

DAVENPORT MEDICAL CONDO

131 WEBB DRIVE - SUITE B
DAVENPORT, FL 33837

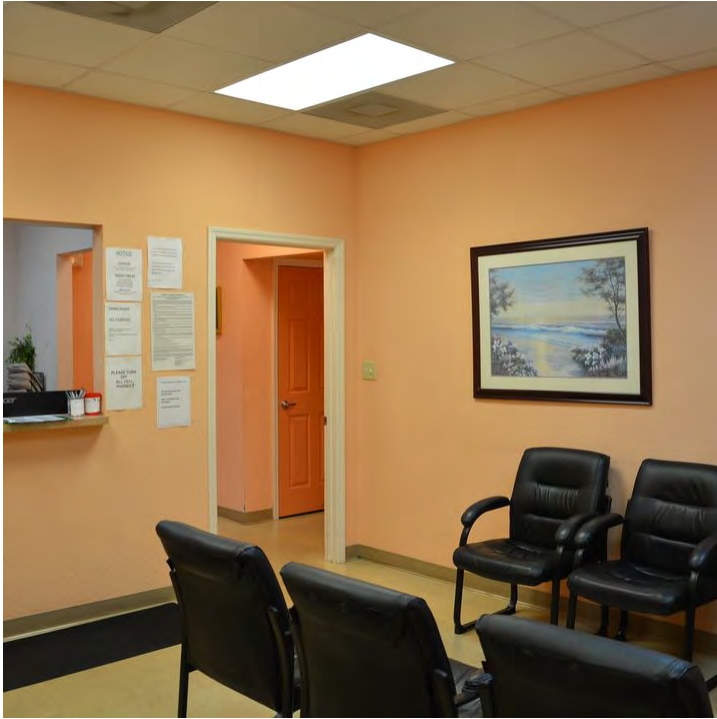
Trish Leisner, CCIM

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Property Summary



OFFERING SUMMARY

Sale Price:	\$445,000
Building Size:	1,887 ± SF
Lot Size:	0.04 Acres
Price / SF:	\$235.82
Year Built:	2006
Market:	Orlando
Submarket:	Kissimmee/Haines City
Traffic Count:	55,500

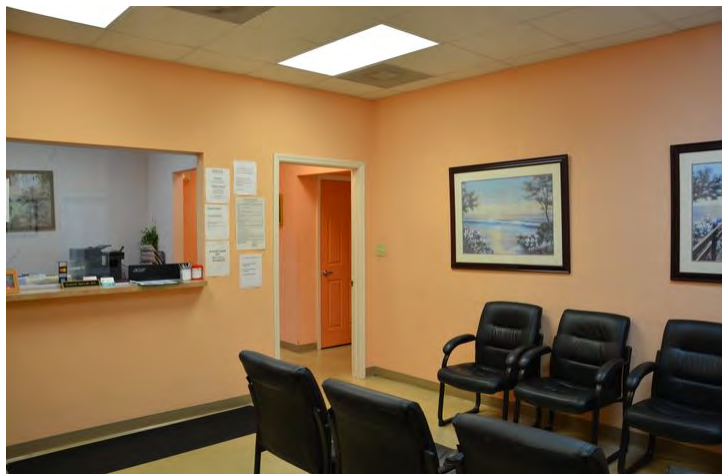
PROPERTY OVERVIEW

Professional Medical Office Condo. 1887 ± SF with 5 Exam Rooms, Lab, Break Room, Front Reception, Waiting Room, Several Offices, 2 Restrooms, and storage. Located in the Bobby T. Webb Subdivision, also known as Webb Medical Center or Webb Medical Plaza which is considered the medical corridor of Davenport. This is a great opportunity for an Owner occupied business or easy to lease, for a commercial income investment with many different uses allowed.

PROPERTY HIGHLIGHTS

- 1887 ± SF
- 5 Exam Rooms, several offices, Lab, Break Room, 2 Restroom
- Close to I-4 and 192
- 2 Miles south of AdventHealth Heart of Florida Regional Medical Center

Property Description



LOCATION DESCRIPTION

Located in the Bobby T. Webb Subdivision, also known as Webb Medical Center or Webb Medical Plaza which is considered the medical corridor of Davenport. 2 miles south of Heart of Florida Regional Medical Center, 5 miles from I4, and 2 miles from US 92.

