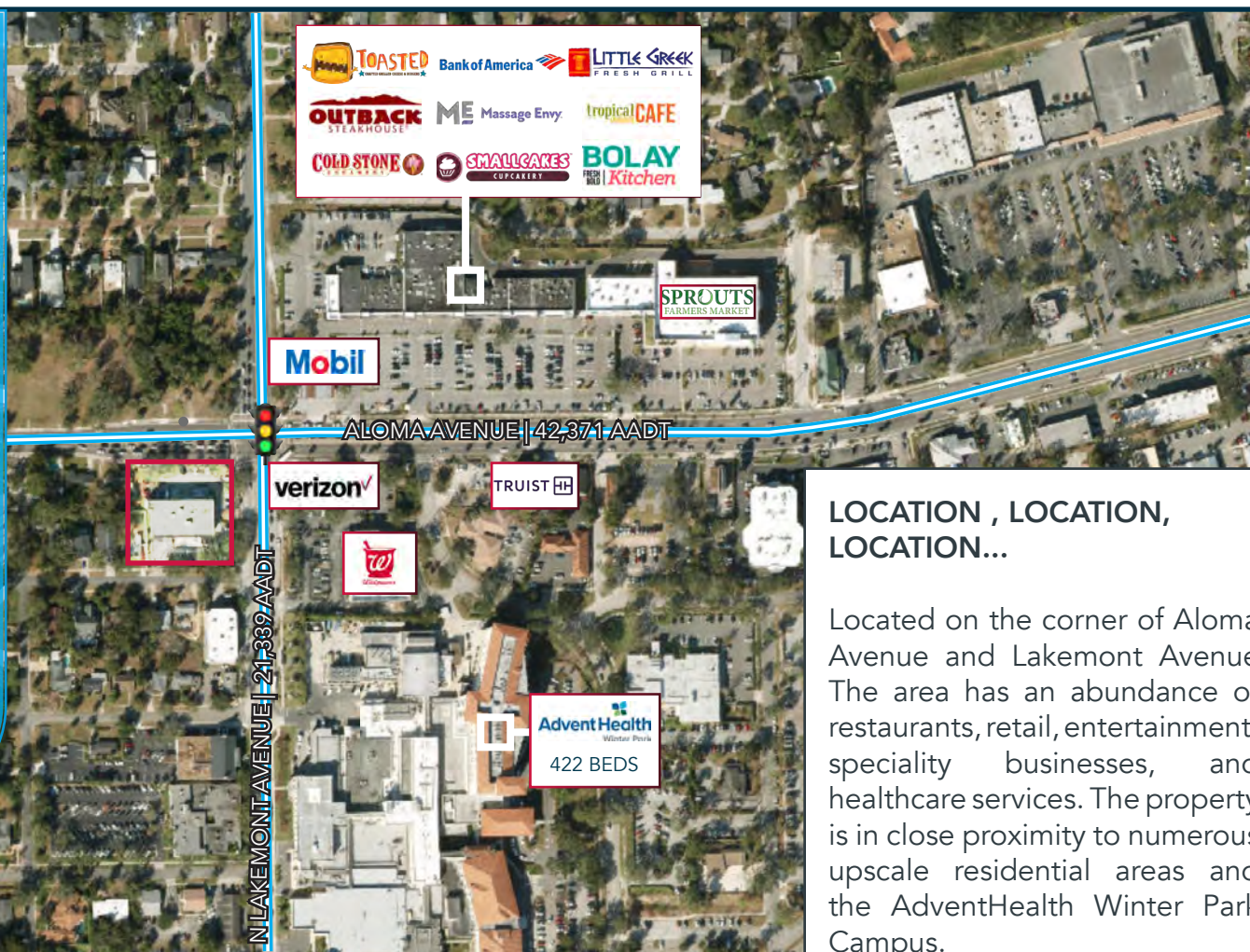
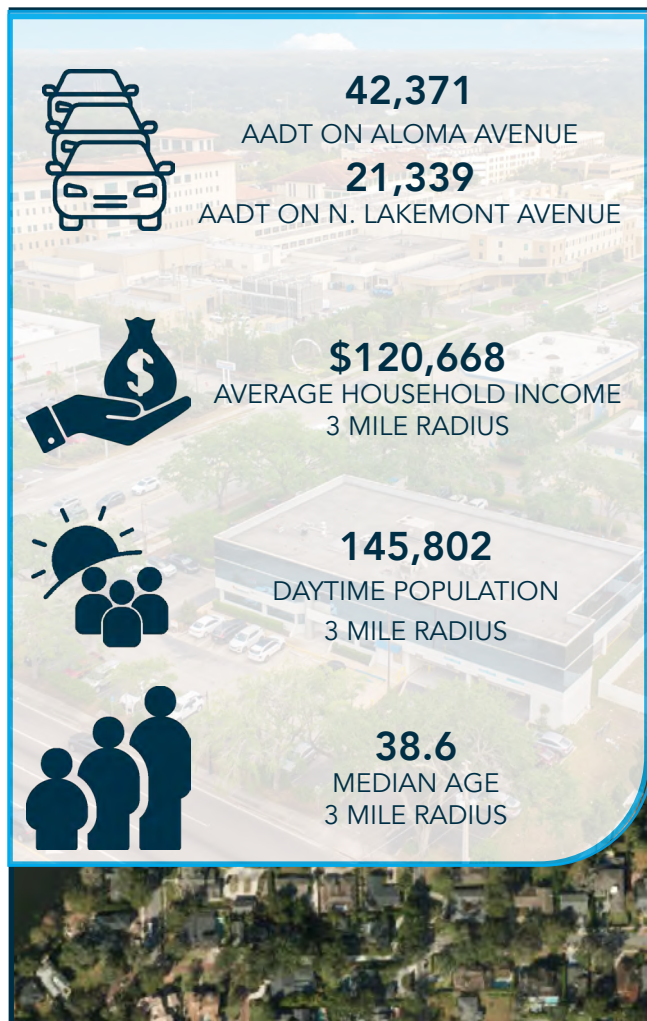


