

# FOR LEASE - OFFICE/MEDICAL OAKLAND EXCHANGE

124 Southern Railway, #12  
Oakland, FL 34787



## OFFERING SUMMARY

Lease Rate: \$32.00 SF/yr (+EST. \$8 /SF NNN)

Available SF: 1,500 - 3,000 SF

Building Size: 3,000 SF

**ALYSSA RODRIGUEZ & ANTHONY TUEROS**  
**407-802-7798 / 954-516-9211**



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COMMERCIAL**

**HUBBARD  
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## PROPERTY DESCRIPTION

### **Now Leasing | Up to 3,000 SF | Divisible | Oakland Exchange – Oakland, FL**

Introducing a premier leasing opportunity at Oakland Exchange, a brand-new office/medical park ideally located at the intersection of W. Colonial Drive (SR 50) and Remington Road. This modern mixed-use development features striking dark gray shell buildings designed specifically for medical and professional office users.

Up to 3,000 SF is available for lease and can be divided to accommodate a variety of layouts. Delivered in dark shell condition, the space offers a fully customizable interior—providing tenants the flexibility to design and build out their ideal floor plan.

Strategically positioned between Winter Garden and Clermont, two of the fastest-growing communities in the Orlando MSA, the property offers exceptional accessibility with close proximity to the Florida Turnpike. W. Colonial Drive sees approximately 55,500+ AADT, ensuring strong visibility and convenient ingress and egress via Southern Railway and Remington Road. Monument signage on Remington Road further enhances exposure.

Located less than two miles from a new 151,000 SF Costco, a 61,000 SF Tesla dealership, and nearly 500 new multifamily units, Oakland Exchange is at the center of significant residential and commercial growth.

This is an outstanding opportunity for medical practices and professional businesses seeking a high-visibility location in one of Central Florida's most dynamic growth corridors.

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## MEDICAL & HEALTHCARE PRESENCE NEARBY

One of the fastest growing submarkets in the surrounding area — particularly Winter Garden, Ocoee, and Clermont — a growing medical and healthcare hub, offering strong support for medical tenants at Oakland Exchange:

### Major Healthcare Facilities Nearby

- AdventHealth Winter Garden – A full-service hospital providing emergency care and multiple specialty services, supporting a broad regional patient base near the site.
- Orlando Health / South Lake Hospital – A primary acute care hospital in Clermont offering comprehensive inpatient and outpatient medical services (including emergency care and specialties).
- Health Central / Orlando Health (Ocoee) – Another major medical campus with community hospital services and specialty care.
- Quality Health Care Center & Express Care Clinics – Primary and urgent care providers in Winter Garden and Ocoee assisting day-to-day healthcare demand.
- Orlando Health - Including Orlando Health – Health Central Hospital (Ocoee)

This location provides strong referral networks, physician density, and continued healthcare expansion throughout the West Orange and South Lake markets. The rapid residential growth in Winter Garden, Oakland, and Clermont continues to drive demand for primary care, specialty practices, pediatrics, dermatology, ortho, PT, med spa, and other outpatient services.

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## MEDICAL & HEALTHCARE PRESENCE NEARBY

### Medical Staff & Specialty Services Near Oakland

- Hospitalists & Specialty Practitioners – Numerous internal medicine, hospitalist, cardiology and specialty practitioners serving the broader West Orange and Lake County region.
- Urgent Care & Outpatient Services – Walk-in clinics, urgent care centers, and outpatient facilities scattered through Winter Garden and Ocoee support community health needs and offer synergistic tenant demand.
- Minutes from Numerous Medical Specialty Facilities
- 10 Minutes to Advent Health Minneola
- 15 Minutes from Advent Health Winter Garden
- 12 Minutes from Orland Health South Lake Hospital



### 📍 Healthcare Corridor Positioning

- ✓ Positioned to capture overflow, specialty, and outpatient demand
- ✓ Ideal for primary care, pediatrics, ortho, PT, dermatology, dental, med spa, imaging, and wellness users
- ✓ Growing insured and family population base

