

# MEDICAL OFFICE FOR LEASE

O COEE, FL 34734

# 3872 Old Winter Garden Rd



## OFFERING SUMMARY

Lease Rate:	\$35 sf + \$7 sf NNN
Building Size:	20,000 SF
Available SF:	1,500 - 14,000 SF
Year Built:	2024

## PROPERTY OVERVIEW

28,000 SF of medical office suites are available for lease. 3872 Old Winter Garden Rd is a brand new, two-story, medical office building with 14,000 SF floor plates. Suites can be demised down to 1,500 SF or a suite size of your choice. Suites will be delivered grey shell so the Tenant can customize their space.

The property is adjacent to Orlando Health Health Central Hospital and nearby to other medical office developments including Citrus Medical and Professional Center. This property is perfect for a surgery center or any expanding medical practice looking to capture the Ocoee, Windermere, Winter Garden, or West Orange county market. Not to mention the location provides easy access to major roadways including SR 429, HWY 50, SR 408, and the Turnpike.

## PROPERTY HIGHLIGHTS

- Grey Shell Condition
- Generous TI Package Offered
- Adjacent to Orlando Health - Health Central in Ocoee
- Close Proximity to Other Medical Office Developments and NEW AdventHealth Centra Care
- 5/1,000 Parking
- Frontage on Old Winter Garden Rd (22,000 Annual Average Daily Traffic)

PRESENTED BY  
**ASHLEY WALKER**  
407.430.3462  
awalker@millenia-partners.com

OFFICE BUILDING  
**For Lease**

ADDITIONAL PHOTOS

OCCOEE, FL 34734

3872 Old Winter Garden Rd



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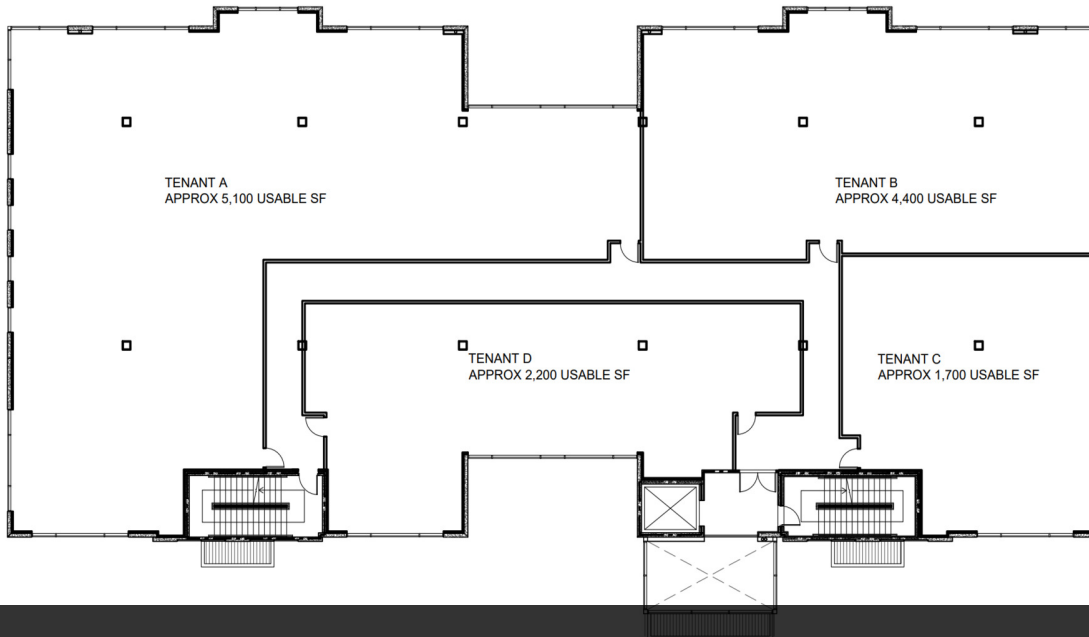
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# FLOOR PLAN

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THIRD FLOOR LAYOUT  
Preliminary Space Plan

