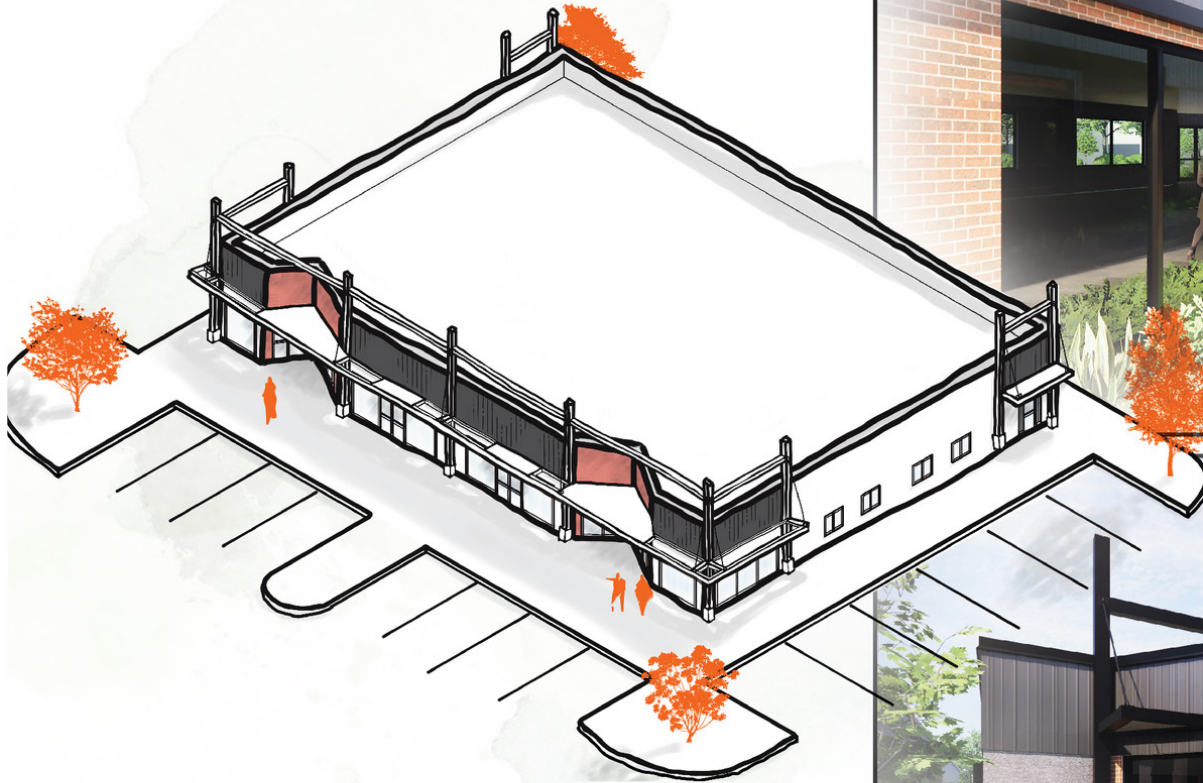


FOR LEASE
1207 DANIELS ROAD
WINTER GARDEN, FL 34787



**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



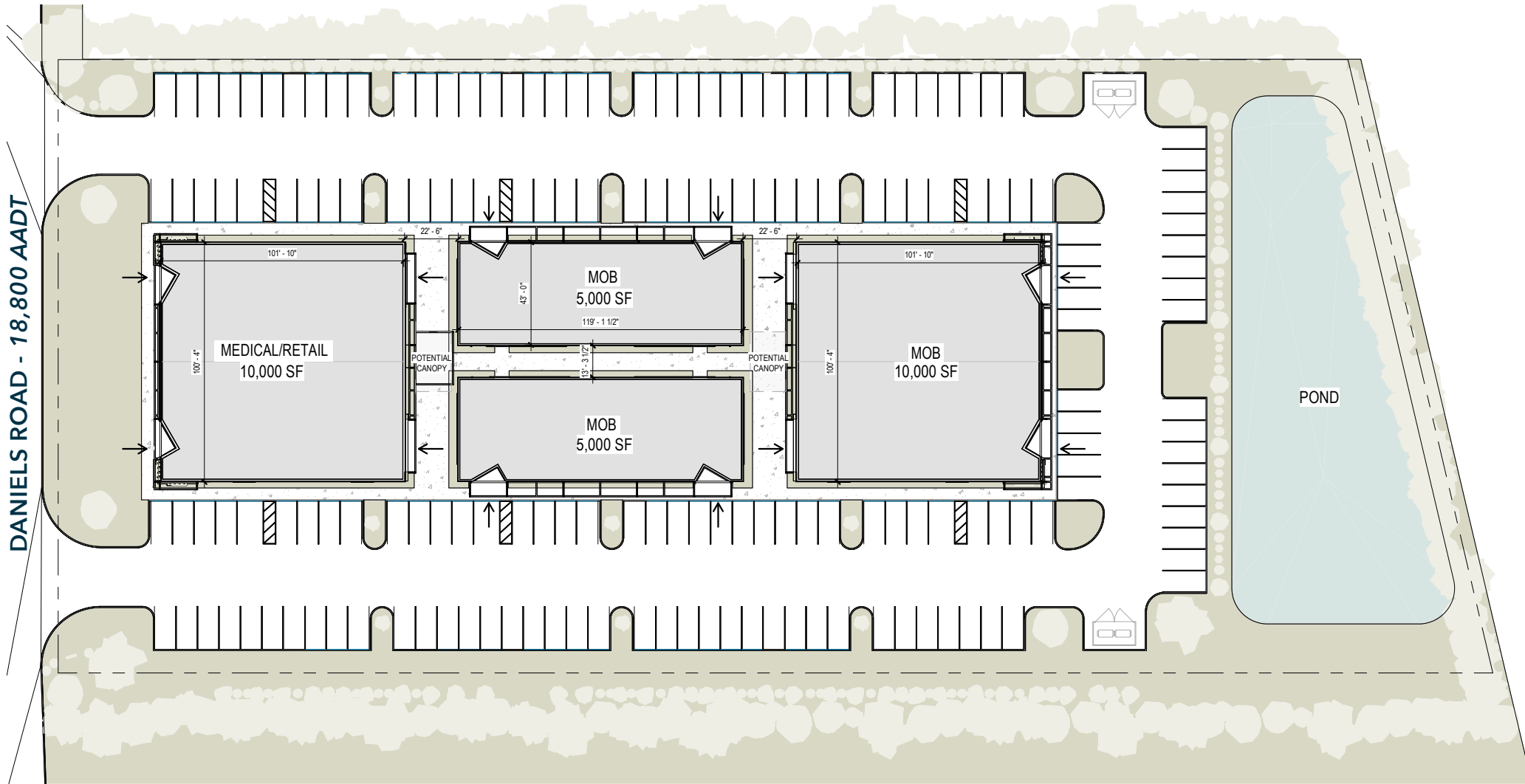
Households

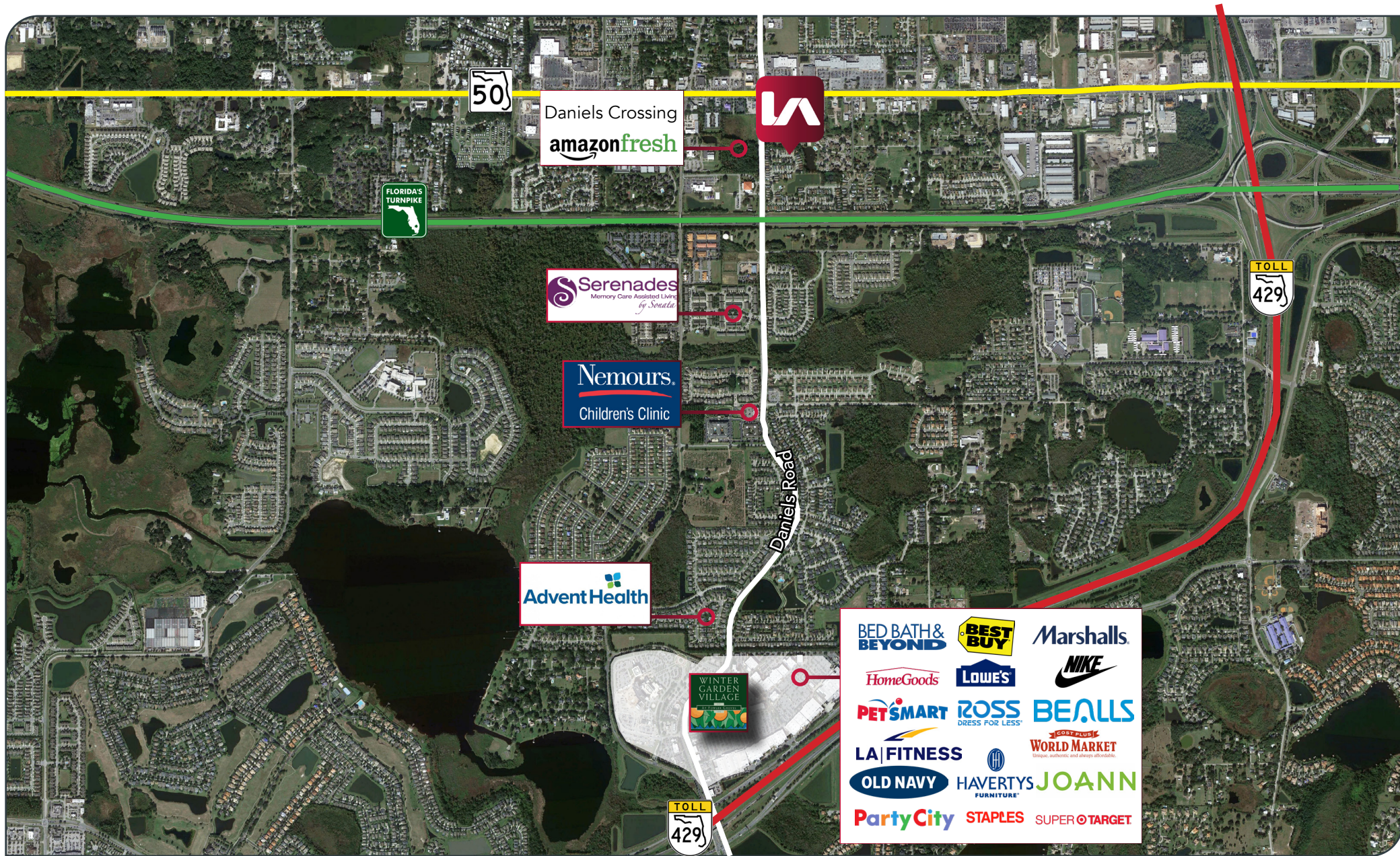
1 Mile: 3,767
 3 Mile: 19,871
 5 Mile: 42,202



Avg Household Income

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





Daniels Crossing
amazonfresh



Serenades
Memory Care Assisted Living
of Seneca

Nemours
Children's Clinic

Advent Health



- BED BATH & BEYOND
- BEST BUY
- Marshall's
- HomeGoods
- LOWE'S
- NIKE
- PET SMART
- ROSS DRESS FOR LESS
- BEALLS
- LA FITNESS
- WORLD MARKET
- OLD NAVY
- HAVERTYS FURNITURE
- JOANN
- Party City
- STAPLES
- SUPER TARGET



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

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