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## PROPERTY HIGHLIGHTS

### Strategic Location:

- Situated at 124 Southern Railway Ave within the new Oakland Exchange commercial park at the intersection of W. Colonial Drive (SR 50) and Remington Road — a major East-West arterial with ~55,500+ AADT providing strong exposure and convenient access to the Florida Turnpike.
- Brand-New Mixed-Use Development: Class A buildings constructed in dark gray shell condition, tailored for medical and professional office users with flexible interior build-outs.
- Divisible Space: Up to 3,000 SF available for lease (divisible), delivered as a customizable shell to suit tenant needs.
- Monument & Building Signage: Available on Remington Road to boost visibility for medical and professional tenants.

### Proximity to Key Amenities:

- Strong residential pipeline including new single-family within a 2–5 mile ~500+ new multifamily units supporting daytime and local population demand.
- Located between Winter Garden and Clermont, two of the fastest-growing communities in Central Florida / in the Orlando MSA
- Part of the Orlando–Kissimmee–Sanford Metropolitan Statistical Area, one of the fastest-growing MSAs in the U.S.
- Expanding family and professional demographic driving long-term healthcare demand
- Limited new medical office supply in immediate Oakland submarket
- New retail anchors including Costco (151,000 SF) and Tesla dealership (~61,000 SF) less than 2 miles away.
- High-income households within 3–5 mile radius
- Positioned between West Orange and South Lake County patient bases

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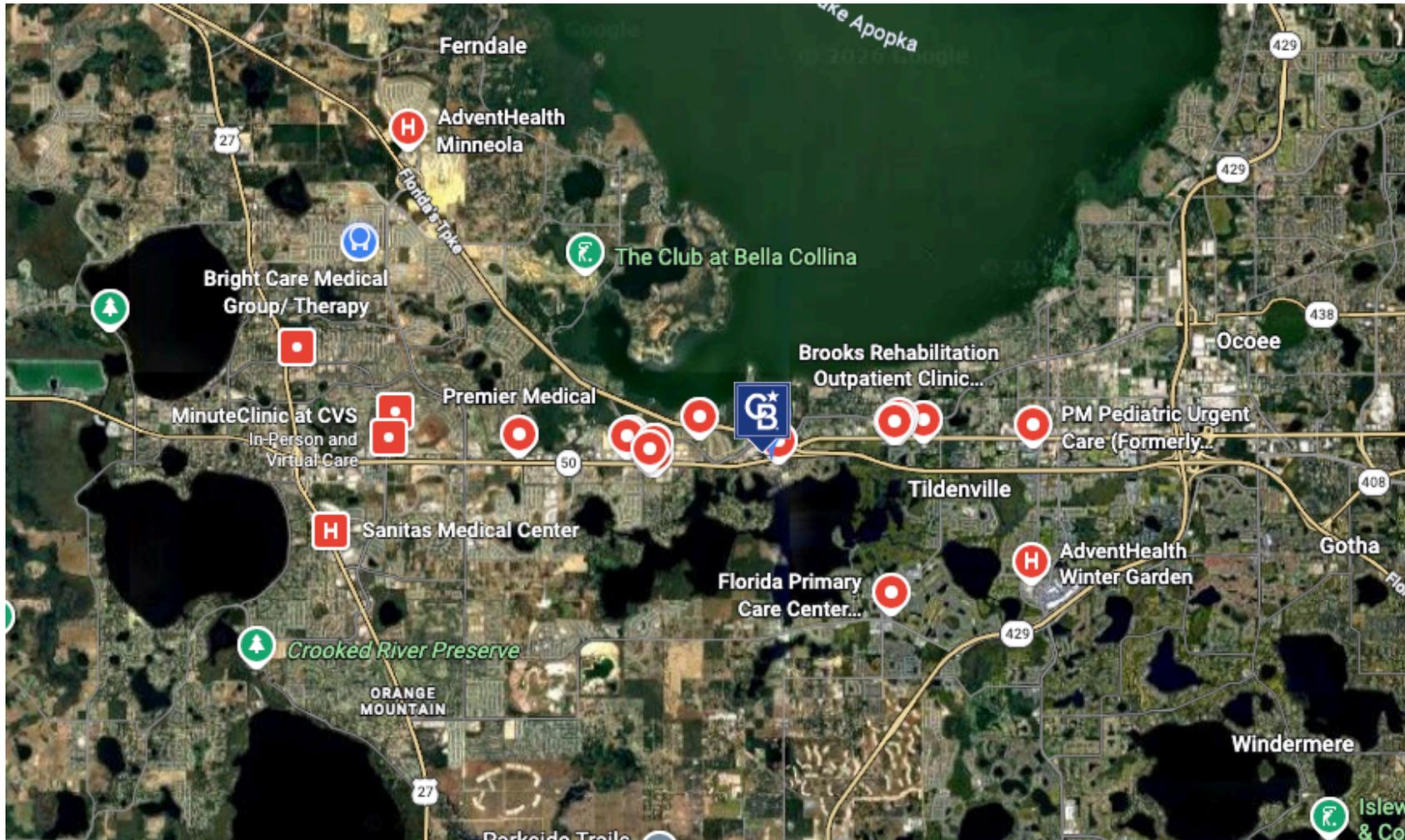
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## MAPS