FOR LEASE
1870 ALOMA AVENUE
WINTER PARK, FL 32789



Matthew Weinberger
Vice President
Lee & Associates | Central Florida
D 321.281.8510
M 239.246.1030
E mweinberger@lee-associates.com

CLASS "A" MEDICAL/OFFICE SPACE AVAILABLE
LOCATED IN THE HEART OF WINTER PARK
CONTACT BROKER FOR LEASE RATES



LOCATION , LOCATION, LOCATION...

Located on the corner of Aloma Avenue and Lakemont Avenue The area has an abundance of restaurants, retail, entertainment, speciality businesses, and healthcare services. The property is in close proximity to numerous upscale residential areas and the AdventHealth Winter Park Campus.

1 MILE RADIUS

Population	9,438
Median Age	47.7
Daytime Population	10,803
Average Household Income	\$170,174

3 MILE RADIUS

Population	109,911
Median Age	38.6
Daytime Population	145,802
Average Household Income	\$120,668

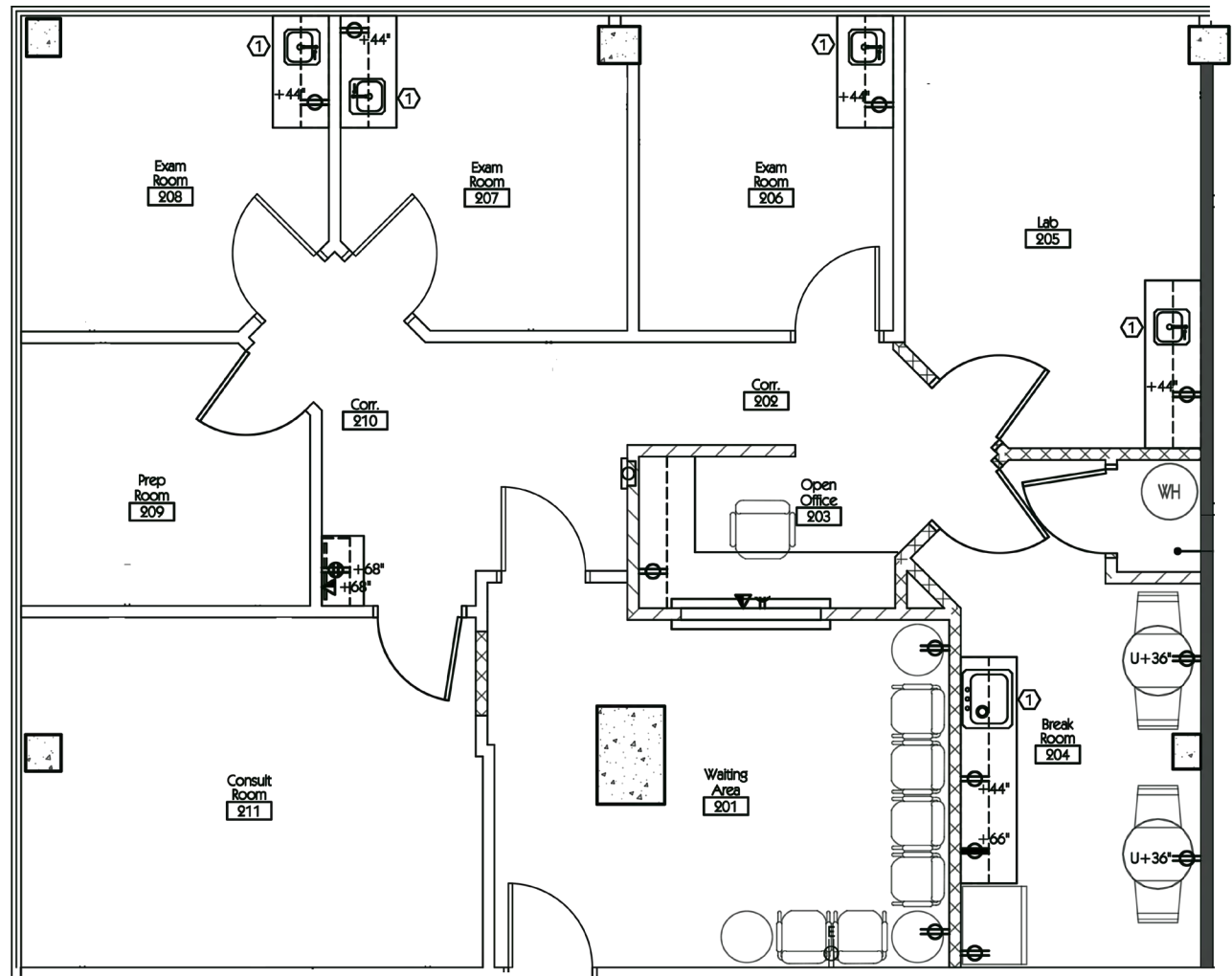
5 MILE RADIUS

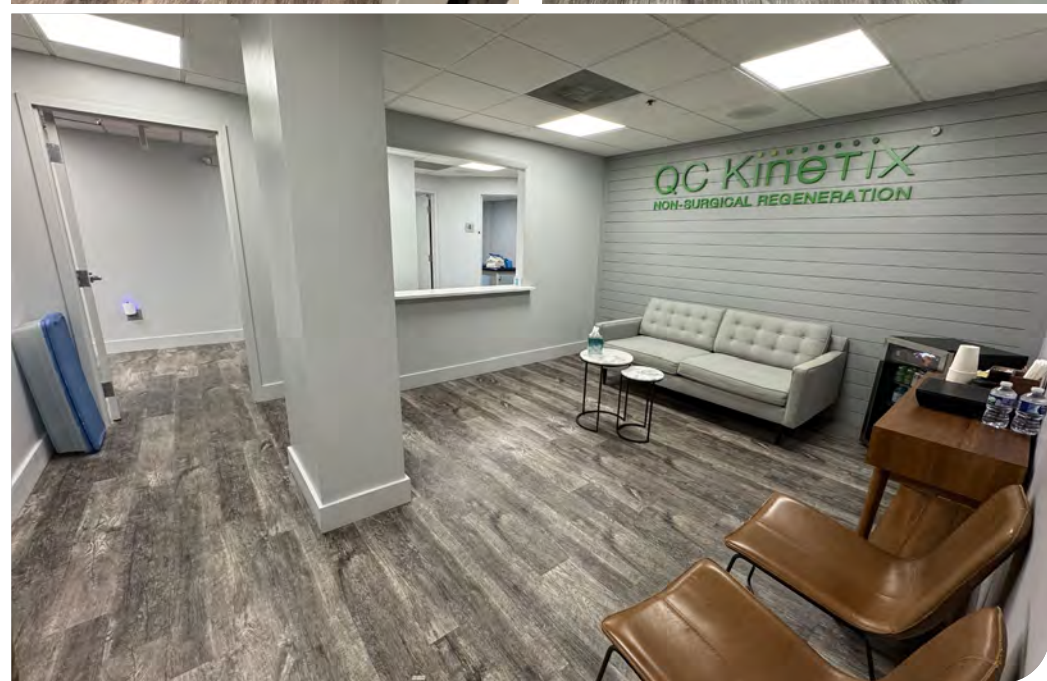
Population	285,472
Median Age	38.6
Daytime Population	353,242
Average Household Income	\$106,925

