

EXECUTIVE SUMMARY

109 PARK PLACE BOULEVARD, DAVENPORT, FL 33837

109 Park Place Blvd



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	5,500 SF
Available SF:	2,750 SF

PROPERTY OVERVIEW

This ±5,500 SF medical office building is situated within the Park Place Medical Condo complex in one of the fastest-growing submarkets in Central Florida.. Located less than 3 miles south of I-4 and US-27 interchange this site provides excellent connectivity to Orlando, Tampa, and the Four Corners area.

PROPERTY HIGHLIGHTS

- Less than 3 miles from AdventHealth Heart of Florida
- 1-mile radius of national retailers including Publix, Walgreens, and CVS
- Planned Development Zoning

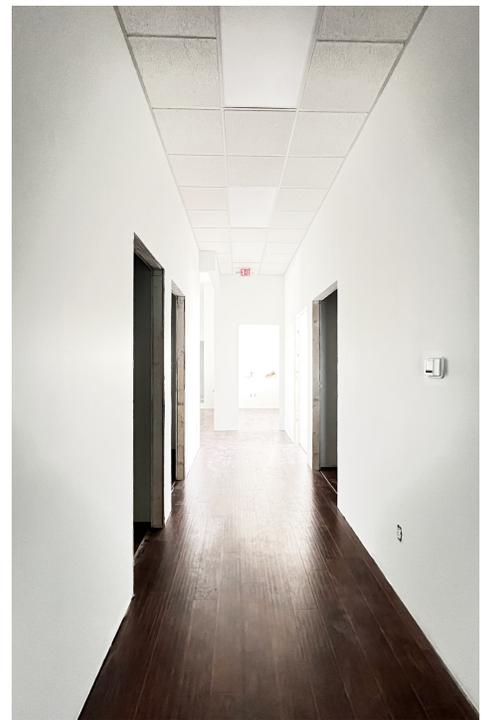
PRESENTED BY
ASHLEY WALKER
407.430.3462
awalker@millenia-partners.com

OFFICE BUILDING
For Lease

ADDITIONAL PHOTOS

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RETAILER MAP

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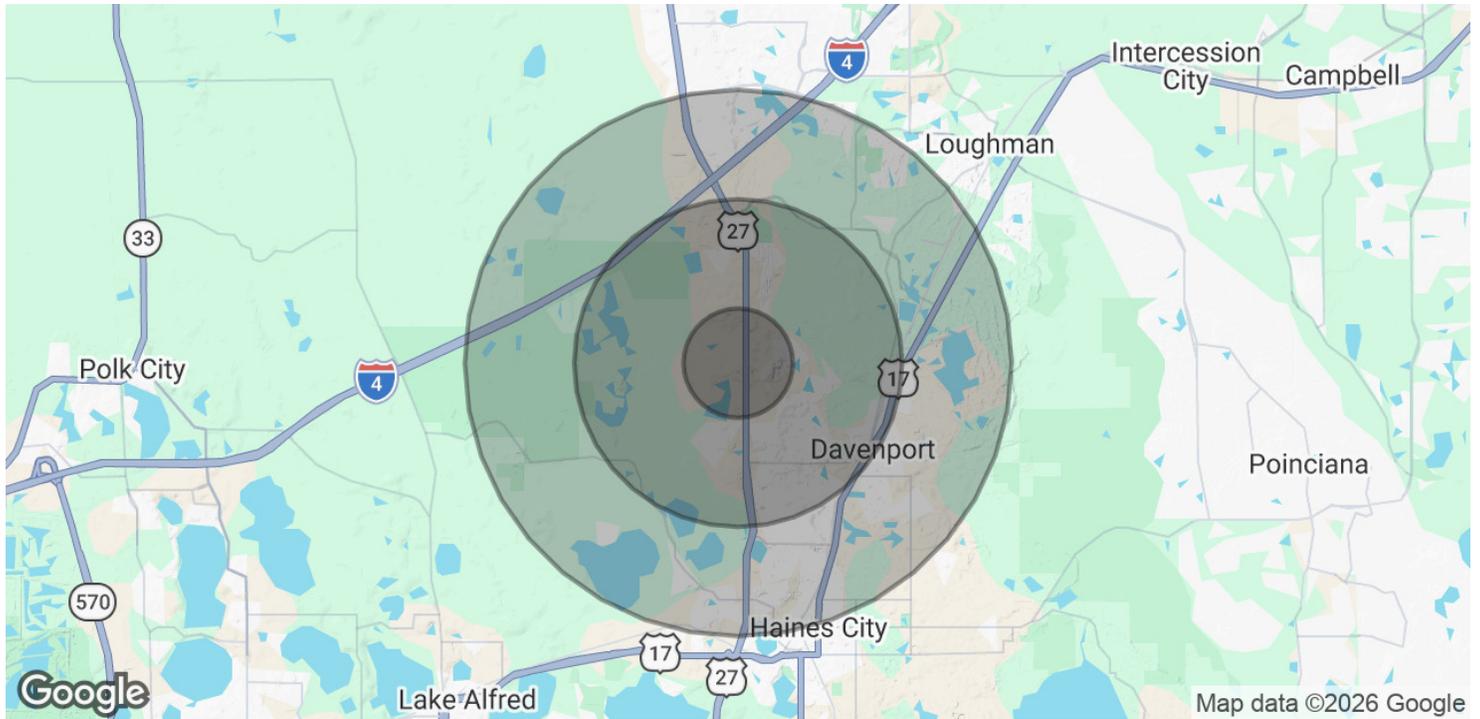
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,944	26,301	61,863
Average Age	39.5	41.0	39.0
Average Age (Male)	37.6	40.9	38.6
Average Age (Female)	40.3	41.6	39.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,295	9,025	20,909
# of Persons per HH	3.0	2.9	3.0
Average HH Income	\$86,706	\$83,002	\$84,719
Average House Value	\$305,040	\$286,596	\$276,919

2023 American Community Survey (ACS)

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