



# FOR LEASE:

## 2061 DUNDEE DRIVE – OFFICE

*Winter Park, FL 32792*

### ABOUT PROPERTY

This free-standing professional office building is ideal for small businesses like a legal practice, CPA, chiropractor, or financial advisor. It has a prime location near Lakemont Avenue, within walking distance of Advent Health Hospital, in an area surrounded by professional and medical offices.

### PROPERTY FEATURES

- Professional Office or Medical Zoning
- 1,467 SF
- **AVAILABLE ON APRIL 2025**

### CONTACT BROKER FOR PRICING

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**407-782-1989**



# PROPERTY SUMMARY

## 2061 DUNDEE DRIVE



### OFFERING SUMMARY

NUMBER OF UNITS:	1
AVAILABLE SF:	1,467 SF
LEASE RATE:	CONTACT BROKER FOR PRICING
LOT SIZE:	0.23 Acres
BUILDING SIZE:	1,467 SF
ZONING:	O-2
MARKET:	Winter Park
SUBMARKET:	Greater Orlando

### PROPERTY OVERVIEW

This free-standing professional office building is great for a **small legal practice, CPA, chiropractor, financial advisor, therapy practice, boutique real estate office, massage therapy practice, etc.** Great location just off Lakemont Avenue, walking distance from Advent Health Hospital, in an area of professional and medical offices. This 1,467 SF space is well-appointed and features three designated offices, a reception area, kitchen area with storage, front and back entrances, and two restrooms, one complete with a shower. The building was just painted and has updated windows, a nice front porch area, and fresh new landscaping in front. Shared parking with 2071 Dundee Drive. This space will be available in **April 2025**.

### PROPERTY HIGHLIGHTS

- Excellent Location off Lakemont Avenue Close to Advent Health & Professional and Medical Offices
- Front and Rear Entrances
- 3 Designated Offices
- Reception Area
- Kitchen Area with Storage
- 2 Restrooms - One with Shower
- Building was recently Painted
- Updated Windows
- Fresh New Landscaping



