

For Lease

Winter Park Medical/Office Building

2,256 SF | \$21.00 / SF

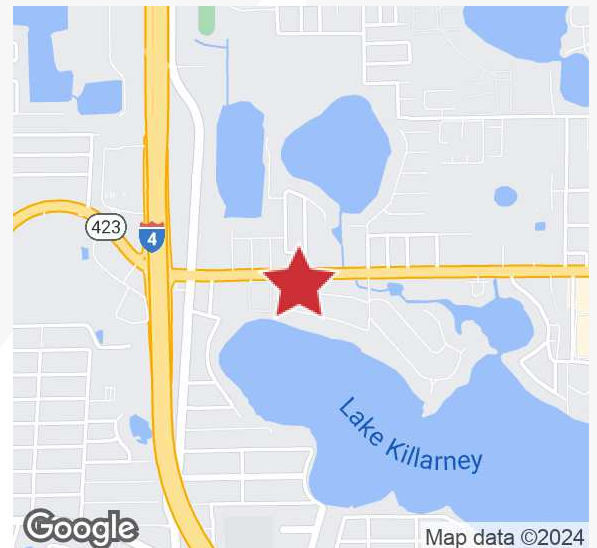


2306 Lee Road

Winter Park, Florida 32789

Property Highlights

- 2,256± SF free-standing building
- \$25/SF tenant improvement allowance
- Great exposure on busy Lee Road - 37,500 AADT
- Plumbing available in majority of rooms
- 2 waiting rooms, dual reception areas, 3 offices, 7 exam rooms with plumbing, nurse's station, kitchenette and 4 restrooms
- Lynx bus stop across the street
- Turn lanes allow easy access from both directions on Lee Road
- Walking distance to Starbucks



For more information

Hillary S. Bressler

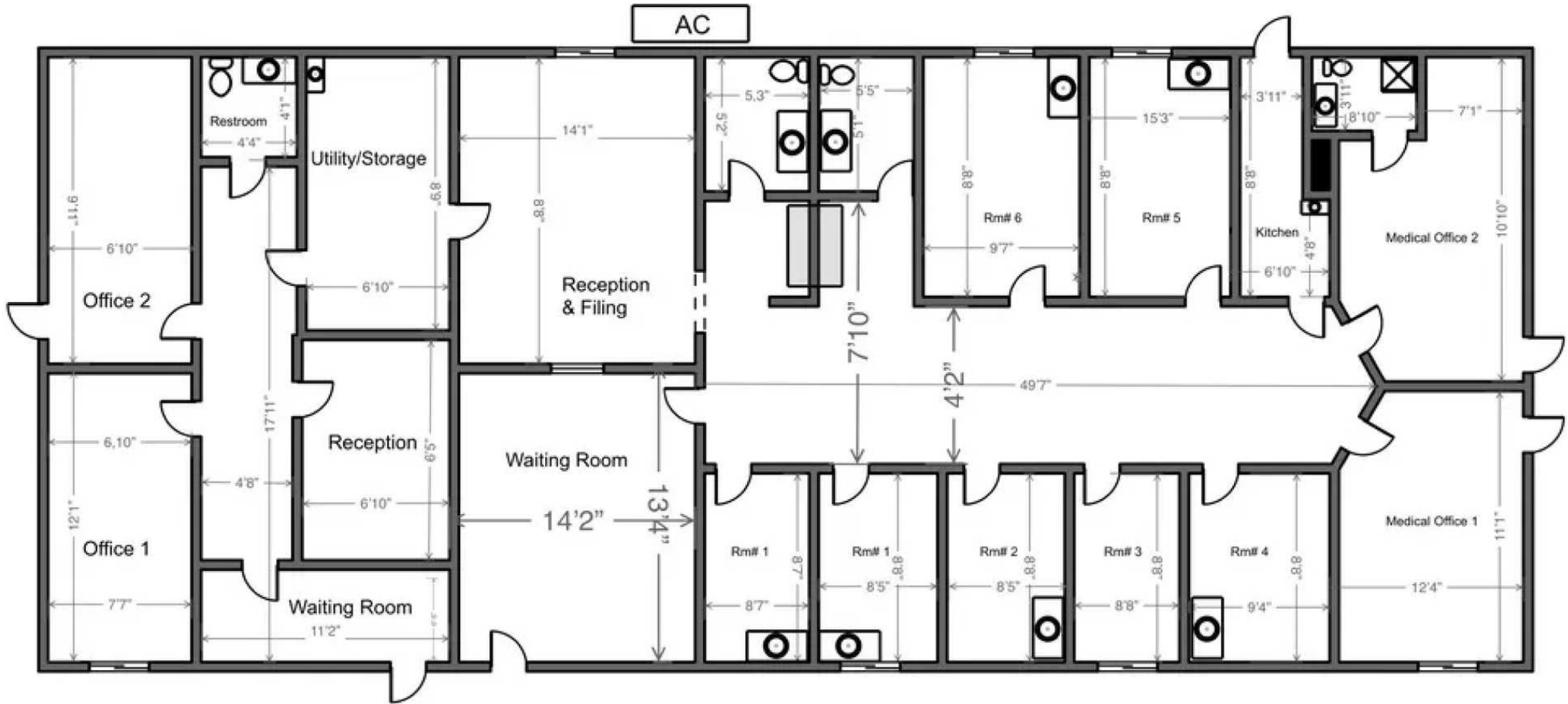
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hbressler@realvest.com

