

# FOR LEASE MEDICAL OFFICE



262 MOHAWK ROAD  
CLERMONT, FL 34715

<b>TYPE</b>	MEDICAL OFFICE
<b>SIZES</b>	4,800 SF

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

For Lease ~ Turn Key ~ Furnished ~ Medical Office. Recently fully remodeled and outfitted including an Xray room with the equipment! Exam rooms are furnished with patient exam tables, chairs, and medical equipment, as well as stocked cabinetry. The space is ready for occupancy for your practice. Ready to be painted to your brand colors and open for business.

## PROPERTY HIGHLIGHTS

- Turn Key Medical Office
- Furnished including Xray Room and Equipment
- Exam Rooms are fully outfitted and stocked



360° VIRTUAL TOUR

## Summary

Lease Rate:	\$35.00 SF/yr (NNN)
CAM / OPX Rate:	\$4.78
Available SF:	4,800 SF
Lot Size	1 Acre



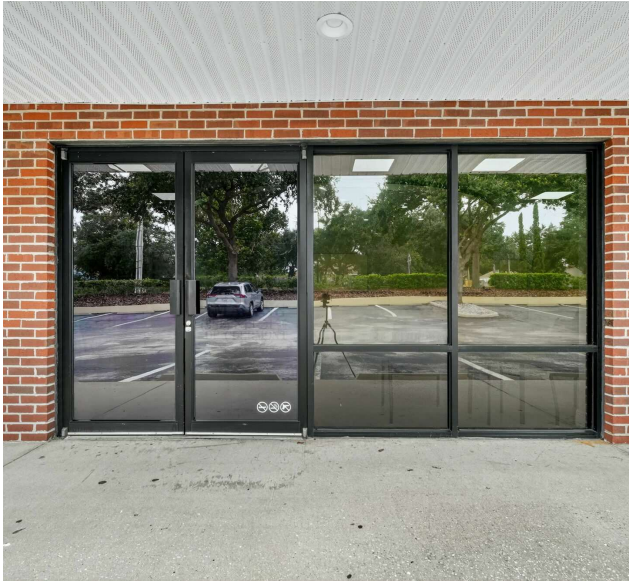
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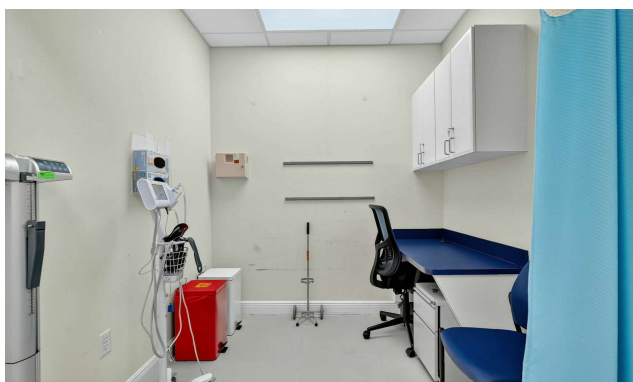
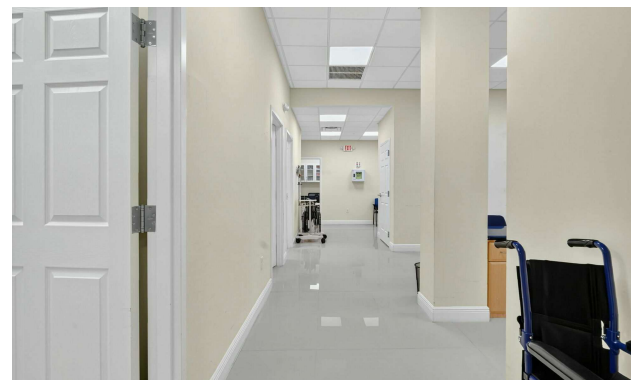
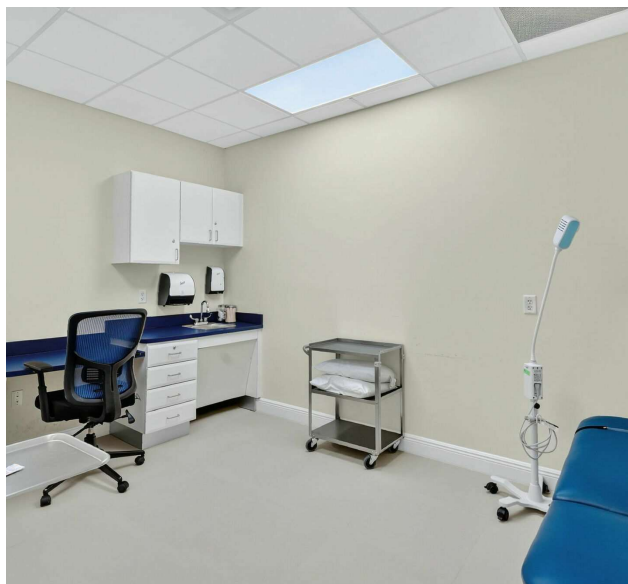
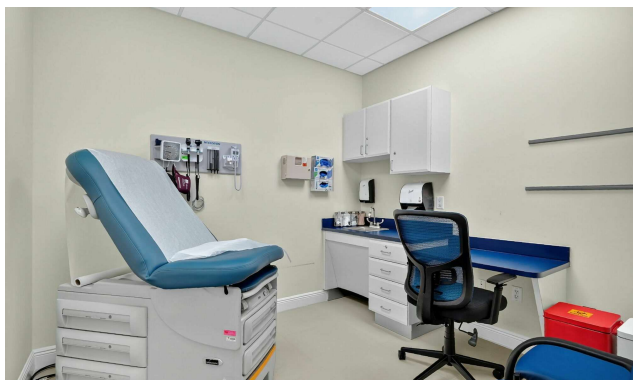
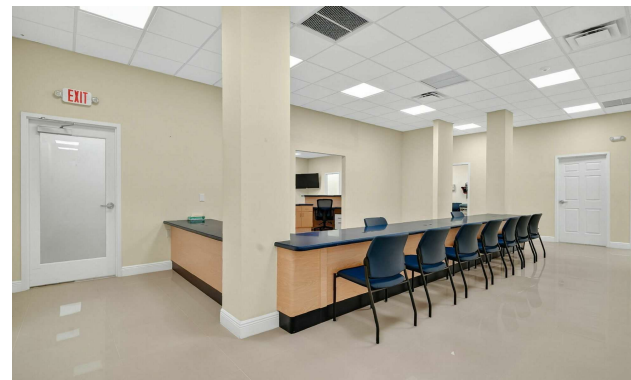
**AARON BLAKE**

