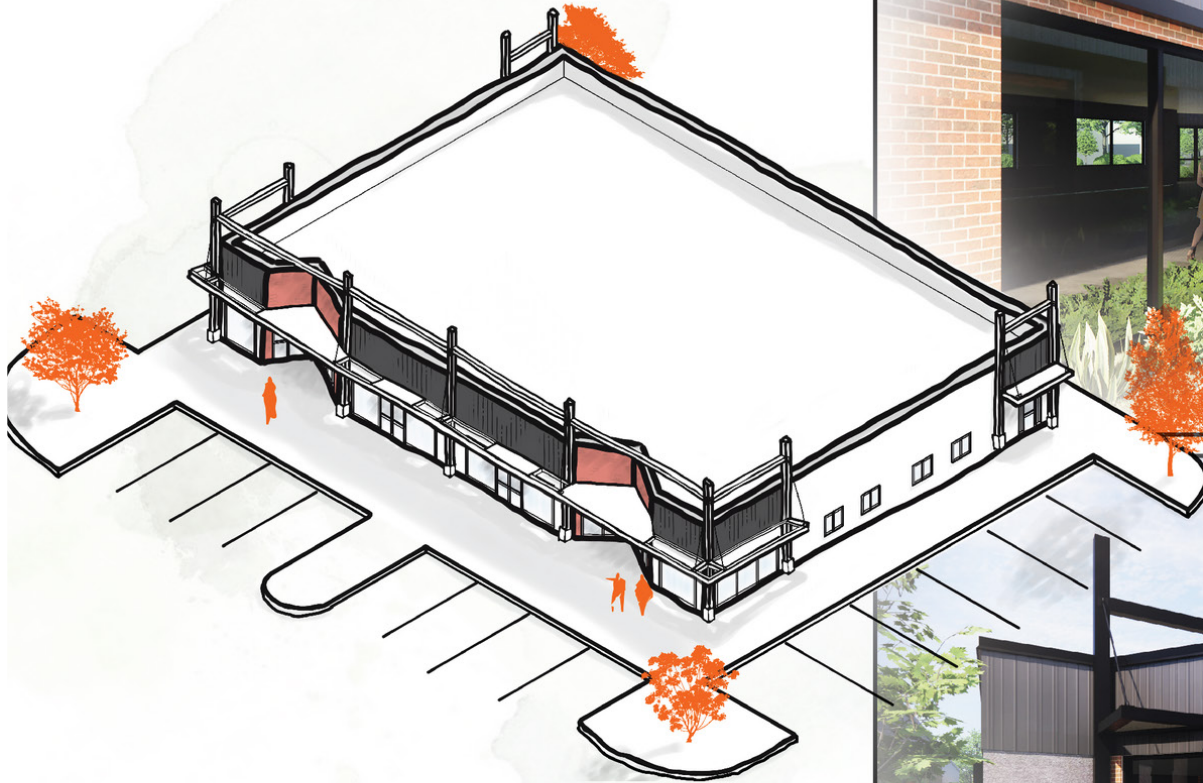


FOR SALE
1207 DANIELS ROAD
WINTER GARDEN, FL 34787



CLASS "A" MEDICAL OFFICE BUILDINGS
WINTER GARDEN
FROM 2,000 - 30,000 ± RSF SPACE AVAILABLE

Matt Weinberger
Vice President
Healthcare Real Estate Advisor
mweinberger@lee-associates.com
D 321.281.8510



- From 2,000 - 30,000 RSF Available
- Four (4) Standalone Buildings with Frontage on Daniels Road
- Located just North of AdventHealth Winter Garden, Nemours Children's Hospital and Winter Garden Village
- 5/1,000 SF Parking Ratio
- Zoning: C-2 (Winter Garden)