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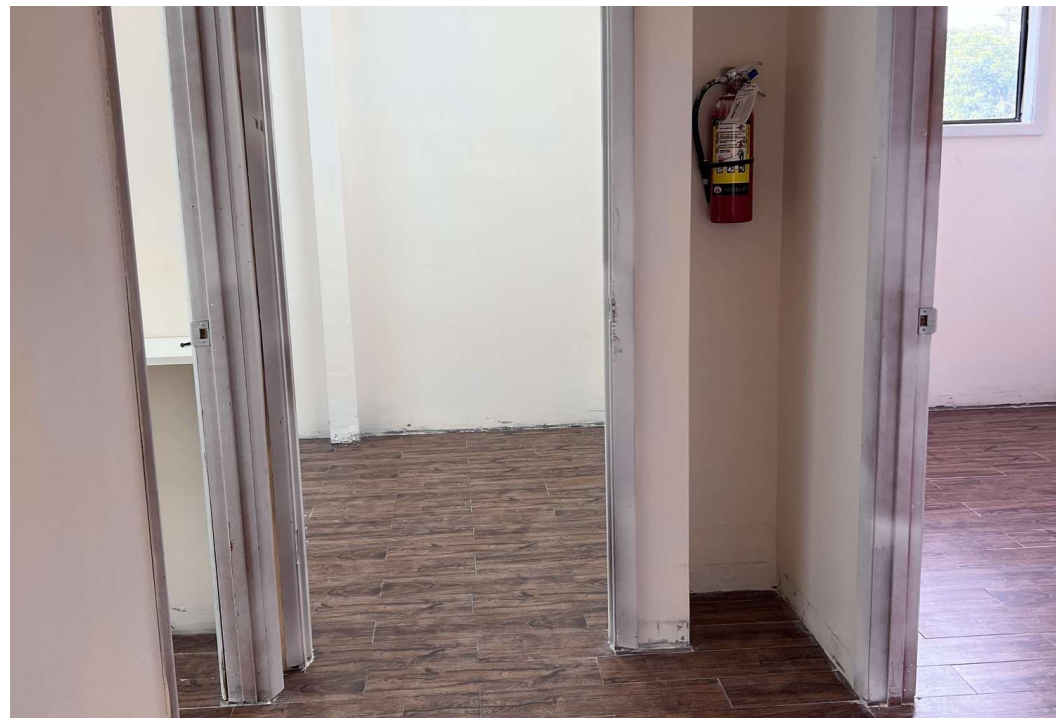
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Lease Rate: \$21.00 / SF NNN