7 MILE RADIUS

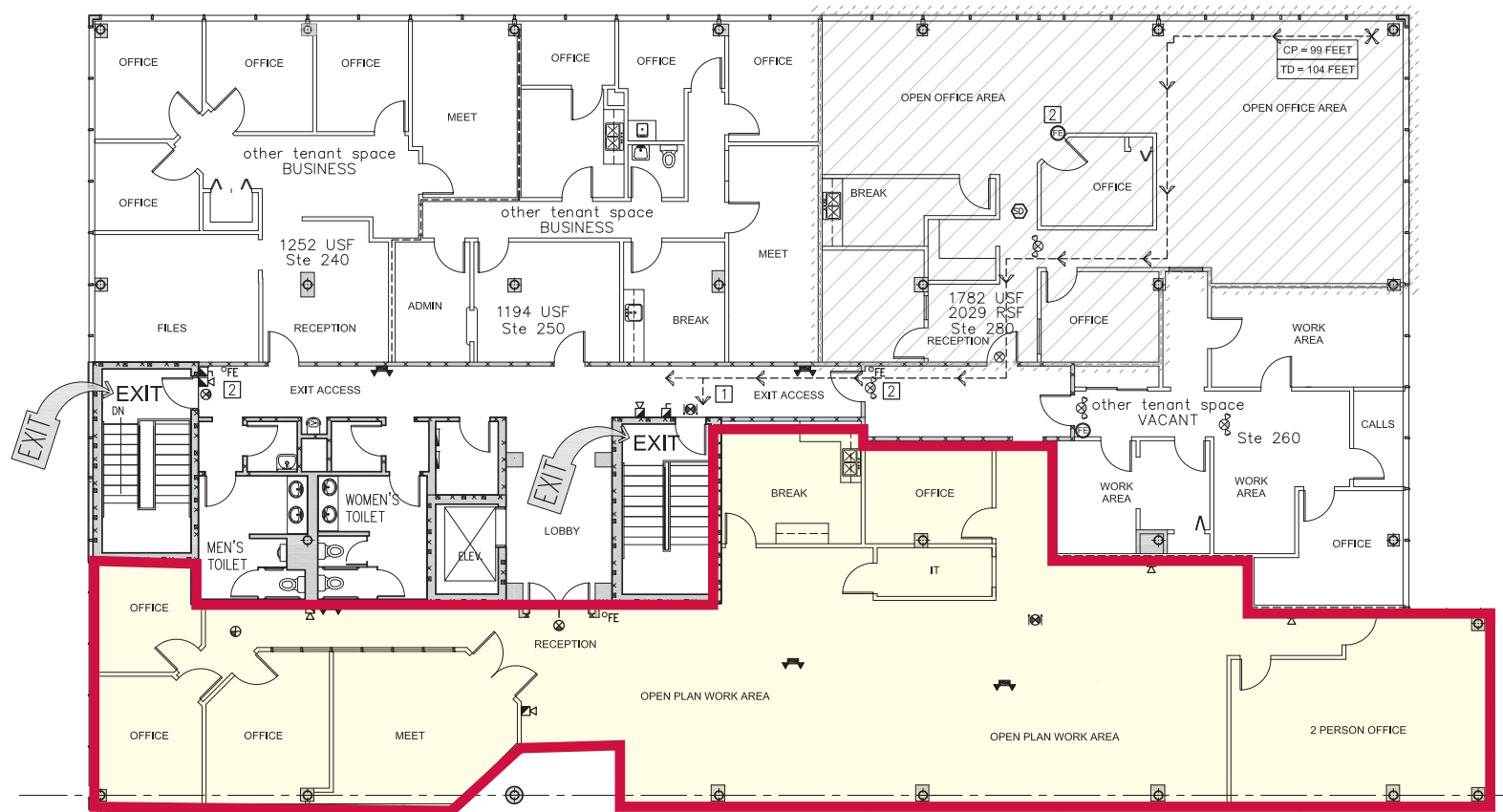
Population	547,560
Median Age	38.3
Daytime Population	705,372
Average Household Income	\$96,611