SITE DESCRIPTION

Condo Unit - 4 suites in this building. Unit B. Abundant Parking

EXTERIOR DESCRIPTION

4 Condo Units in the building, Covered Canopy, Concrete Construction

INTERIOR DESCRIPTION

5 Exam Rooms, Lab, Break Room, Front Reception, Waiting Room, Several Offices, 2 Restrooms, and Storage.

PARKING DESCRIPTION

Abundant Shared Parking

UTILITIES DESCRIPTION

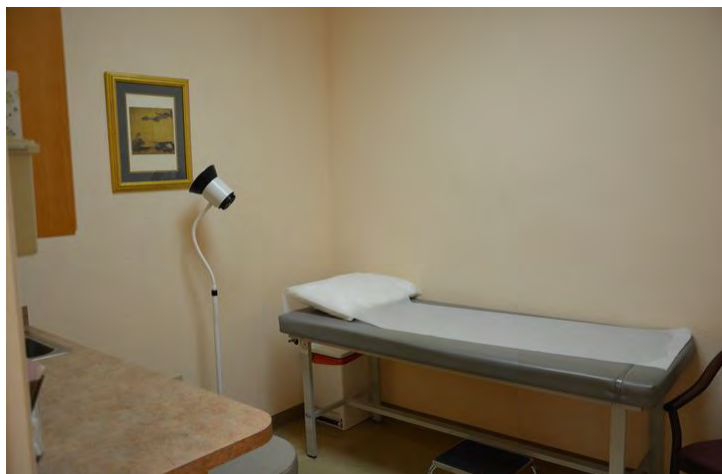
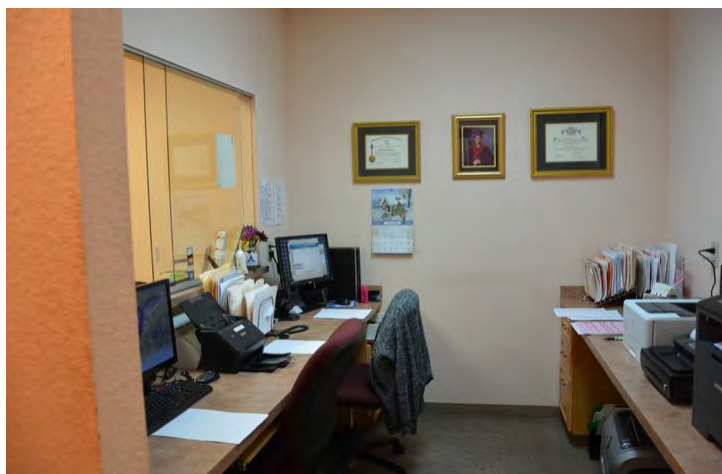
Haines City - Water, Garbage, Sewer \$90/month approx.
Duke Electric - \$130 Summer add \$50 Winter approx.
Vonage - Telephone
Internet - Verizon/Frontier