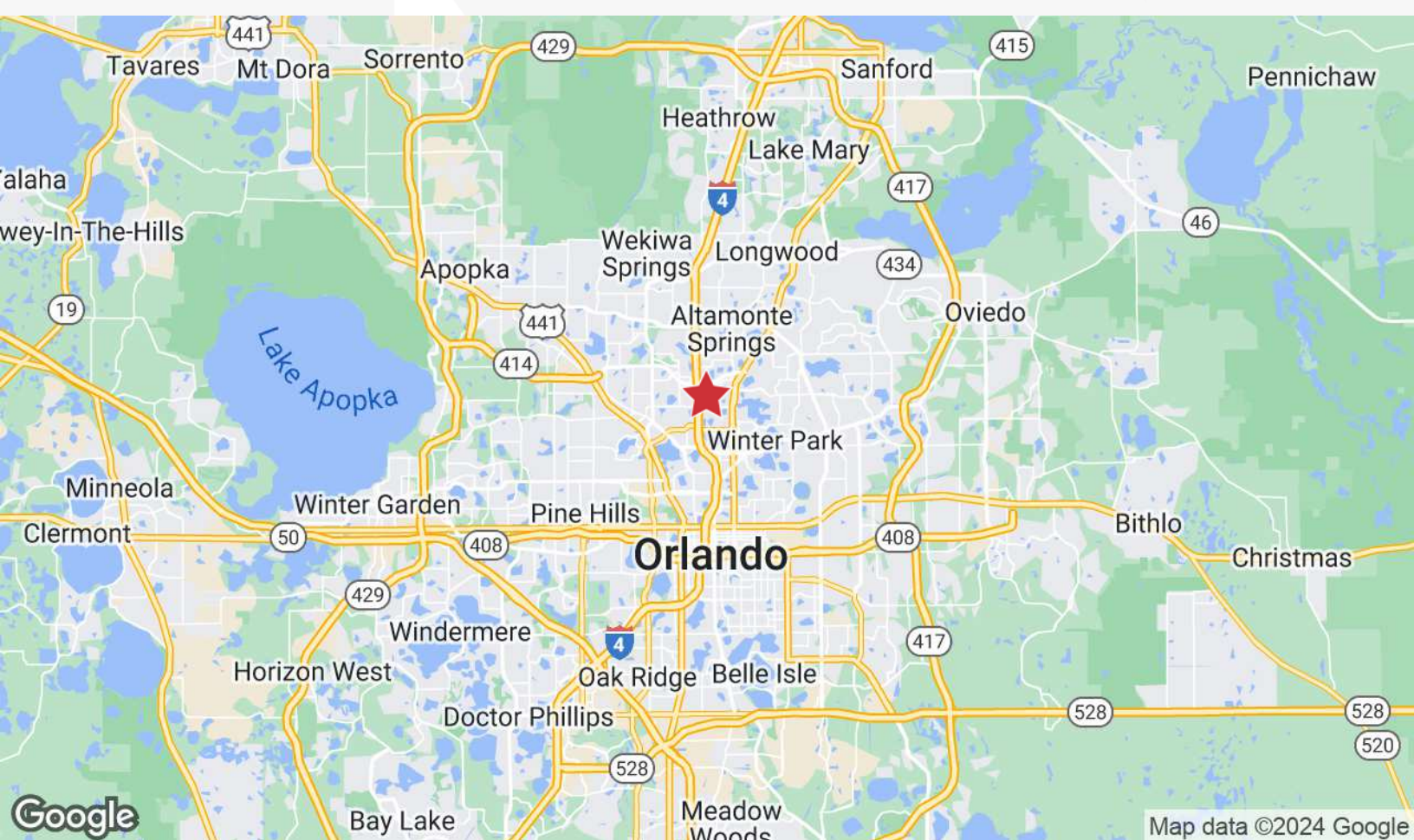
