

MEDICAL OFFICE BUILDINGS FOR LEASE

1415 SOUTH BINION ROAD, APOPKA, FL 32703

The Ridge



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	25,000 SF +/-
Available SF:	3,000 - 12,400 SF +/-
Lot Size:	3.4 Acres +/-
Year Built:	2024
Zoning:	The Ridge PD

PROPERTY OVERVIEW

Two brand-new medical office buildings are available for lease in the heart of Apopka. Right at the corner of Binion Dr and SR 429, sits 3.4 acres entitled for 25,000 SF +/- of buildable space. Both buildings will be delivered in grey shell condition and can accommodate a variety of medical office users seeking 3,000 - 12,400 SF +/- . One 12,400 SF building is able to accommodate an ambulatory surgery center. Delivery is estimated to be late 2024/early 2025.

The property is surrounded by new and upcoming multifamily developments including Apex Luxury Apartments, Addison Farms, and an under-construction 6-building, 6-story multi-family complex. The property is also moments from Ocoee Apopka Rd (13,200 Annual Average Daily Traffic) and is less than 3 minutes from Advent Health Apopka Hospital. 1415 S Binion is also less than 2 miles from Lake Apopka Loop Trailhead and UF/IFAS Mid Florida Research & Education.

PROPERTY HIGHLIGHTS

- Two Brand New - Medical Office Buildings For Lease - ASC Ready!
- Grey Shell Delivery - Early 2025
- Less than 3 Minutes From Advent Health Apopka Hospital
- Less than 3 Miles From SR 429 (Western Beltway) Interchange
- 4/1,000 Parking Ratio
- Sale Opportunity Available

PRESENTED BY
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ADDITIONAL PHOTOS

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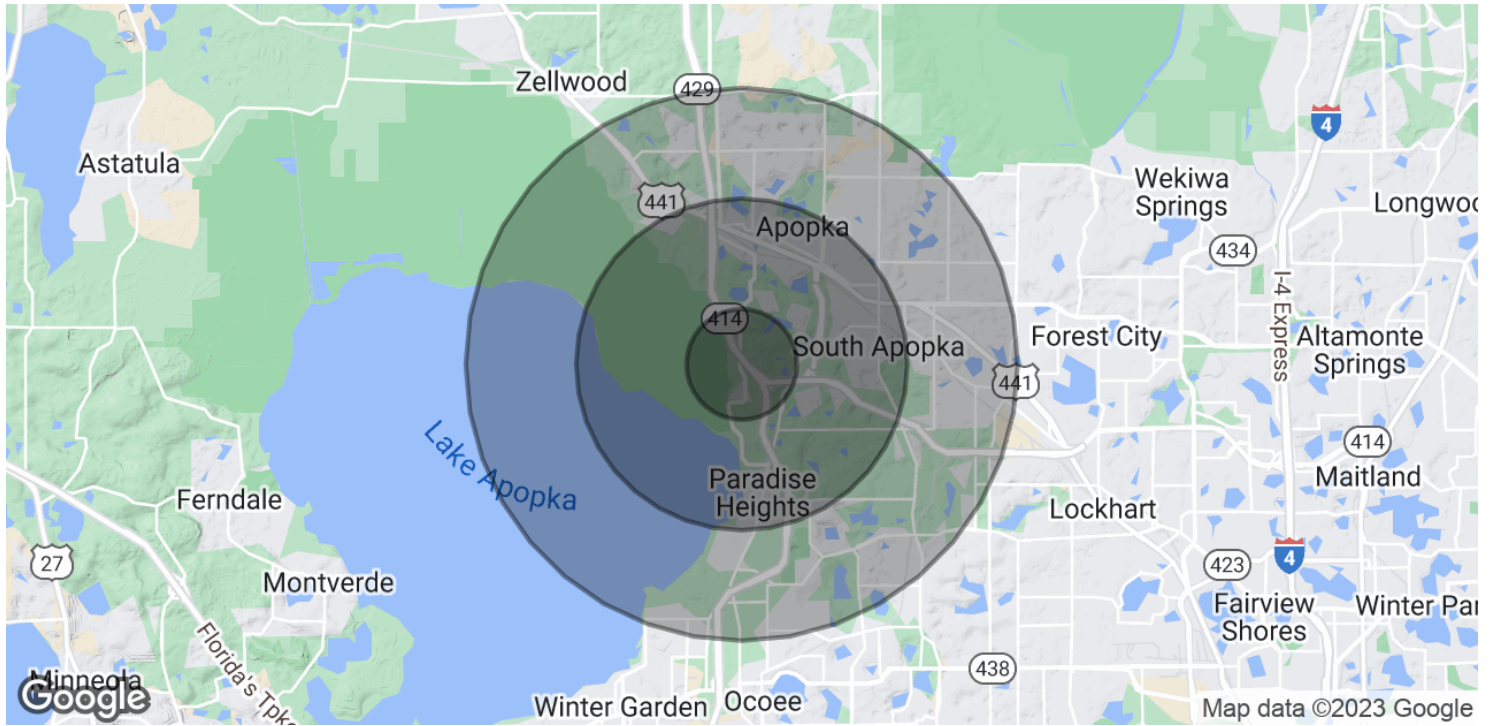
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,733	26,033	94,712
Average Age	37.2	36.7	37.5
Average Age (Male)	23.4	32.8	36.1
Average Age (Female)	42.0	39.6	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	517	9,263	33,009
# of Persons per HH	3.4	2.8	2.9
Average HH Income	\$92,062	\$63,641	\$71,077
Average House Value	\$334,124	\$237,307	\$230,999

* Demographic data derived from 2020 ACS - US Census

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