CONSTRUCTION DESCRIPTION

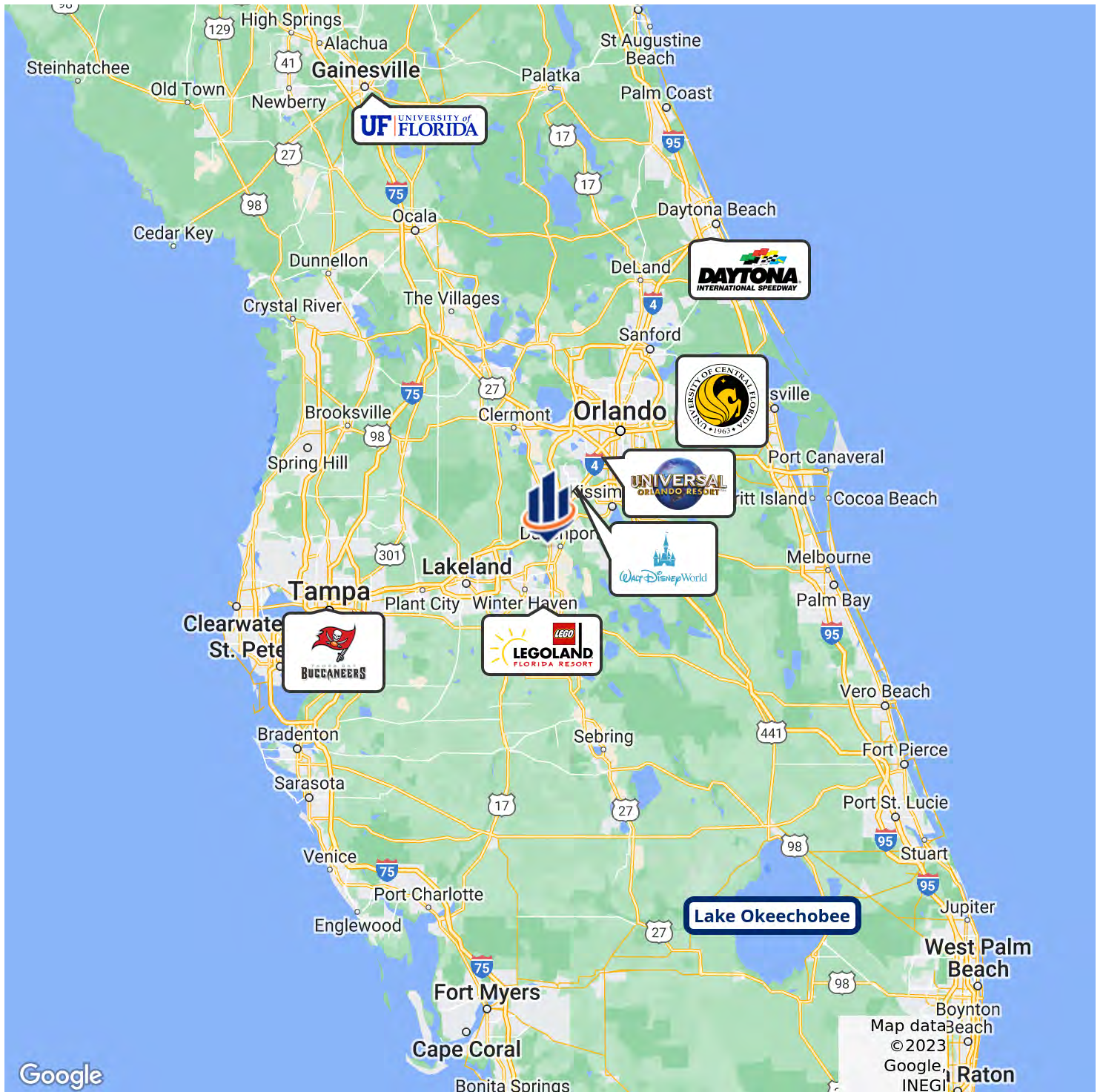
Concrete/Stucco

POWER DESCRIPTION

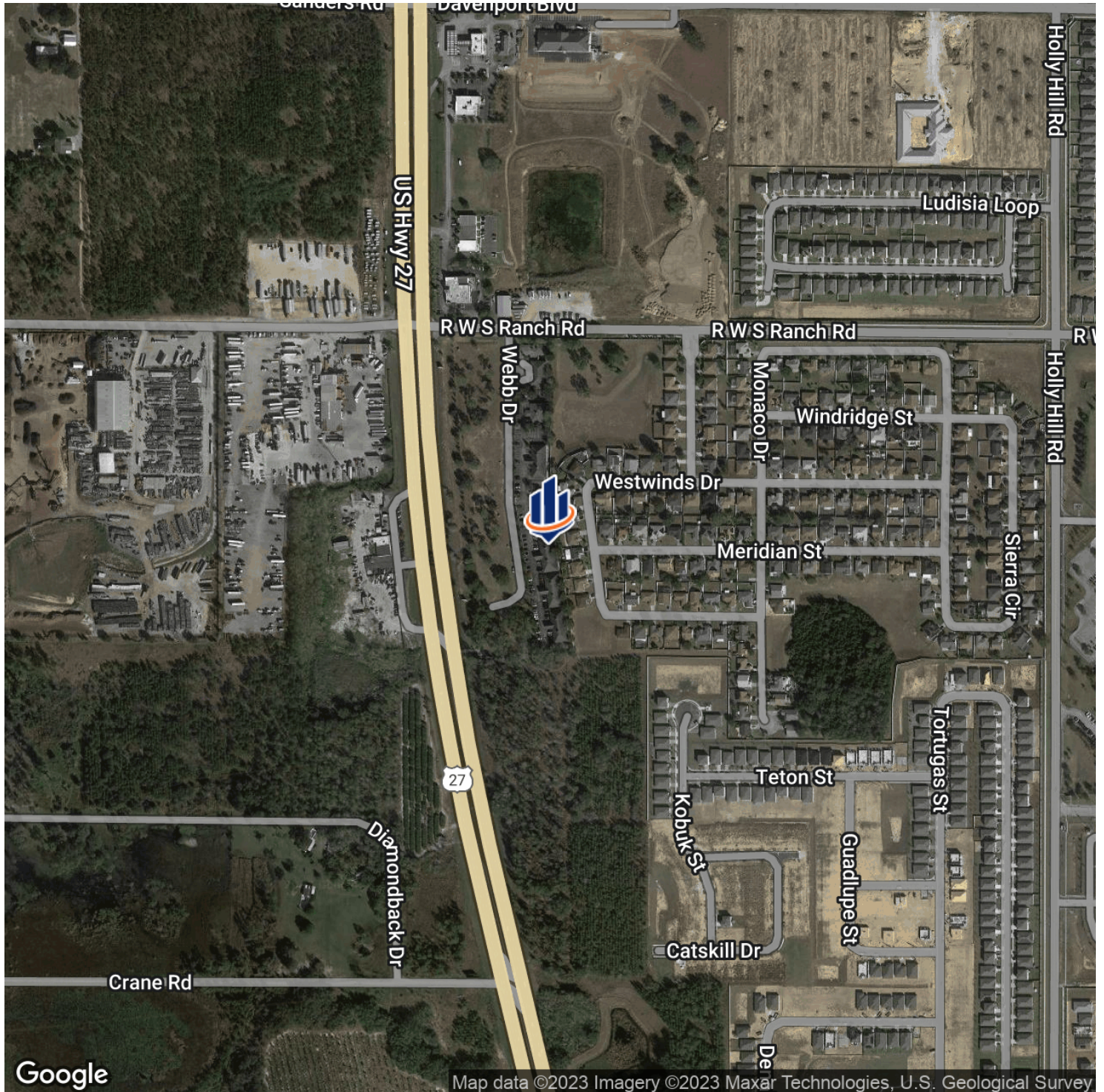
Duke Electric



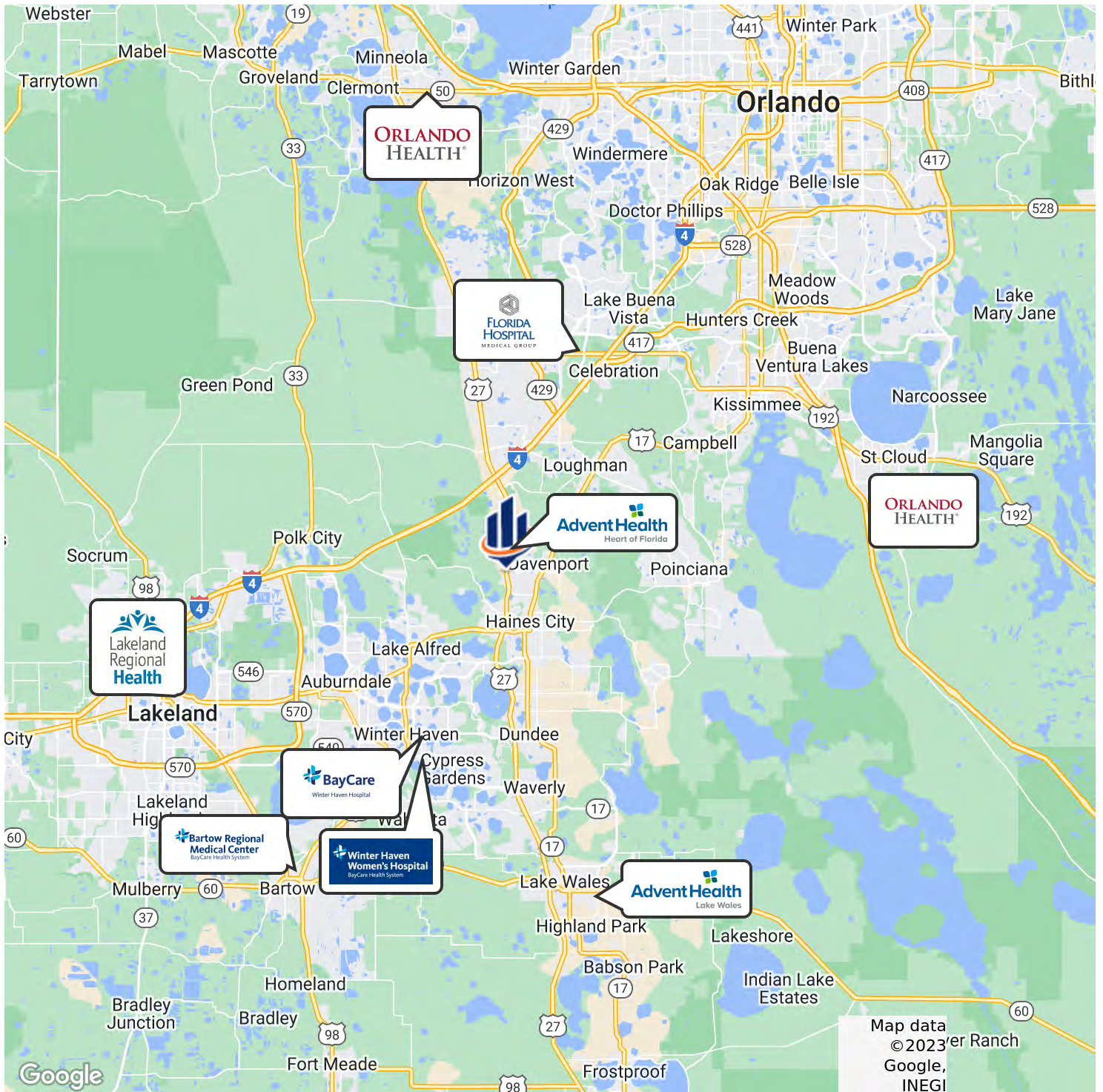
Regional Map



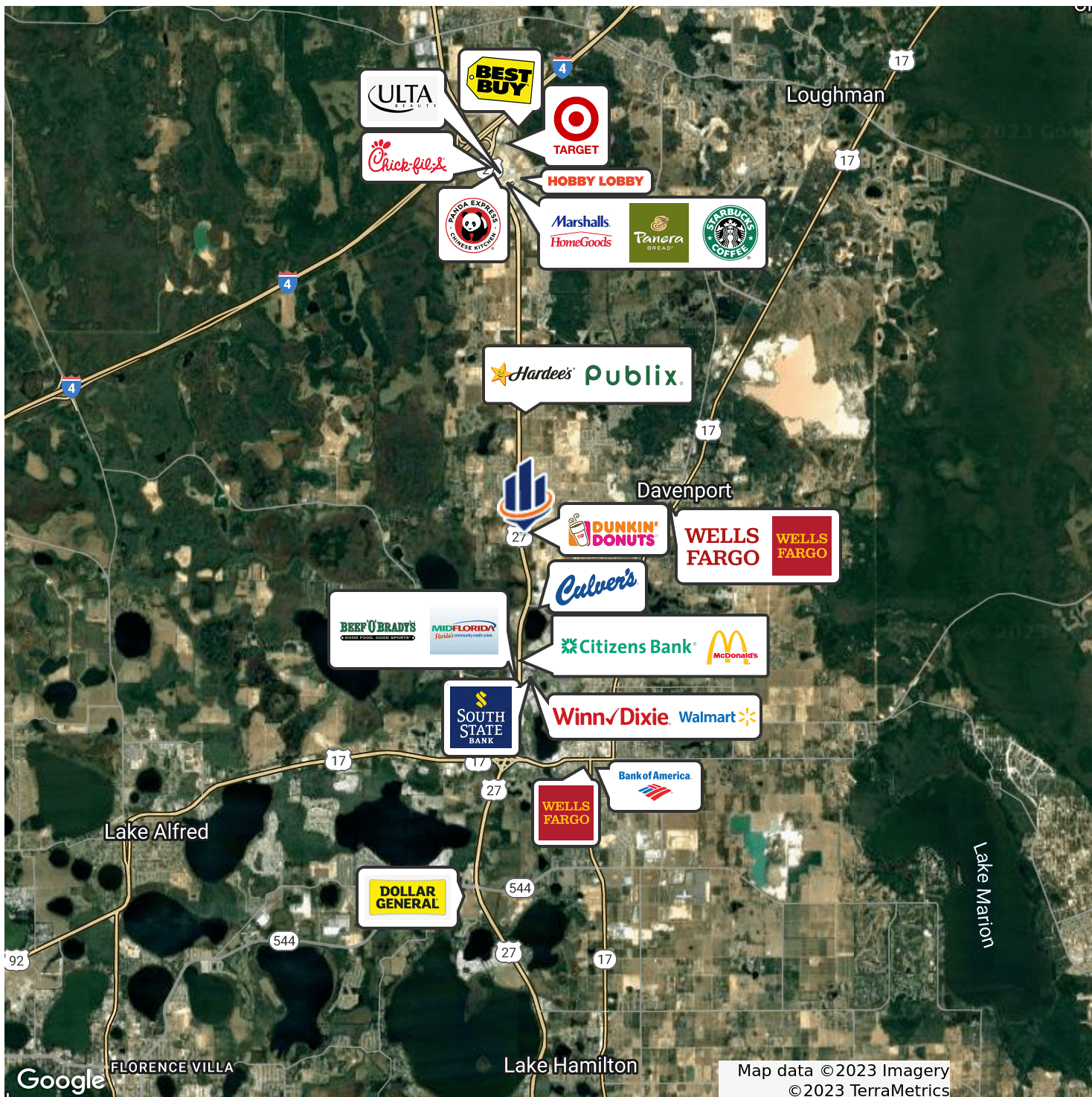
Location Map



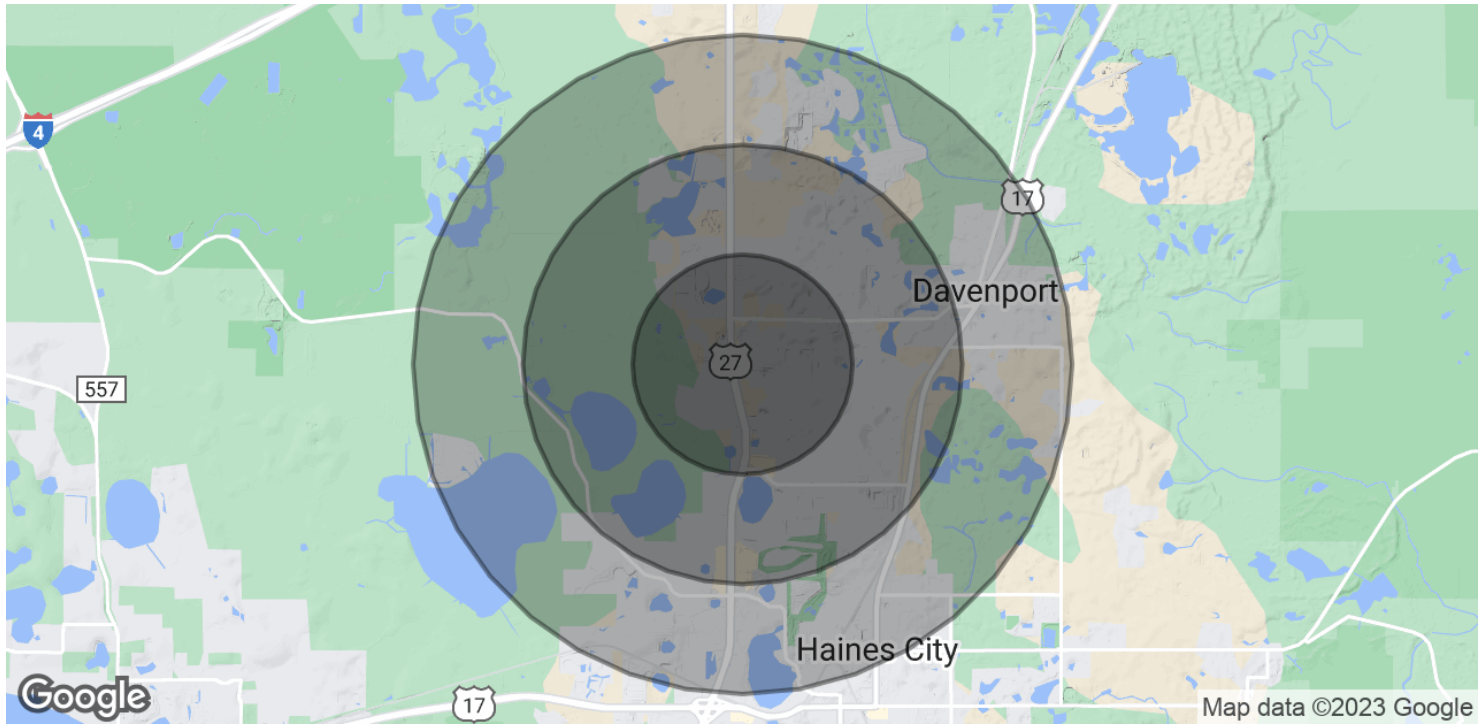
Nearby Hospitals Map



Market Area Map



Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,581	14,747	28,517
Average Age	39.0	40.3	42.6
Average Age (Male)	36.4	39.1	40.9
Average Age (Female)	40.2	40.3	43.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,474	6,523	12,649
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$52,146	\$45,178	\$44,649
Average House Value	\$200,175	\$189,848	\$169,652