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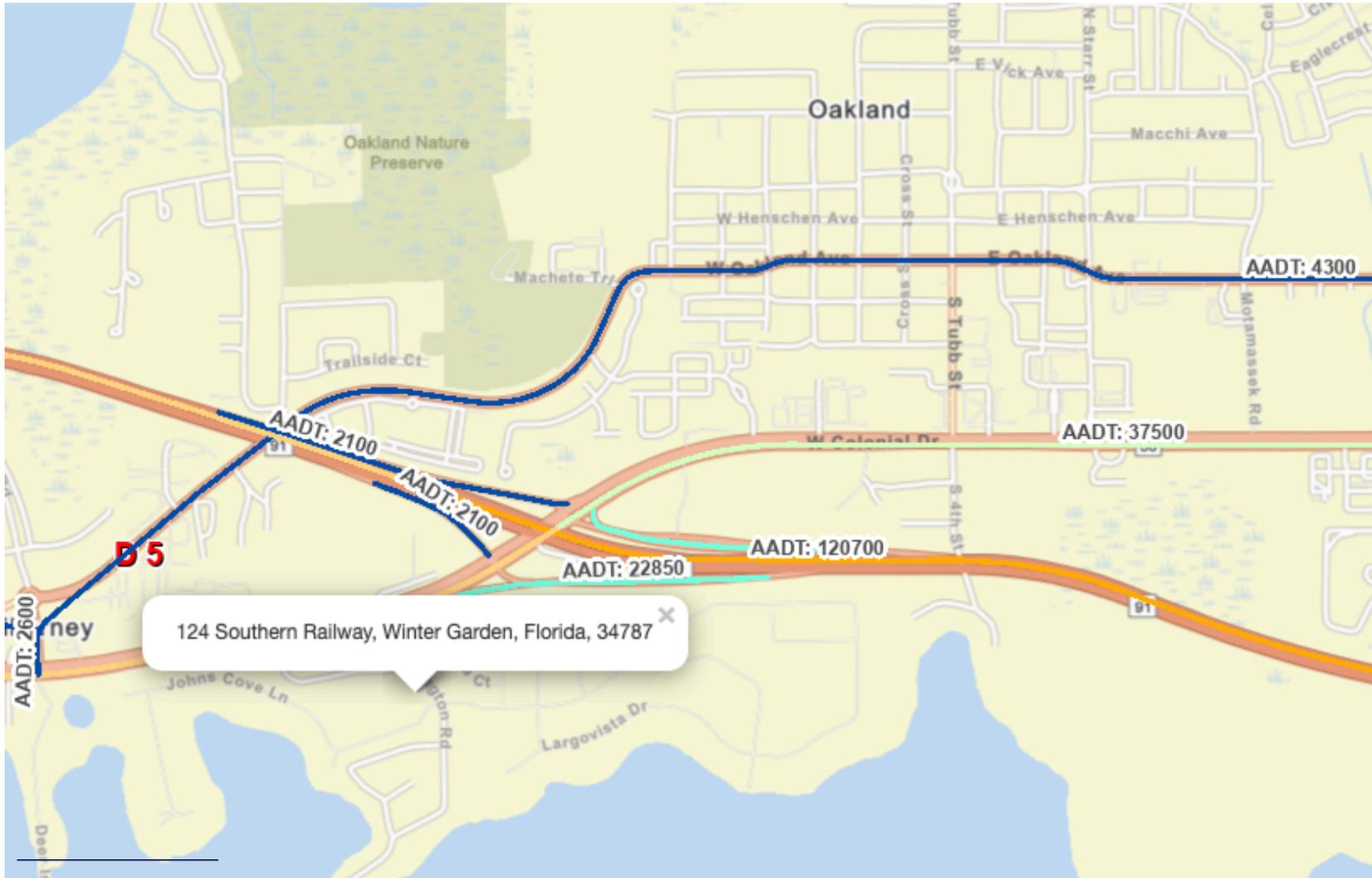
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## FLORIDA DEPARTMENT OF TRANSPORTATION