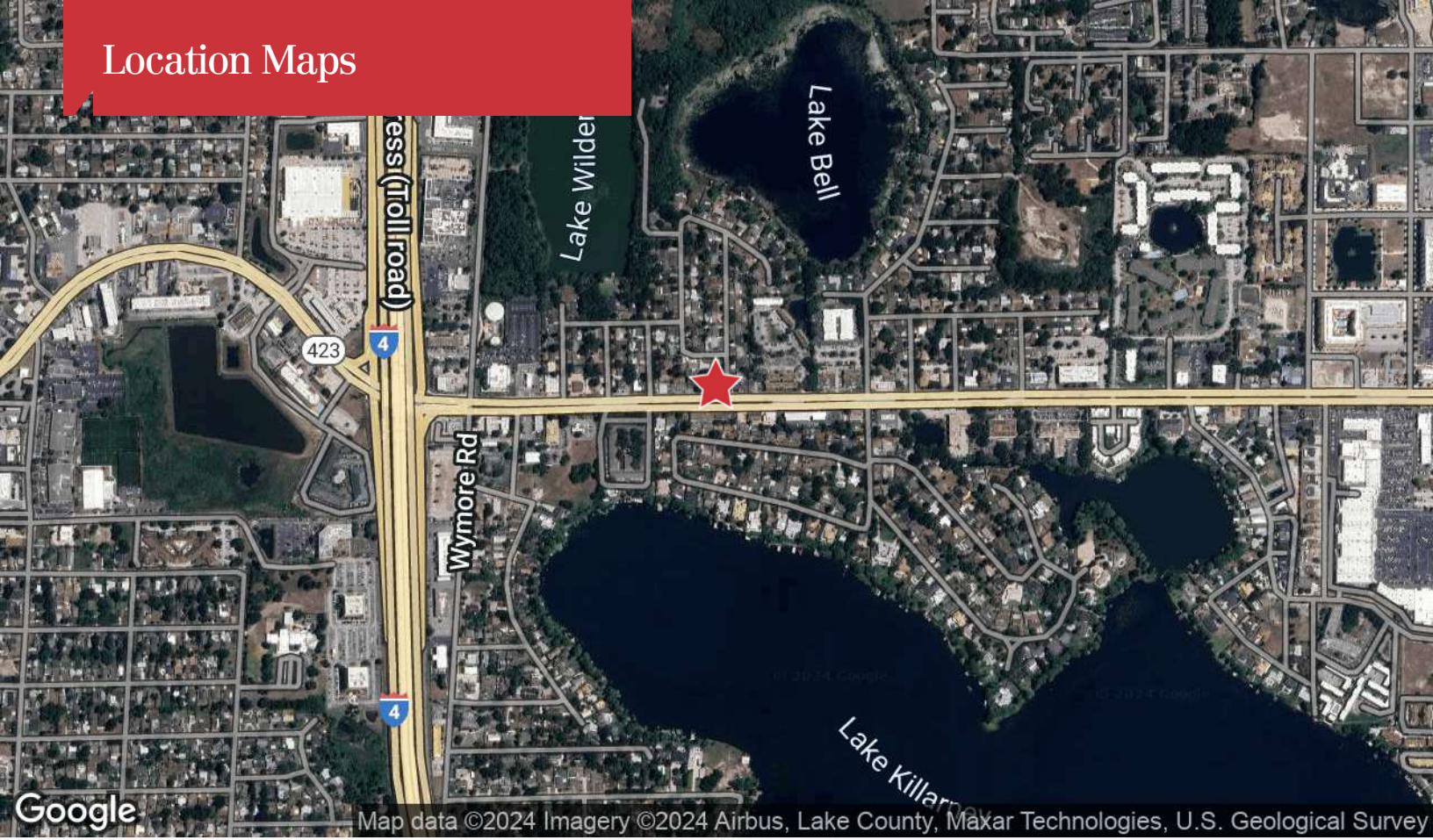
Floor Plan



