

MEDICAL OFFICE SPACE FOR LEASE

2954 MALLORY CIRCLE, CELEBRATION, FL 34747

Celebration Office/Medical



OFFERING SUMMARY

Lease Rate: Please Inquire

Building Size: 40,122 SF

Available SF: 3,578 - 7,607 SF

Year Built: 2017

Submarket: Celebration

PROPERTY OVERVIEW

Professional and/or medical office space in Celebration. Surgery Center is being built next door.

Suite 205: 3,578 SF turnkey medical office, 7 exam rooms w/ plumbing, breakroom, nurses station, lab area, 2 bathroom

Suite 209: 4,029 SF Professional Office with 7 private offices, 1 large conference room, 1 small conference room, 3 restrooms, open office area for cubicles, kitchen and break room, upgraded finishes throughout.

PROPERTY HIGHLIGHTS

- LESS THAN 2 MILES TO ADVENTHEALTH - CELEBRATION
- SIGNAGE AVAILABLE
- MINUTES TO INTERSECTION OF US-192, I-4, 417

PRESENTED BY

ASHLEY WALKER

407.430.3462

awalker@millenia-partners.com

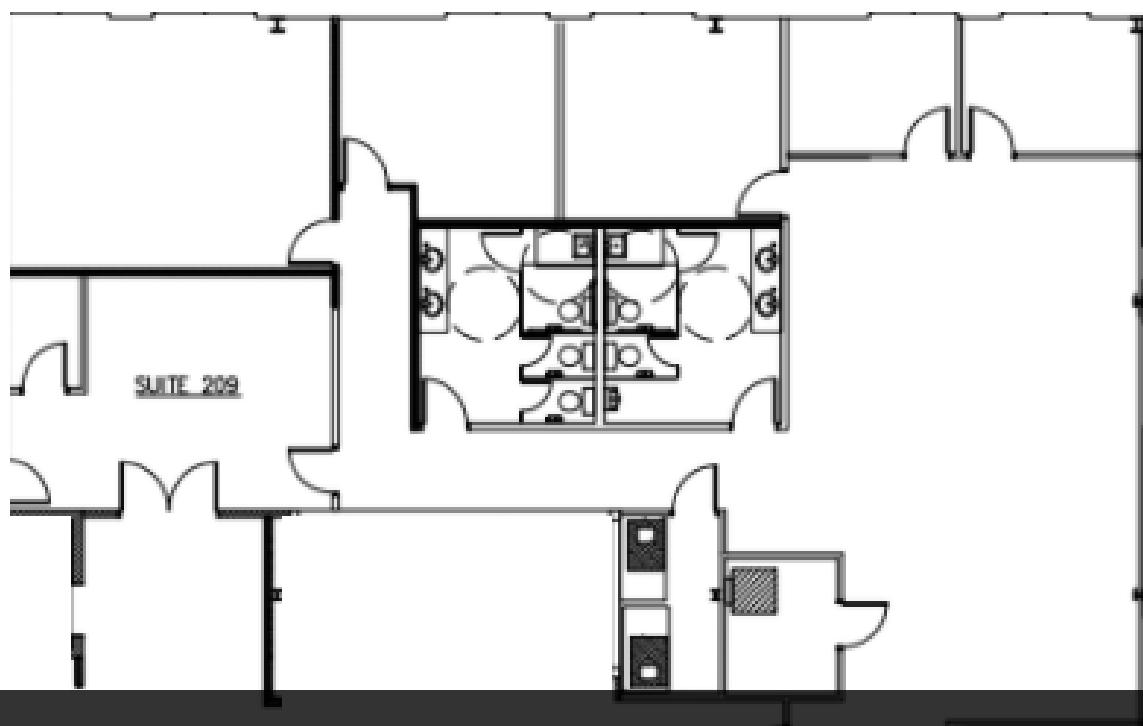
OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

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RETAILER MAP

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Google

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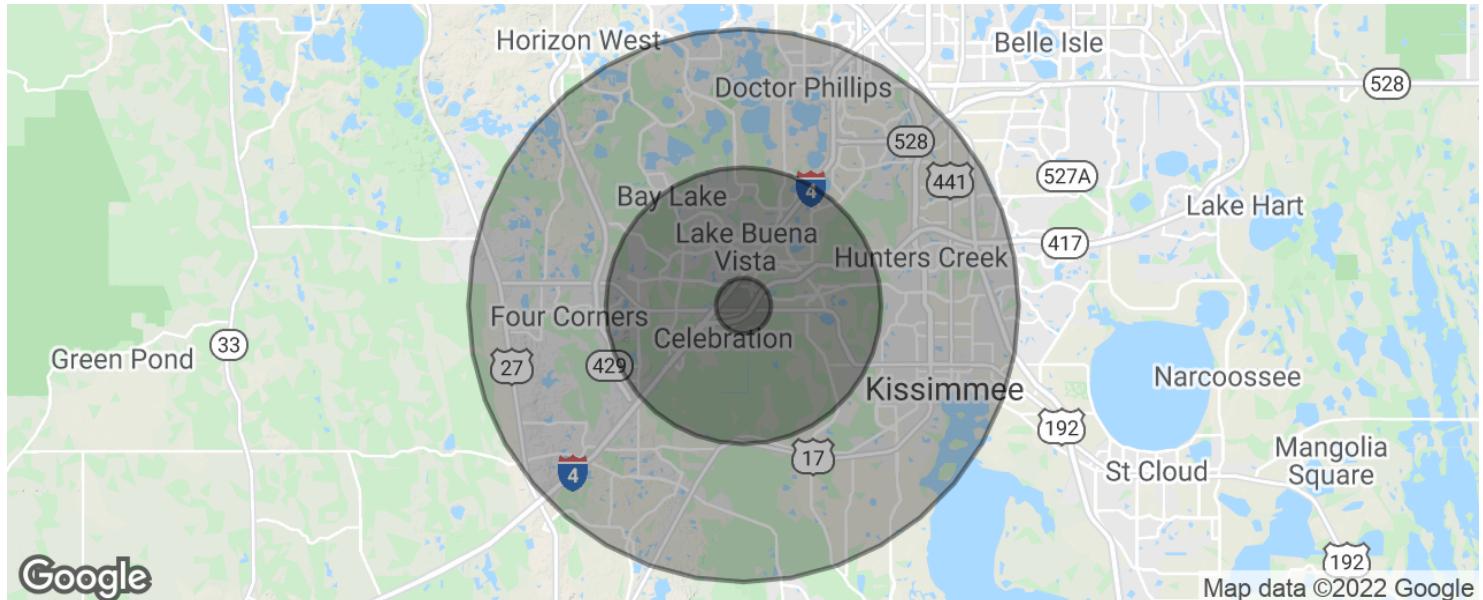
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,960	35,210	237,841
Median age	38.6	36.4	35.6
Median age (Male)	37.2	36.4	35.0
Median age (Female)	39.4	36.5	36.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	803	13,862	87,646
# of persons per HH	2.4	2.5	2.7
Average HH income	\$100,917	\$81,119	\$70,229
Average house value	\$535,576	\$421,577	\$340,565

* Demographic data derived from 2010 US Census

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