1.5 MILES FROM FLORIDAS TURNPIKE



2.6 MILES FROM FL-429



14 MILES FROM I-4



4.8 MILES FROM FL-408



Population

1 Mile: 10,996
3 Mile: 57,935
5 Mile: 123,603



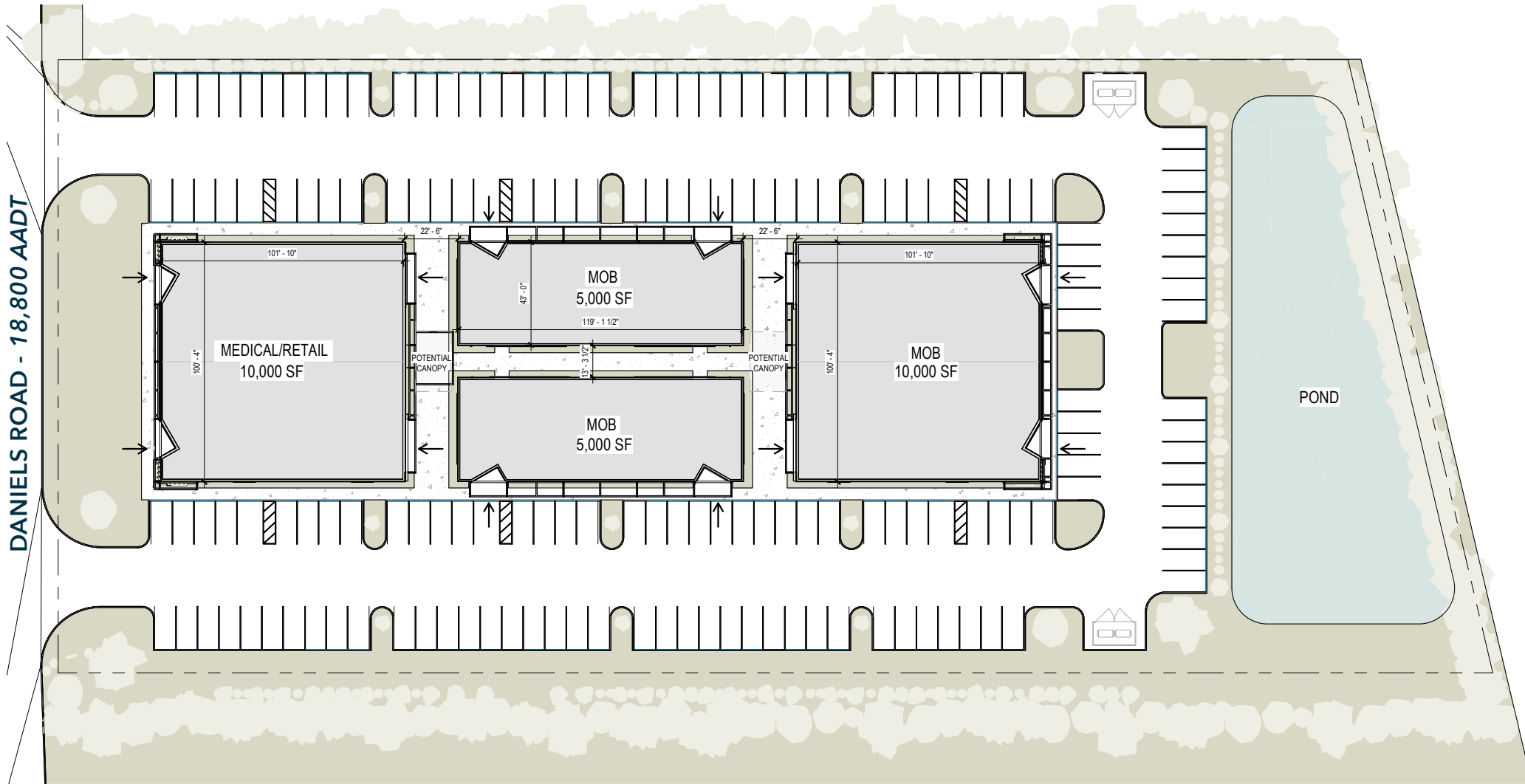
Households

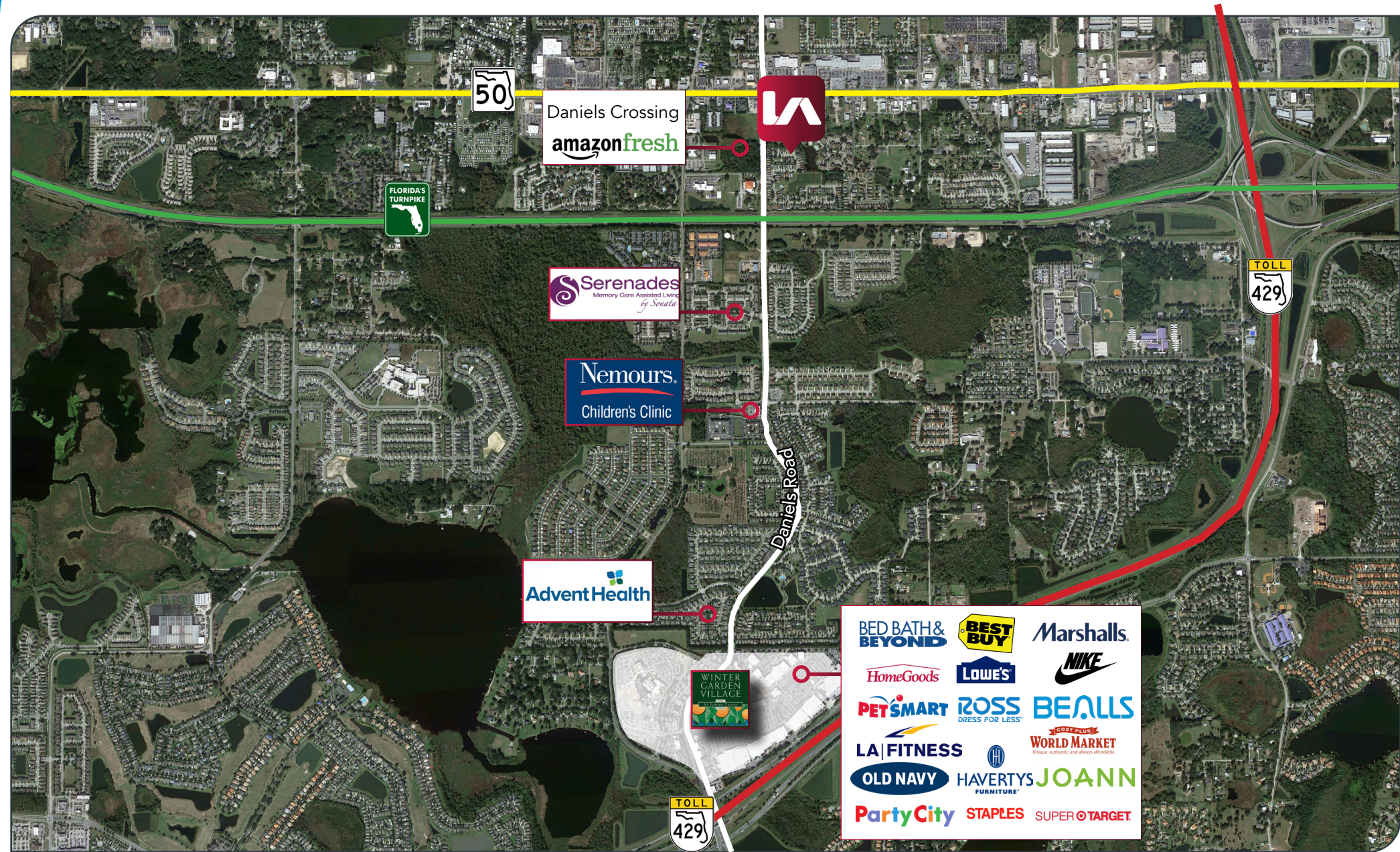
1 Mile: 3,767
3 Mile: 19,871
5 Mile: 42,202



Avg Household Income

1 Mile: \$86,368
3 Mile: \$115,683
5 Mile: \$112,123







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

CONTACT

MATT WEINBERGER

Vice President

Healthcare Real Estate Advisor

321.281.8510

mweinberger@lee-associates.com