# PROPERTY PHOTOS

2061 DUNDEE DRIVE





# PROPERTY PHOTOS

2061 DUNDEE DRIVE

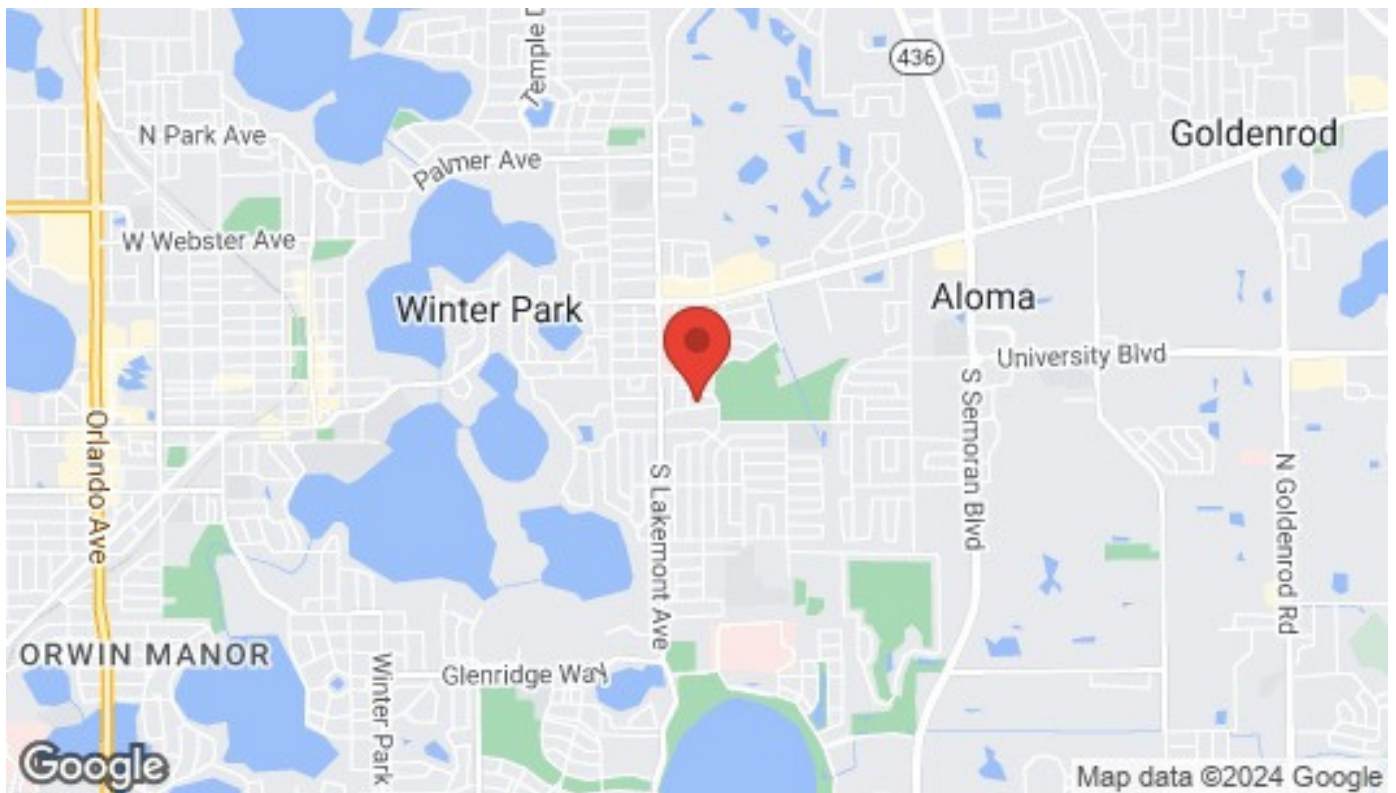
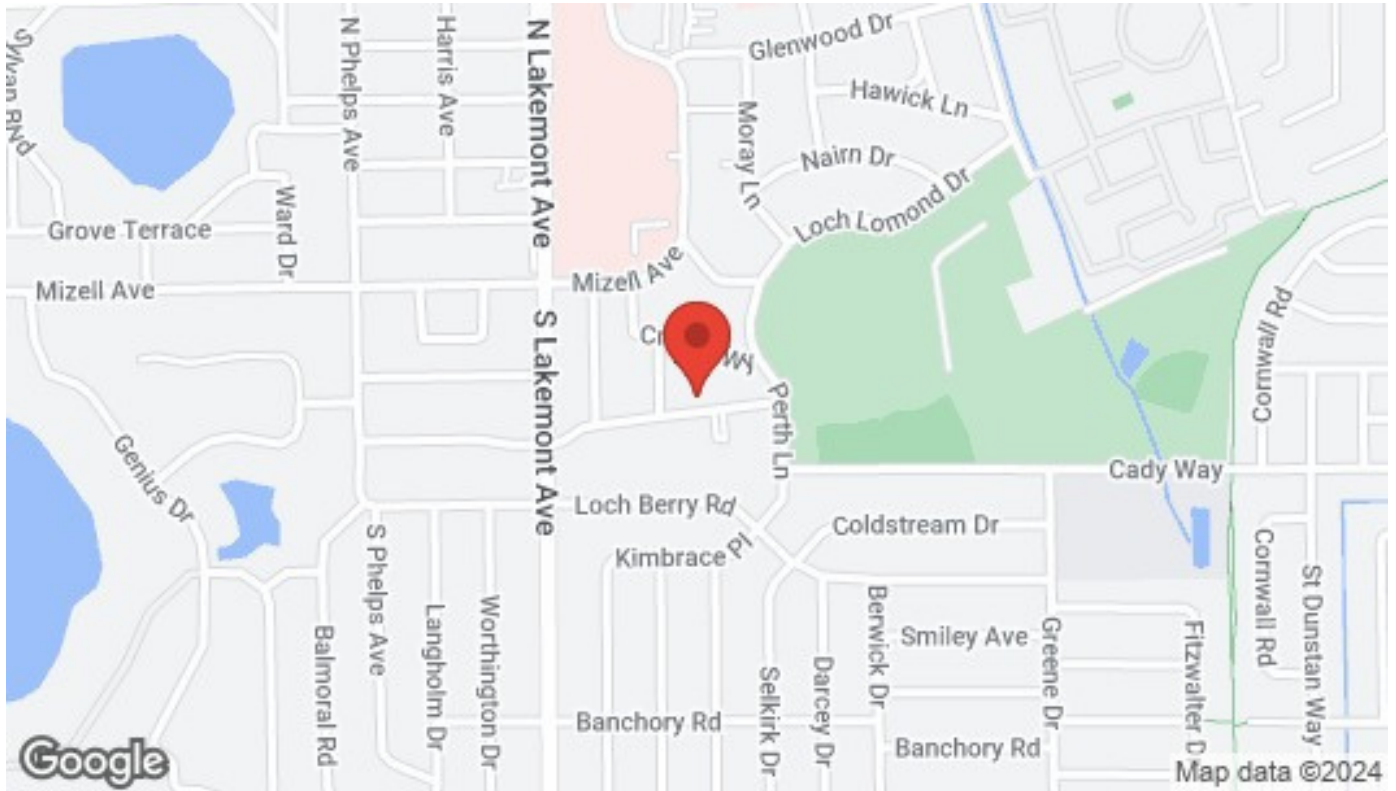






