



## Medical Office

- Two (2) Suites Available
- Suite 120 - Office / Medical Space
- Suite 130 - 100% Medical Office Space
- Excellent visibility at the major intersection of Alafaya Trail and Lake Underhill Road
- Monument Signage
- Covered portico for convenient patient drop off
- Easy access from SR 408 (the East/West Expressway)

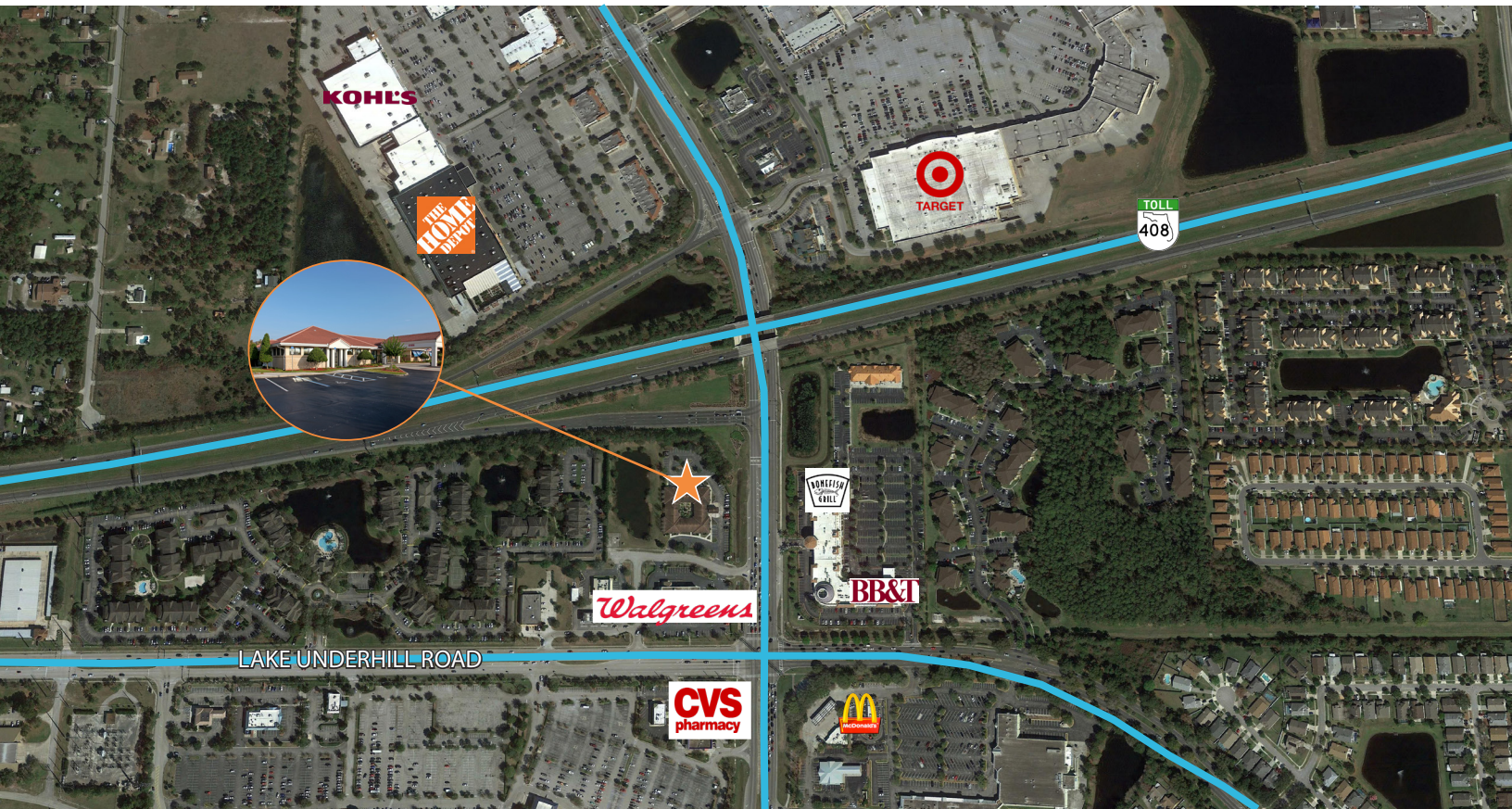
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**Prime Location**

- CVS and Walgreens pharmacies within walking distance
- Just moments to Waterford Lakes Town Center featuring retail options such as Target, Kohl's and The Home Depot
- Nearby dining options include Chick-Fil-A, Miller's Ale House, Smokey Bones BBQ, Sonny's BBQ, Bonefish Grill, McDonald's, Outback Steakhouse and Cooper's Hawk Winery and Restaurant

