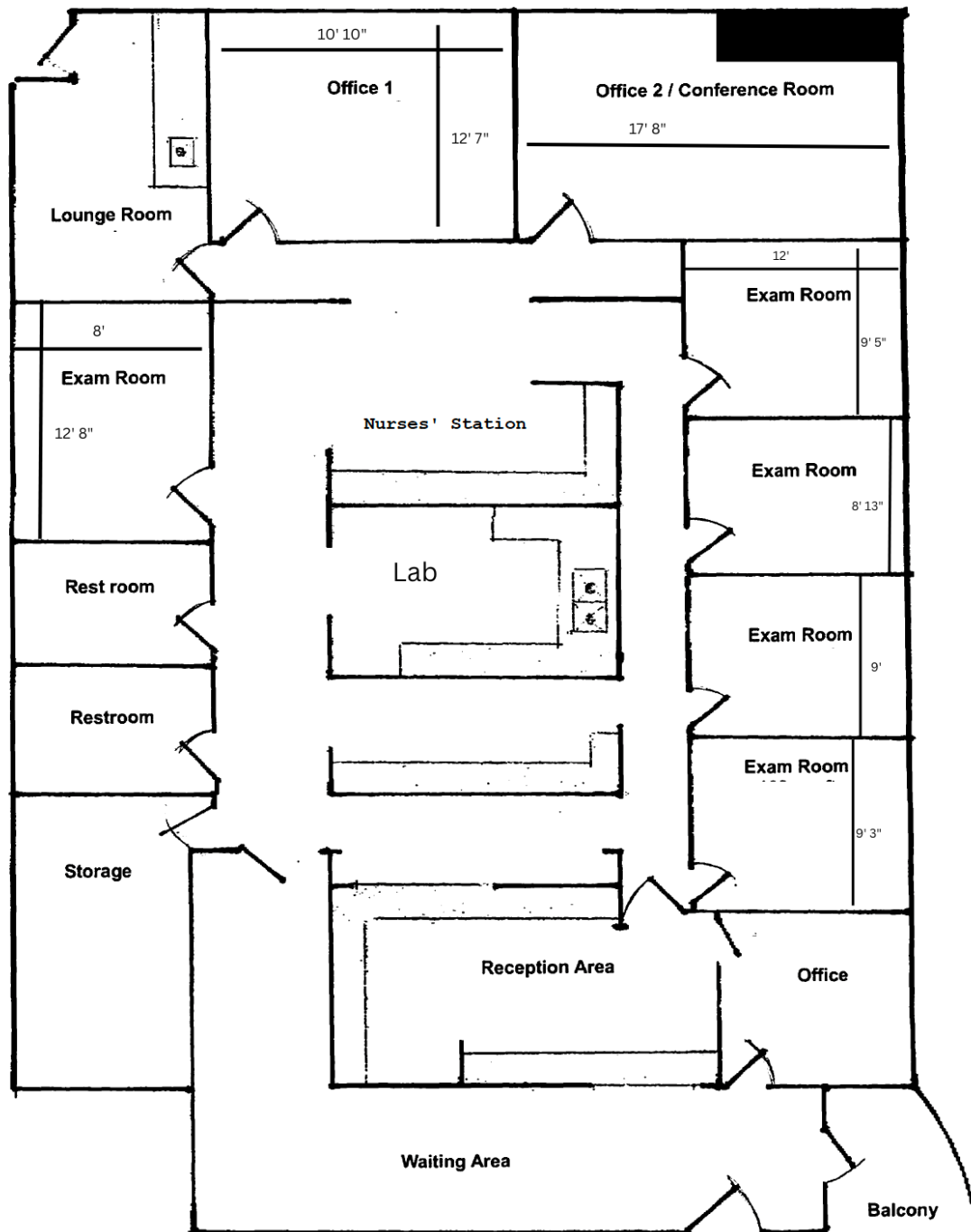
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FLOOR PLAN

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LOCATION MAP

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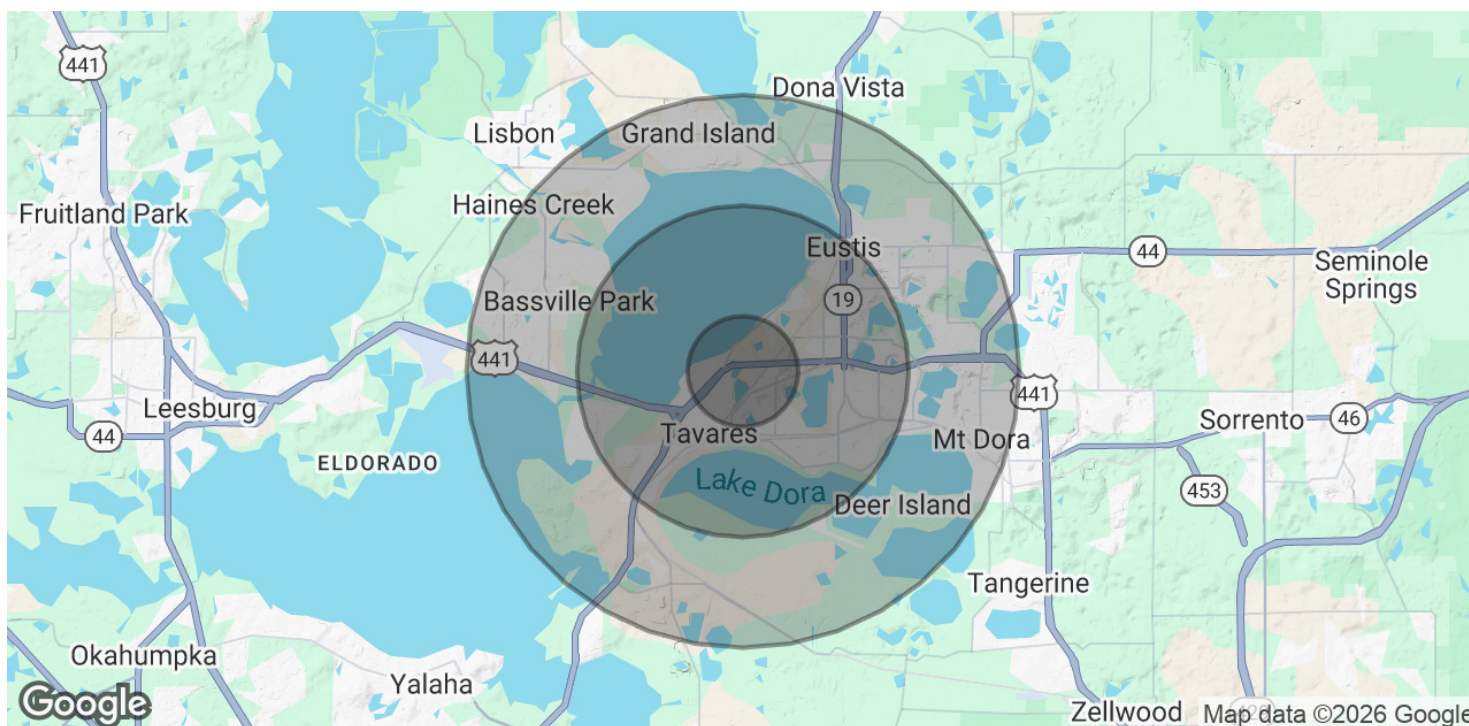
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,300	34,319	84,971
Average Age	51	48	48
Average Age (Male)	50	46	46
Average Age (Female)	53	49	49

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,882	15,070	36,806
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$89,678	\$72,731	\$77,005
Average House Value	\$243,562	\$250,873	\$282,697

Demographics data derived from AlphaMap

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