# LOCATION MAPS

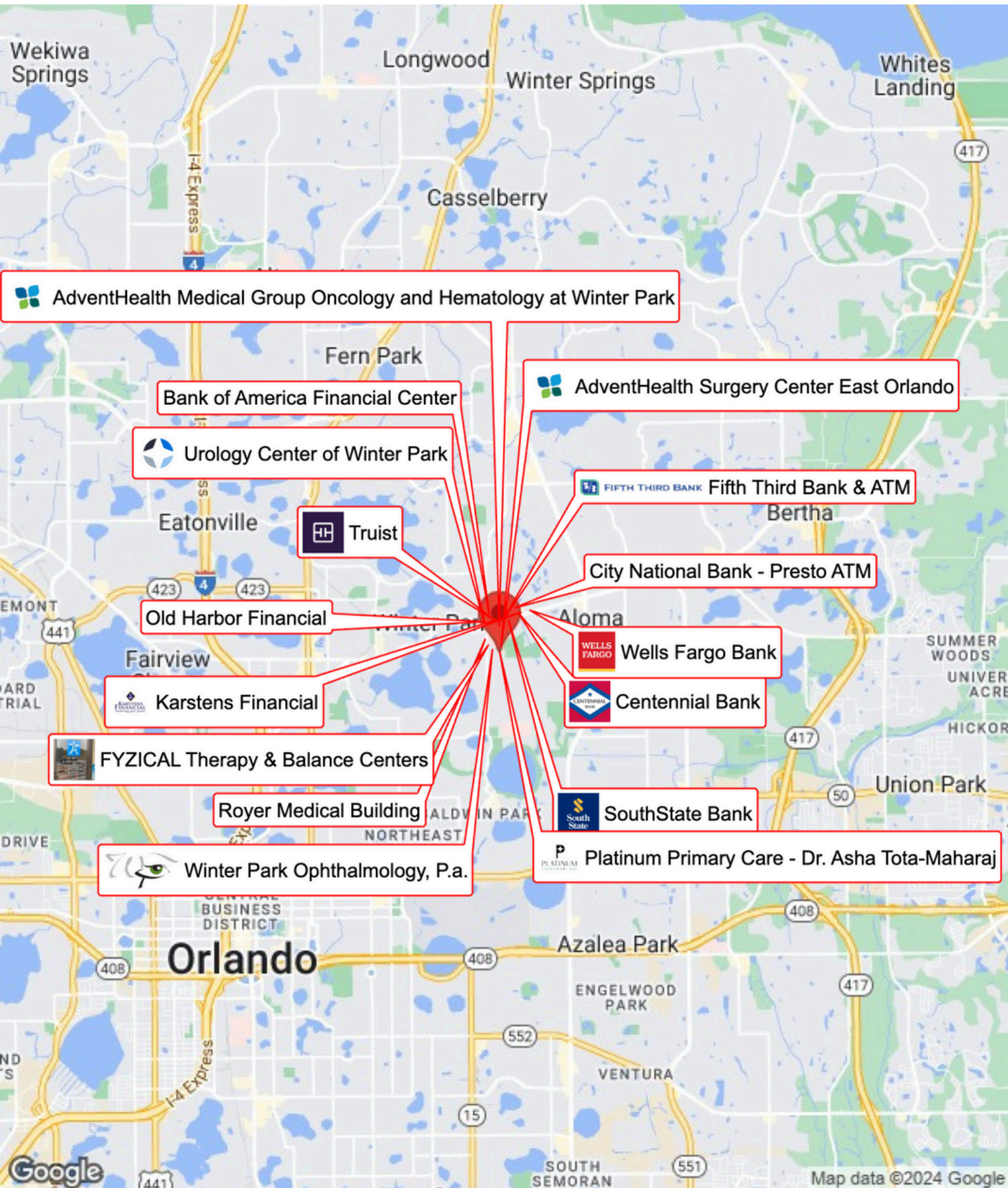
2061 DUNDEE DRIVE - OFFICE





# BUSINESS MAP

2061 DUNDEE DRIVE - OFFICE

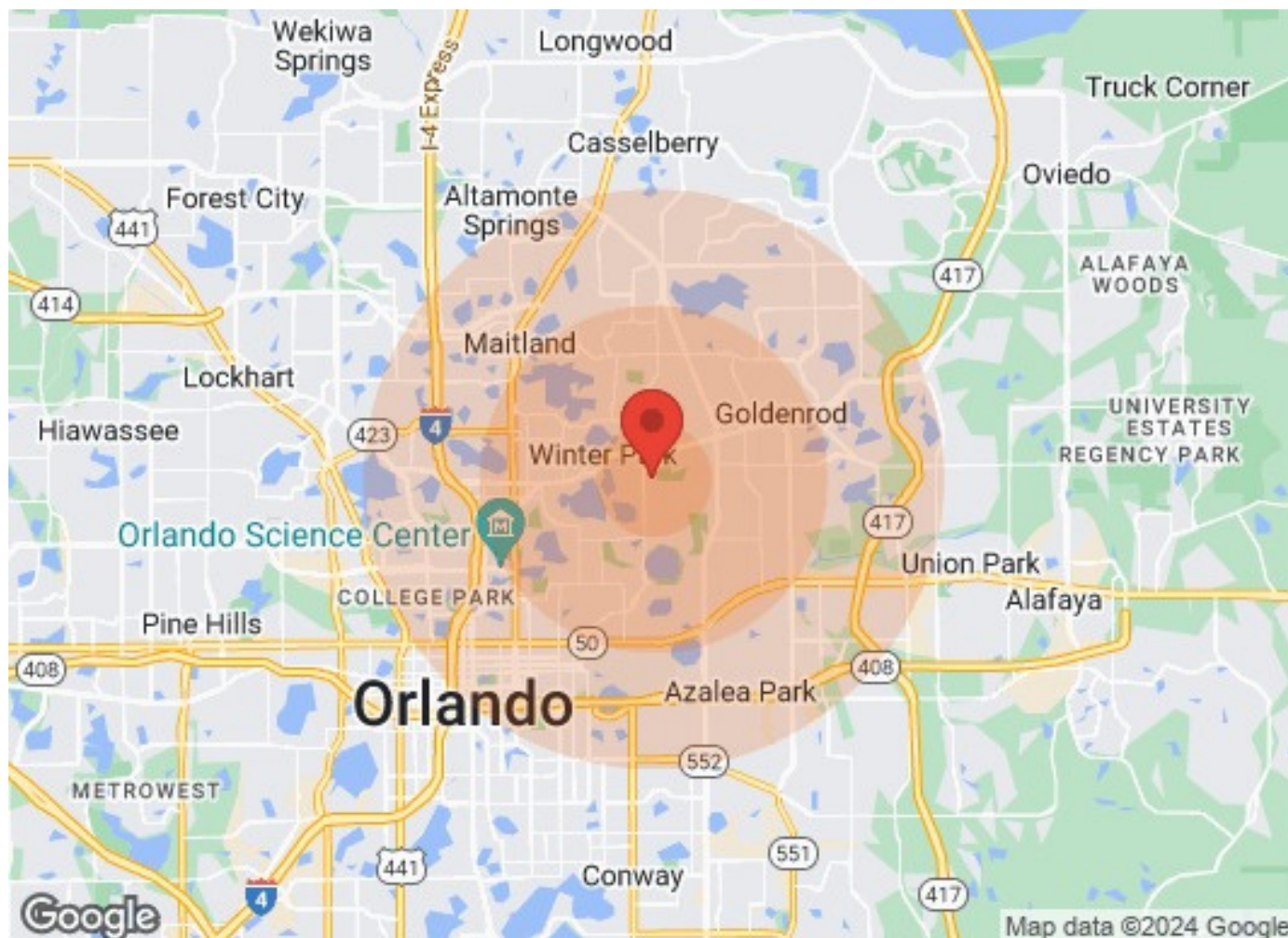






# DEMOGRAPHICS

2061 DUNDEE DRIVE - OFFICE



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	6,735	46,902	122,808	Median	\$81,686	\$63,254	\$56,223
Female	7,444	47,920	127,025	< \$15,000	791	6,357	13,931
Total Population	14,179	94,822	249,833	\$15,000-\$24,999	753	4,508	11,978
				\$25,000-\$34,999	828	4,820	12,805
				\$35,000-\$49,999	790	4,918	15,047
				\$50,000-\$74,999	1,115	6,989	20,194
				\$75,000-\$99,999	634	4,573	12,546
				\$100,000-\$149,999	861	4,917	12,371
				\$150,000-\$199,999	313	2,068	4,403
				> \$200,000	468	3,238	5,520
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	2,072	14,747	40,096	Total Units	7,963	50,232	129,393
Ages 15-24	1,465	10,231	26,957	Occupied	7,271	45,026	115,266
Ages 25-54	5,351	40,624	105,837	Owner Occupied	4,056	23,832	63,494
Ages 55-64	1,755	11,664	31,981	Renter Occupied	3,215	21,194	51,772
Ages 65+	3,536	17,556	44,962	Vacant	692	5,206	14,127
Race	1 Mile	3 Miles	5 Miles				
White	12,775	80,733	205,501				
Black	650	6,096	19,641				
Am In/AK Nat	9	34	112				
Hawaiian	2	3	11				
Hispanic	1,626	16,151	57,847				
Multi-Racial	976	11,410	37,310				



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