- Turnkey Medical Space
- 3 Exam Rooms, Lab, Waiting Area, Reception, Breakroom, Consult & Prep Rooms
- Fully Furnished (FF&E Included)
- Full Renovation Completed in 2022
- High End Finishes Throughout
- Occupancy: ~30 Days
- 5/1,000 SF Parking Ratio
- Master Pylon Signage Available

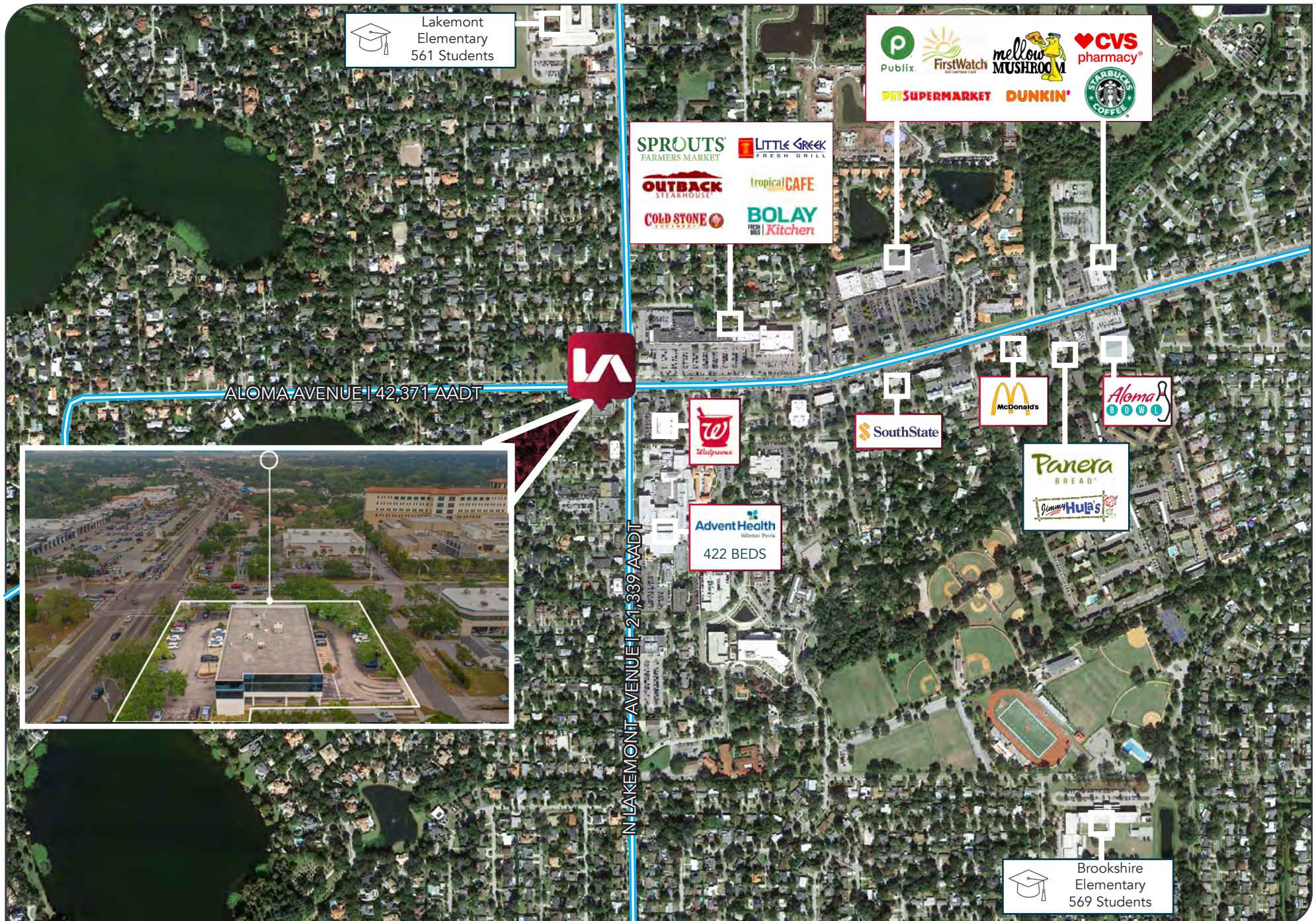




- LAKEMONT AVENUE | 21,339 AADT



ALOMA AVENUE | 42,371 AADT





For more information, please contact one of the following individuals:

CONTACT

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