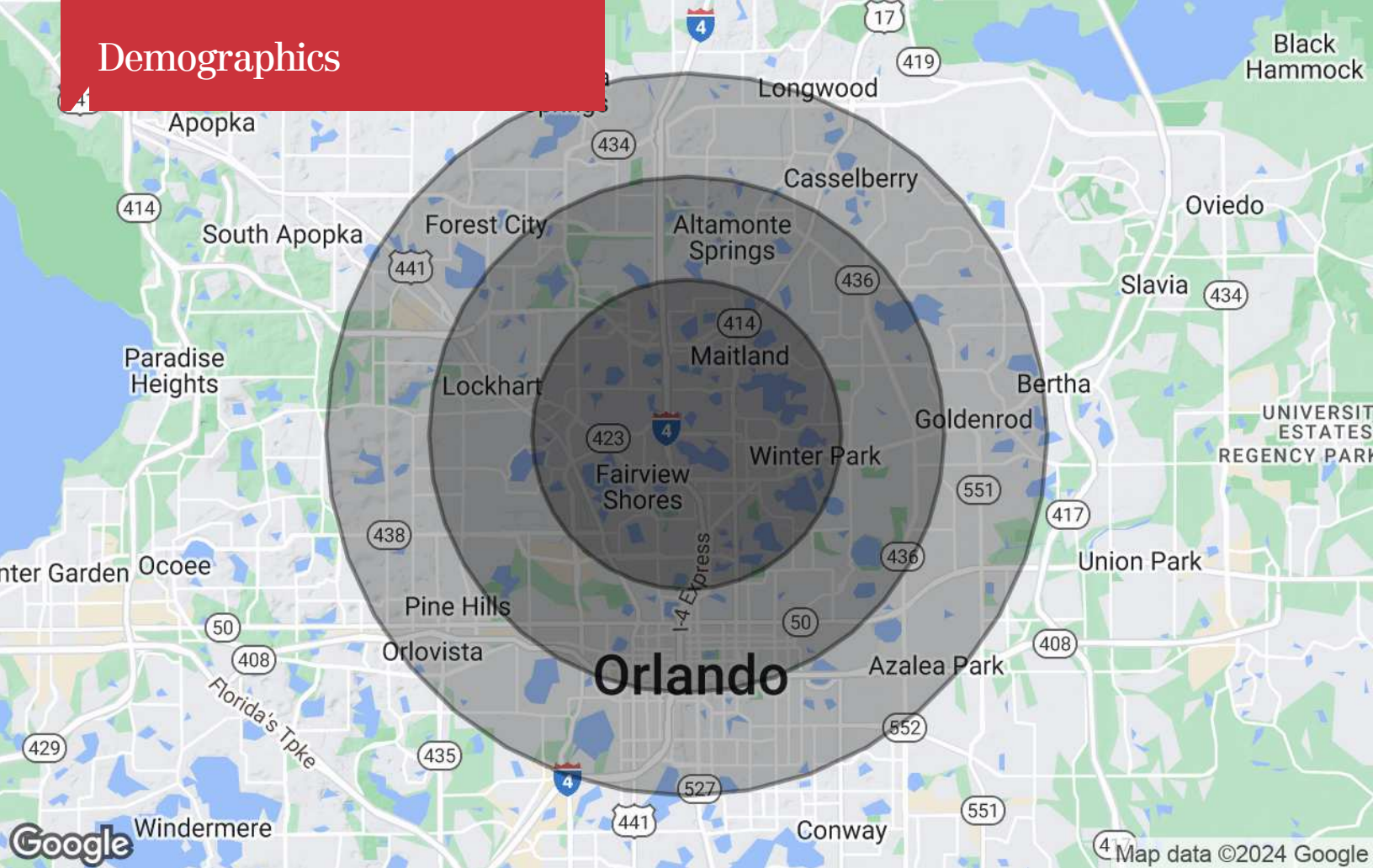
Interior Photos



Location Maps



Demographics



Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	79,132	271,056	546,579
MEDIAN AGE	40.1	37.9	37.9
MEDIAN AGE (MALE)	39.1	36.9	36.6
MEDIAN AGE (FEMALE)	42.0	39.7	39.6

Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	37,419	128,037	235,928
# OF PERSONS PER HH	2.1	2.1	2.3
AVERAGE HH INCOME	\$100,033	\$80,208	\$72,887
AVERAGE HOUSE VALUE	\$353,429	\$267,564	\$238,959

* Demographic data derived from 2020 ACS - US Census