**ALYSSA RODRIGUEZ & ANTHONY TUEROS**  
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## AREA ANALYTICS

- Located between Winter Garden and Clermont, two of the fastest-growing communities in Central Florida
- Part of the Orlando–Kissimmee–Sanford Metropolitan Statistical Area, one of the fastest-growing MSAs in the U.S.
- Strong residential pipeline including new single-family and multifamily developments within a 2–5 mile radius
- Expanding family and professional demographic driving long-term healthcare demand
- Limited new medical office supply in immediate Oakland submarket
- High-income households within 3–5 mile radius
- Positioned between West Orange and South Lake County patient bases



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## DEMOGRAPHIC SNAPSHOT

### 3-Mile Radius (Immediate Submarket)

Population: ~116,000 people within 3 miles of the site (strong primary market size)

Households: ~50,600 households — representing a solid local consumer and patient base

Income Range: Household incomes segmented across broad levels, with a meaningful portion earning \$100,000+ and above (indicative of consumer and healthcare spending capacity)

Diversity: The surrounding West Orange area draws from a diverse regional mix of families and professionals (Orlando MSA growth trends).

### 5-Mile Radius (Broader Market)

Population: Over 313,000 residents within a 5-mile radius — supporting multiple service lines from primary care to specialty outpatient clinics.

Households: ~127,000+ households providing a deep catchment for healthcare services and ancillary businesses.

Spending Power: Average household spending in the 5-mile area exceeds \$4.7 billion, highlighting robust consumer demand for services, including healthcare.

### Core Oakland Town (Immediate)

Population: ~3,800 residents and growing (2026 estimate), with continued annual growth and strong household income levels.

Median Household Income: Above local averages (~\$142,000), indicating a strong socioeconomic base within the core community.