* Demographic data derived from 2020 ACS - US Census



POLK COUNTY FLORIDA



Founded	1861	Density	326.06
County Seat	Bartow	Population	609,492 (2012)
Area	1,875 sq. mi.	Website	polk-county.net

Polk County is a leading contributor to the state's economy and politics. Citrus, cattle, agriculture, and the phosphate industry still play vital roles in the local economy, along with an increase in tourist revenue in recent years. The county's location between both the Tampa and Orlando metropolitan areas has aided in the development and growth of the area. Residents and visitors alike are drawn to the unique character of the county's numerous heritage sites and cultural venues, stunning natural landscapes, and many outdoor activities, making Polk the heart of central Florida.



TRISH LEISNER, CCIM

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PROFESSIONAL BACKGROUND

Trish Leisner, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

Trish is a seasoned real estate professional with more than 30 years of experience in the industry. In 2021, she joined our brokerage to expand her commercial services offerings through our marketing strategies, advisor team, and the SVN® international network.

Trish is the founder and broker of RealTeam Realty, Inc. Opened in 2011, the firm is in downtown Clermont, just west of Orlando in Central Florida. Her brokerage team provides services in commercial, land, farms, and residential.

Trish works across four fast-growing central Florida counties: Lake, Orange, Sumter, and Polk. She is a valuable source of expertise for properties in this part of the state. She is originally from Maryland's Chesapeake Bay, moving to Florida 20 years ago. Her varied professional and business background includes:

- Small Area Planner - Anne Arundel County, MD 1998
- Owned two retail stores for 15 years.
- Owned, developed, and managed commercial properties in Maryland and Florida
- Worked in multiple Nuclear Power Stations in Quality Control [1980-1985]
- Farmer and rancher

Like many in our brokerage, Trish loves to be outdoors. She grew up water skiing, snow skiing, and owning horses - jumpers and dressage. She competed in endurance horse racing for several years. For 25 years, Trish was an avid offshore fisherman, traveling up and down the Coast from MD to the Bahamas, fishing in many Big Game Tournaments.

Today, Trish enjoys time with her husband at their retreat in Wyoming. She still has many horses and a working farm.

Trish specializes in:

- Commercial CCIM and Residential Broker
- Land
- Farms
- Commercial
- Market Analysis
- Valuations On Commercial Real Estate
- Court-Ordered Sales
- Estate Properties
- Bankruptcies, Trusts, And Probate



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit www.SVNSaunders.com

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