

# MEDICAL OFFICE SPACE FOR LEASE

CLERMONT, FL 34711

# 865 Oakley Seaver Dr



## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	5,247 SF +/-
Available SF:	2,600 SF +/-
Number of Units:	1
Year Built:	2016
Zoning:	R-3 RESIDENTIAL/PROFESSIONAL DISTRICT

## PROPERTY OVERVIEW

2,600 SF +/- of move-in ready medical office suite is available now at 865 Oakley Seaver Dr in Clermont, FL. Highly sought-after medical office suite located within South Lake Medical Arts Center is currently built out as a family physician office. The suite includes 8 exam rooms with sinks, 1 executive office, large reception area, front desk fits 5, nurses station, lab.

This medical office shares the suite with Orlando Health Medical Group Urology. It is also surrounded by a variety of specialists including dermatologist, neurologist, gastroenterologist, plastic surgery, cardiologist, and pediatrics. It is also moments away from Orlando Health South Lake Hospital, HWY 50 (49,500 Annual Average Daily Traffic), and Citrus Tower Blvd (12,300 Annual Average Daily Traffic),

## PROPERTY HIGHLIGHTS

- 2,600 SF +/- Move-In Ready Medical Office Suite
- Includes 8 Exams Rooms w/ Sinks, Reception, Nurses Station, and 3 Private Restrooms
- Building Facade Signage
- Easy Access to Citrus Tower Blvd (12,300 AADT) and HWY 50 (49,500 AADT)
- Less Than .5 Miles From Orlando Health South Lake Hospital
- Surrounded By Additional Medical Office Specialists

PRESENTED BY  
**ASHLEY WALKER**  
407.430.3462  
awalker@millenia-partners.com

OFFICE BUILDING  
**For Lease**

ADDITIONAL PHOTOS

CLERMONT, FL 34711

865 Oakley Seaver Dr



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FLOORPLAN

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**2,600 SF +/- FOR LEASE**  
**SHARED WAITING AREA**

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LOCATION MAP

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865 Oakley Seaver Dr



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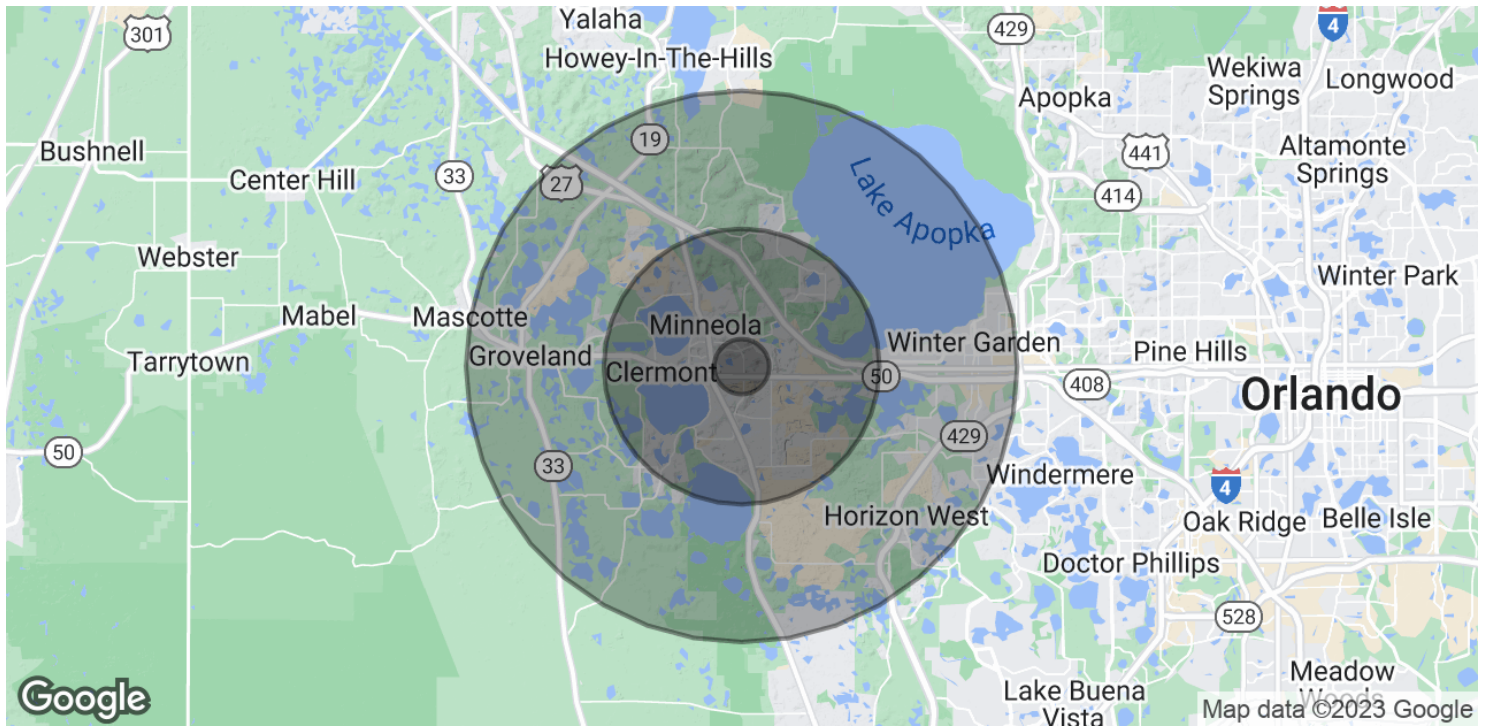
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# DEMOGRAPHICS MAP & REPORT

865 OAKLEY SEAVER DR, CLERMONT, FL 34711

## Lake America Family Physicians



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	6,327	78,460	181,170
Average Age	38.9	42.6	41.1
Average Age (Male)	31.8	41.3	39.2
Average Age (Female)	41.2	42.9	41.8

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,168	29,301	66,691
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$79,410	\$81,157	\$87,566
Average House Value	\$251,537	\$264,874	\$286,055

\* Demographic data derived from 2020 ACS - US Census

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