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## DEMOGRAPHIC DATA

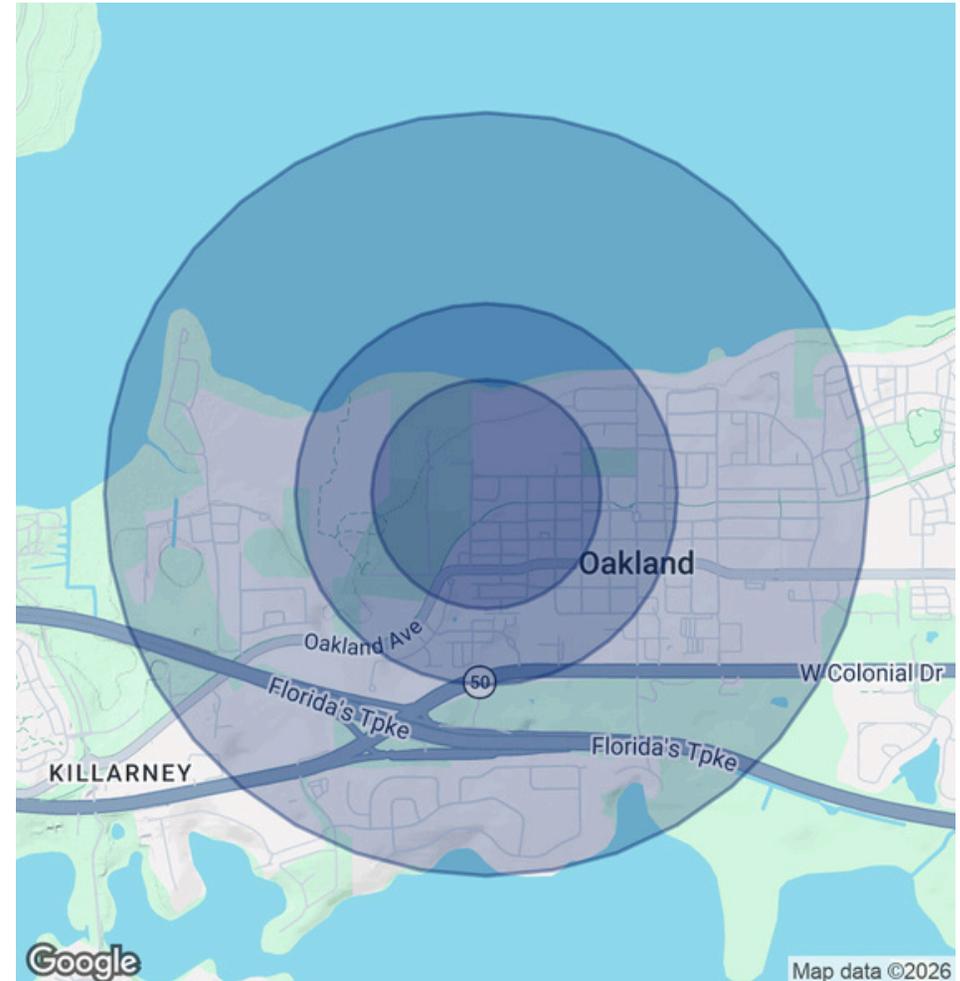
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	485	1,292	4,496
Average Age Average	42	42	40
Age (Male) Average	41	41	40
Age (Female)	43	43	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	198	518	1,674
# of Persons per HH	2.4	2.5	2.7
Average HH Income	\$129,149	\$134,411	\$153,318
Average House Value	\$533,326	\$552,649	\$600,854

Demographics data derived from AlphaMap

### Demographic Highlights

- Rapid population growth
- High median household income
- Strong family household presence
- High percentage of insured residents (important for medical)