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# LOCATION MAP

OCOE, FL 34734

# 3872 Old Winter Garden Rd



Google

Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

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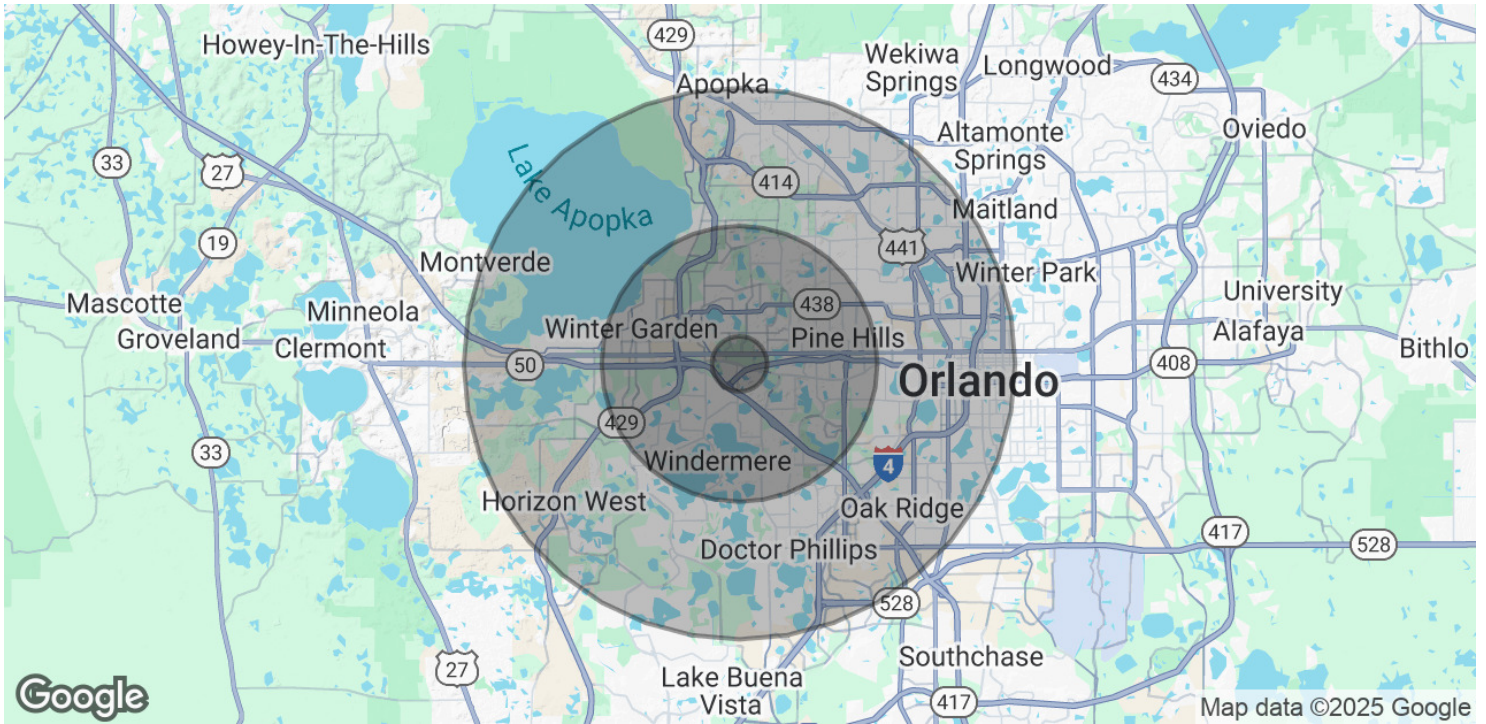
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# DEMOGRAPHICS MAP & REPORT

GOTHA, FL 34734

## 3872 Old Winter Garden Rd



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	7,384	233,287	710,285
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	40

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,796	80,630	262,317
# of Persons per HH	2.6	2.9	2.7
Average HH Income	\$92,174	\$98,174	\$101,855
Average House Value	\$470,441	\$408,295	\$427,858

Demographics data derived from AlphaMap

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