

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

Lease Rate: \$21.00 / SF NNN



For more information

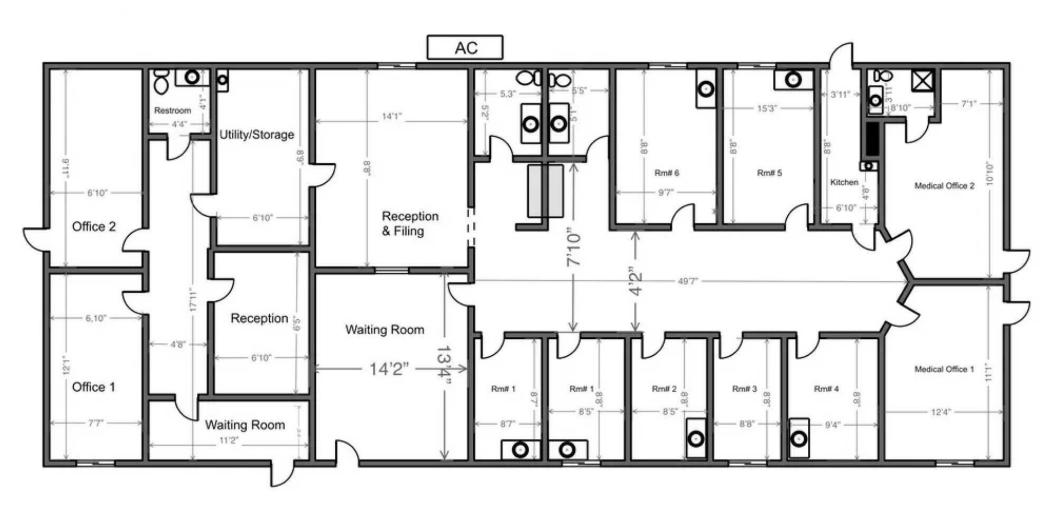
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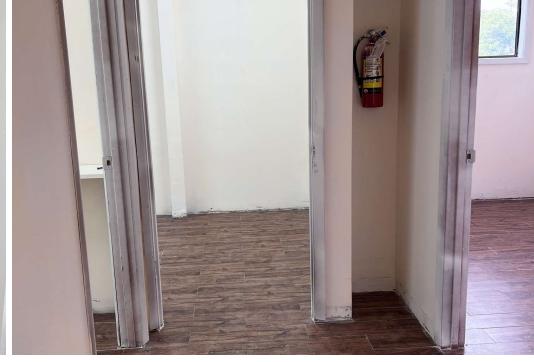


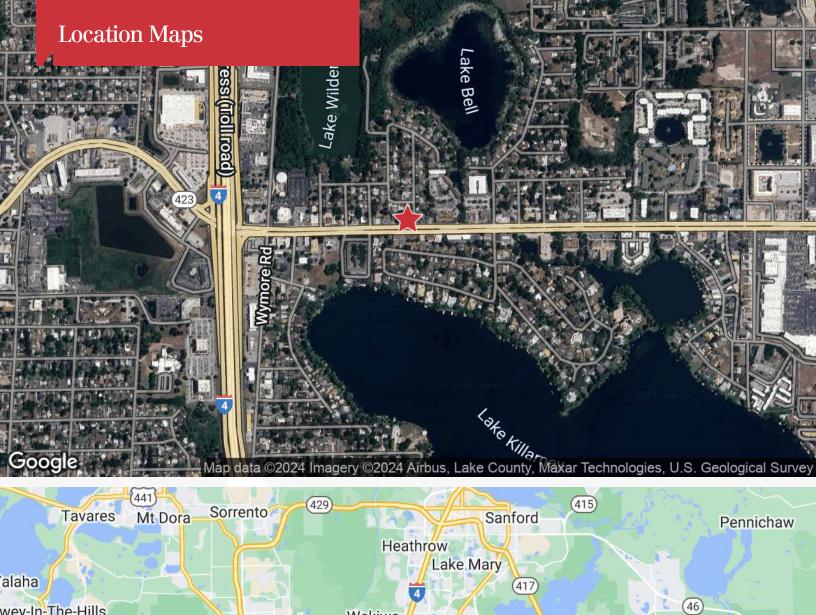


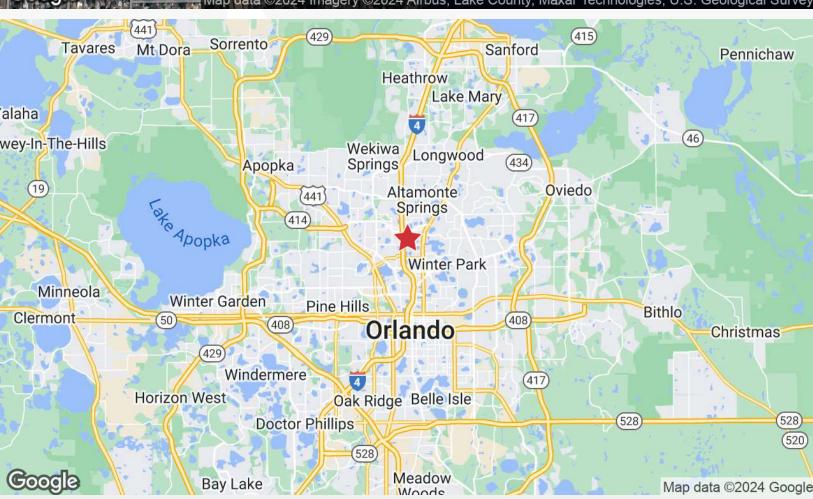












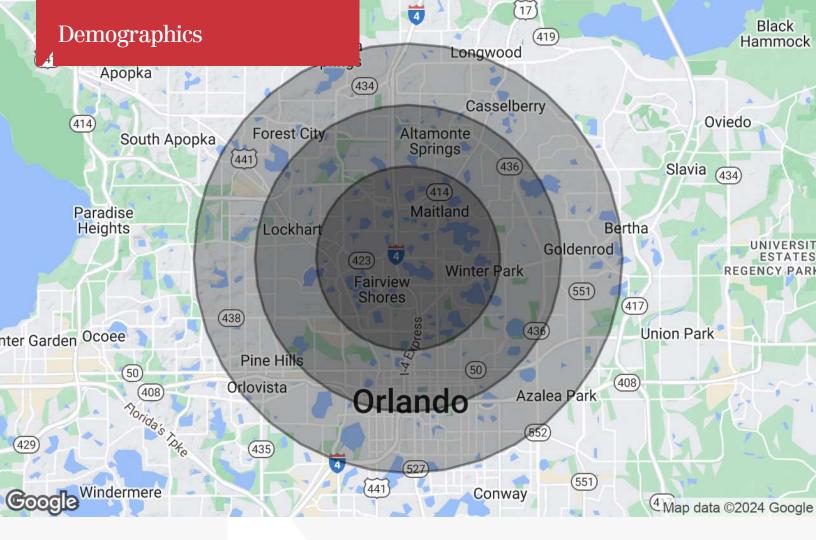


The information contained herein has been given to us by the owner of the property or othe sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. A information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults. 1800 Pembrook Drive, Suite 350 Orlando, FL 32810 407 875 9989 tel





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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	
Households & Income TOTAL HOUSEHOLDS	3 Miles 37,419	5 Miles 128,037	7 Miles 235,928	
TOTAL HOUSEHOLDS	37,419	128,037	235,928	
TOTAL HOUSEHOLDS # OF PERSONS PER HH	37,419 2.1	128,037 2.1	235,928 2.3	

^{*} Demographic data derived from 2020 ACS - US Census