**Area Demographics:**

2020 Population	2020 Avg HH Income
• 1-mile radius: 13,304	• 1-mile radius: \$55,092
• 3-mile radius: 99,483	• 3-mile radius: \$59,839
• 5-mile radius: 213,680	• 5-mile radius: \$63,083

Traffic Count: 30,000 vehicles

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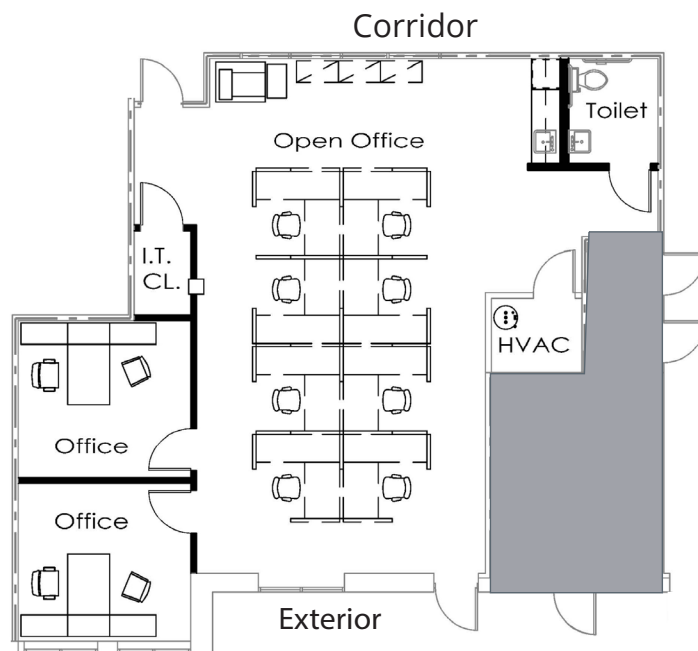
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## Suite 120 - 1,582± rsf

**Featuring:**

1. 14 seer high efficiency HVAC
2. High efficiency 50 gallon water heater
3. 120/3-phase electrical panel with ample available power
4. LED low wattage 2x4 light fixtures



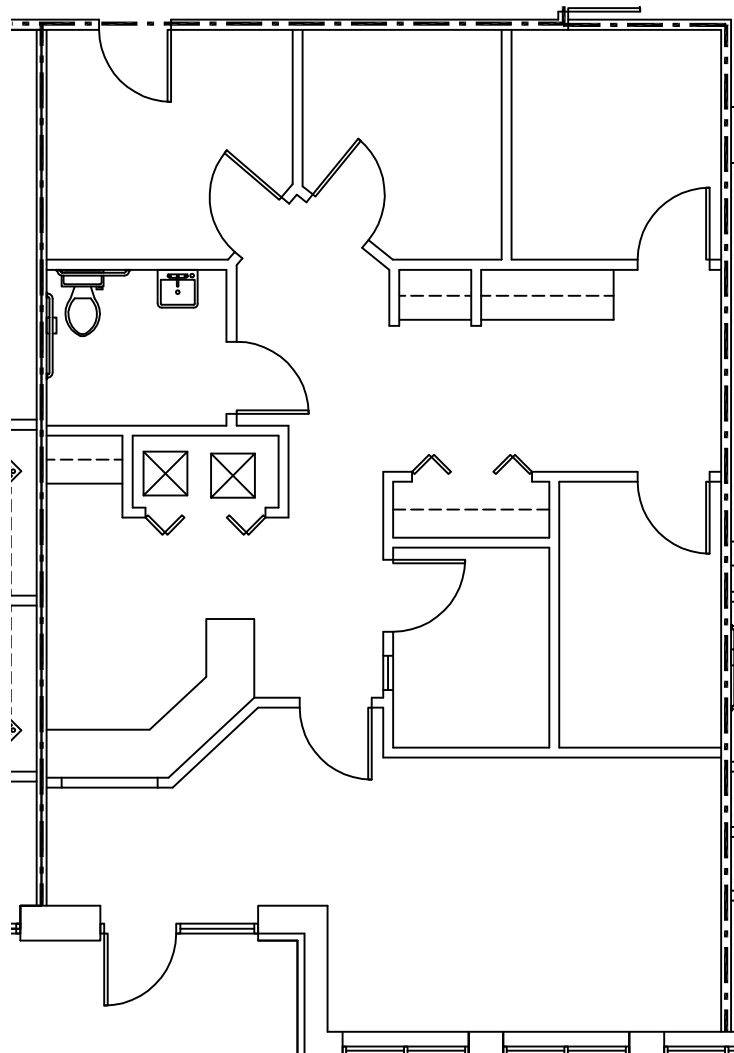
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**Suite 130 - 1,286± rsf**  
**Available January 1, 2025**



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