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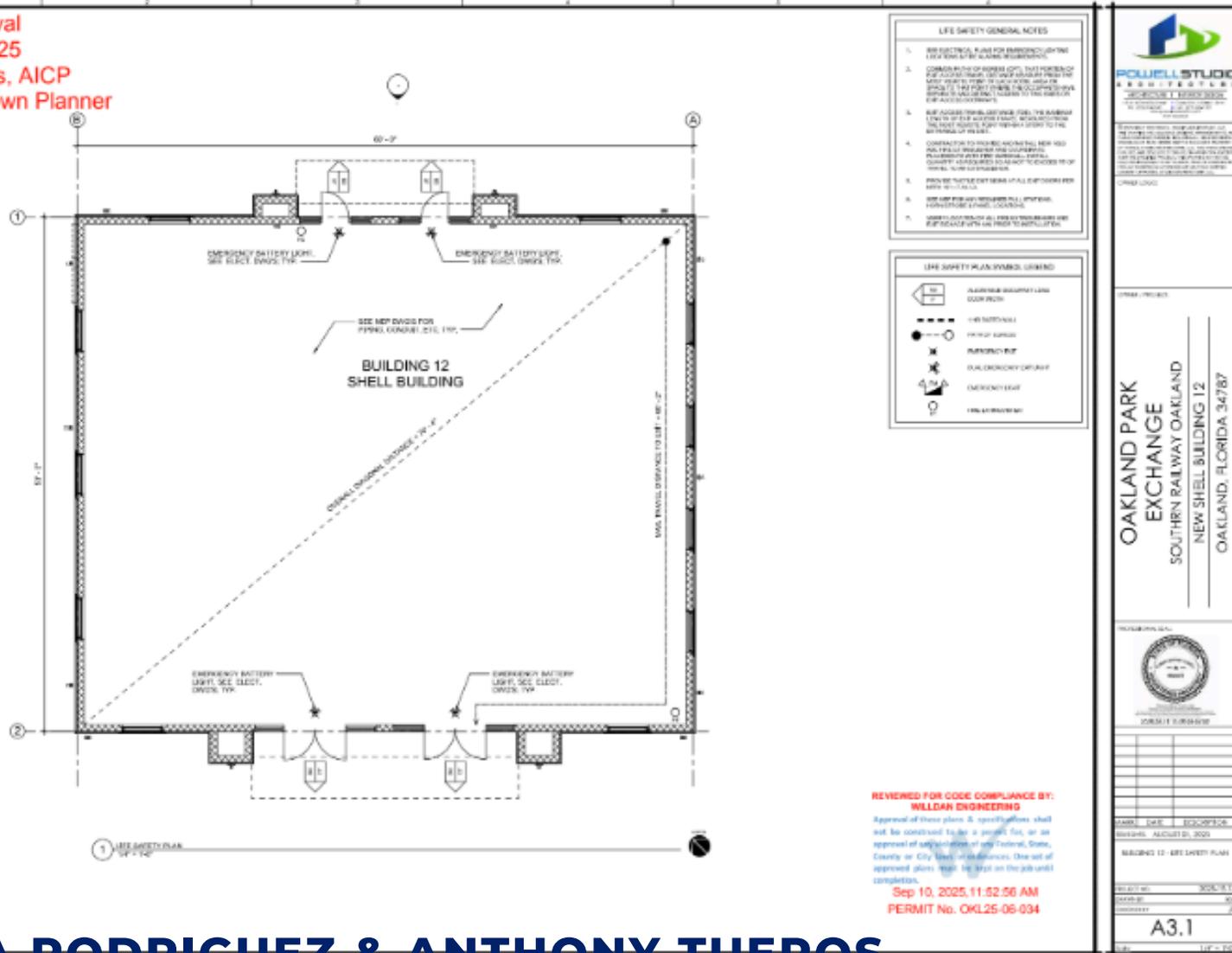
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Zoning Approval  
August 15, 2025  
Brad Cornelius, AICP  
Contracted Town Planner



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**REVIEWED FOR CODE COMPLIANCE BY:**  
WELLDAN ENGINEERING

*Approval of these plans & specifications shall not be construed to be a permit fee, or an approval or authorization of any Federal, State, County or City laws, ordinances. One set of approved plans shall be kept on the job until completion.*

Sep 10, 2025, 11:52:58 AM  
PERMIT No. OKL25-05-034

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Brad Cornelius, AICP  
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**POWELL STUDIO ARCHITECTS**  
ARCHITECTS  
10000 W. UNIVERSITY BLVD., SUITE 100  
DADE COUNTY, FLORIDA 33148  
TEL: 305.444.1111  
WWW.POWELLSTUDIO.COM

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**OAKLAND PARK EXCHANGE**  
SOUTHERN RAILWAY OAKLAND  
NEW SHELL BUILDING 12  
OAKLAND, FLORIDA 34787

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JOSEPH J. BURDETTE  
REGISTERED PROFESSIONAL ENGINEER  
FLORIDA LICENSE NO. 12458  
EXPIRES 12/31/2025

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DATE: 08/21/2025  
DRAWN BY: [Redacted]  
CHECKED BY: [Redacted]  
SCALE: AS SHOWN



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