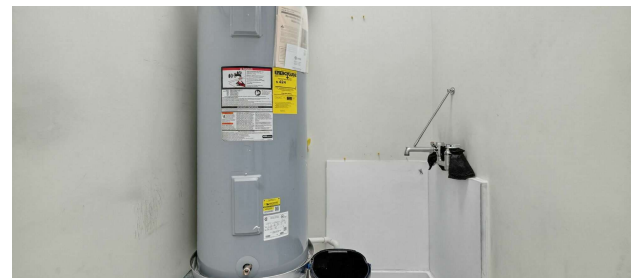
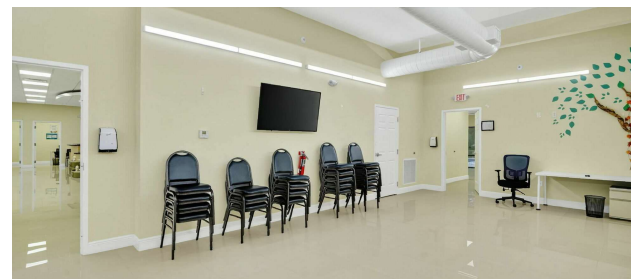
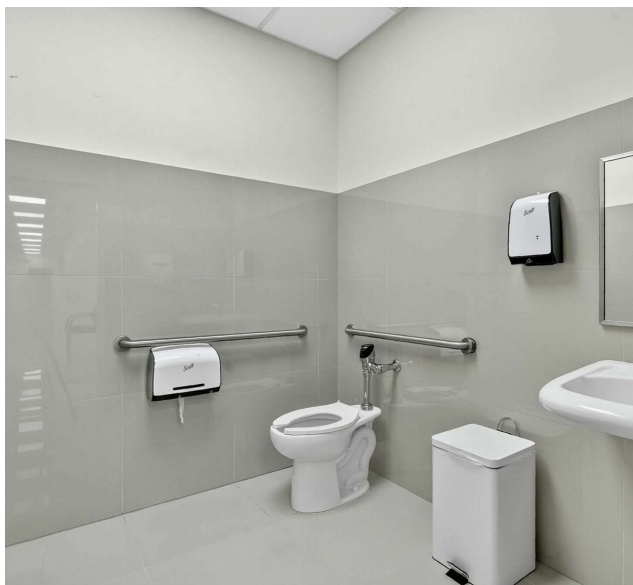
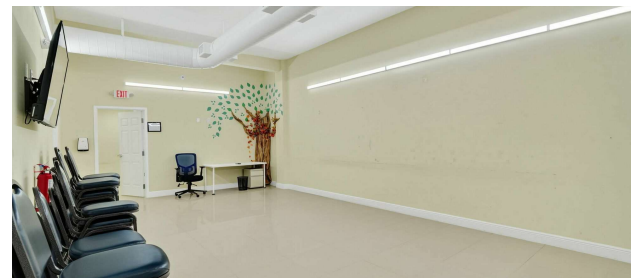
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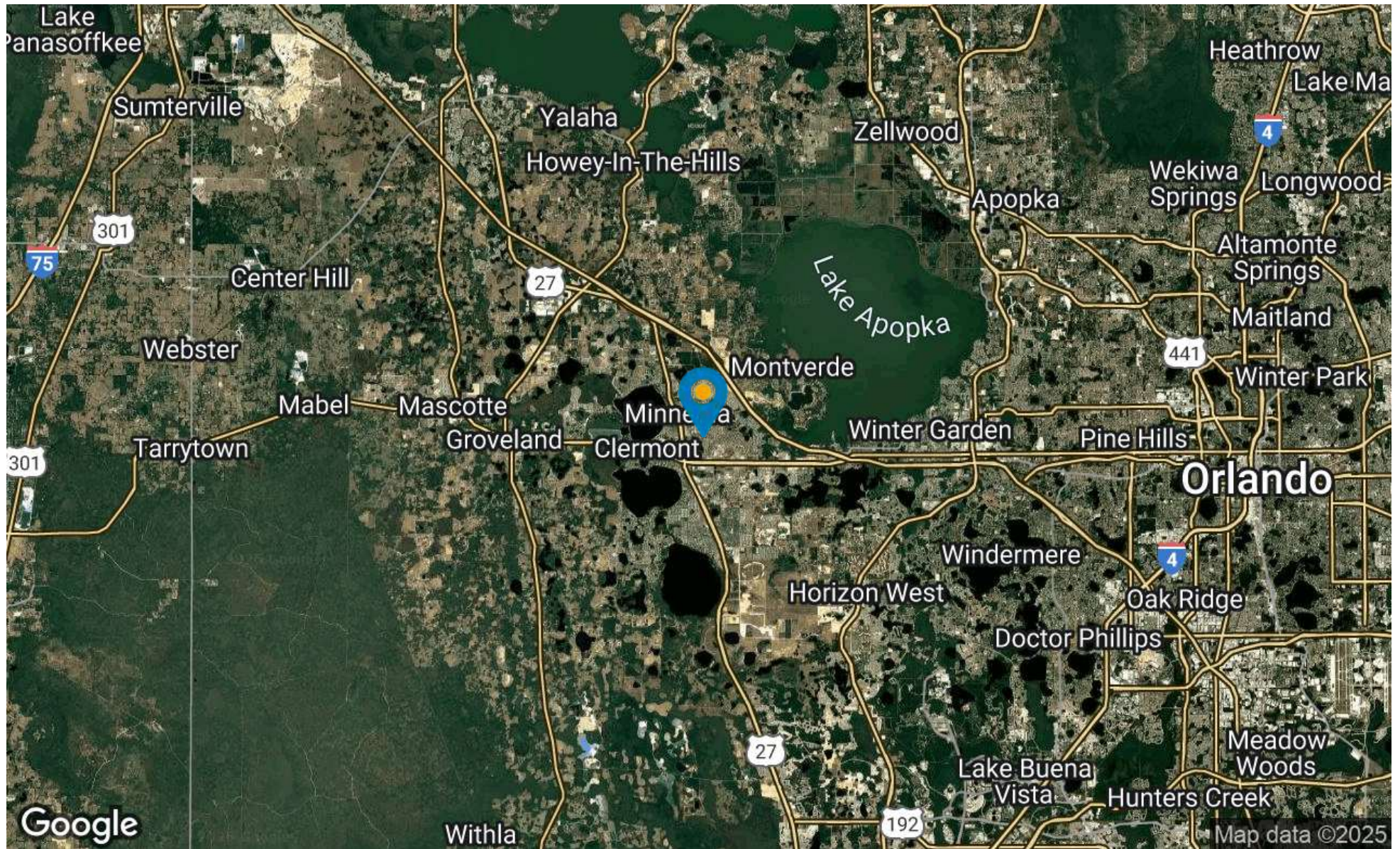
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## POPULATION

	1.3 MILES	3.5 MILES	6 MILES
Total Population	16,886	63,151	119,615
Average Age	40	41	43
Average Age (Male)	39	40	42
Average Age (Female)	42	42	44

## HOUSEHOLDS & INCOME

	1.3 MILES	3.5 MILES	6 MILES
Total Households	6,247	23,251	44,250
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$94,173	\$105,184	\$111,421
Average House Value	\$365,786	\$403,914	\$421,793

Demographics data derived from AlphaMap

