

# MEDICAL OFFICE FOR LEASE

GOTHA, FL 34734

# 3872 Old Winter Garden Rd



## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	28,000 SF
Available SF:	3,000 - 28,000 SF
Year Built:	2024

## PROPERTY OVERVIEW

28,000 SF of medical office suites are available for lease. 3872 Old Winter Garden Rd is a brand new, two-story, medical office building with 14,000 SF floor plates. Suites can be demised down to 3,000 SF or the entire building is available for a single user. Suites will be delivered grey shell so the Tenant can customize their space.

The property is adjacent to Orlando Health Health Central Hospital and nearby to other medical office developments including Citrus Medical and Professional Center. This property is perfect for a surgery center or any expanding medical practice looking to capture the Ocoee, Windermere, Winter Garden, or West Orange county market. Not to mention the location provides easy access to major roadways including SR 429, HWY 50, SR 408, and the Turnpike.

## PROPERTY HIGHLIGHTS

- Flexible Suite Sizes
- Perfect For Endocrinologists, Pulmonologists, and Cardiologists!
- Adjacent to Orlando Health - Health Central in Ocoee
- Close Proximity to Other Medical Office Developments and NEW AdventHealth Centra Care
- 5/1,000 Parking
- Frontage on Old Winter Garden Rd (22,000 Annual Average Daily Traffic)

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

OFFICE BUILDING  
**For Lease**

# ADDITIONAL PHOTOS

GOTHA, FL 34734

# 3872 Old Winter Garden Rd



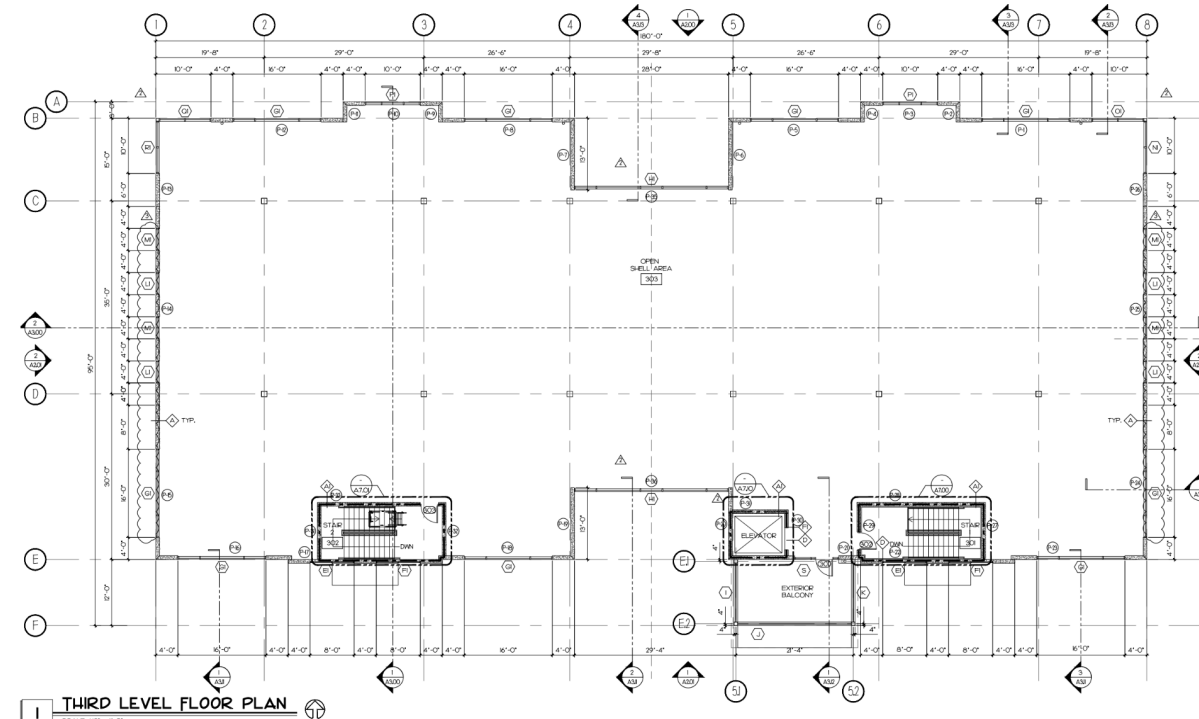
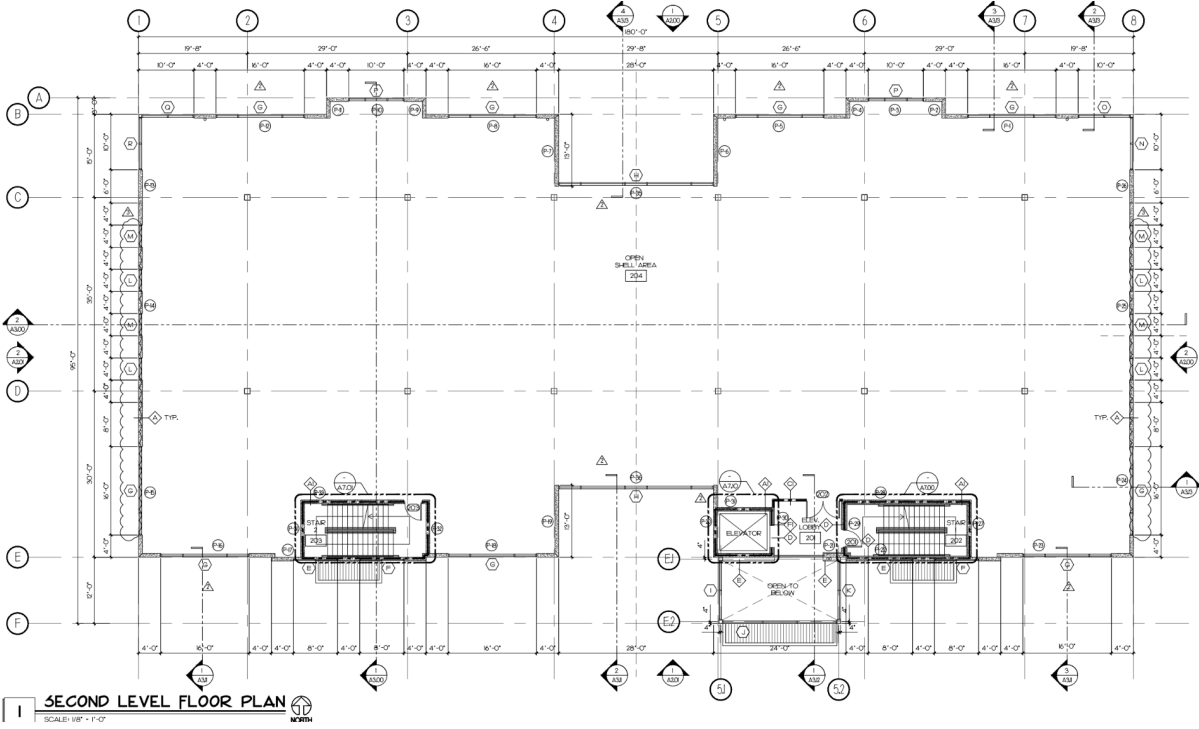
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# FLOOR PLAN

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3872 Old Winter Garden Rd



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LOCATION MAP

GOTHA, FL 34734

3872 Old Winter Garden Rd



Google

Map data ©2023 Google Imagery ©2023 , CNES / Airbus, Lake County, Maxar Technologies, U.S. Geological Survey

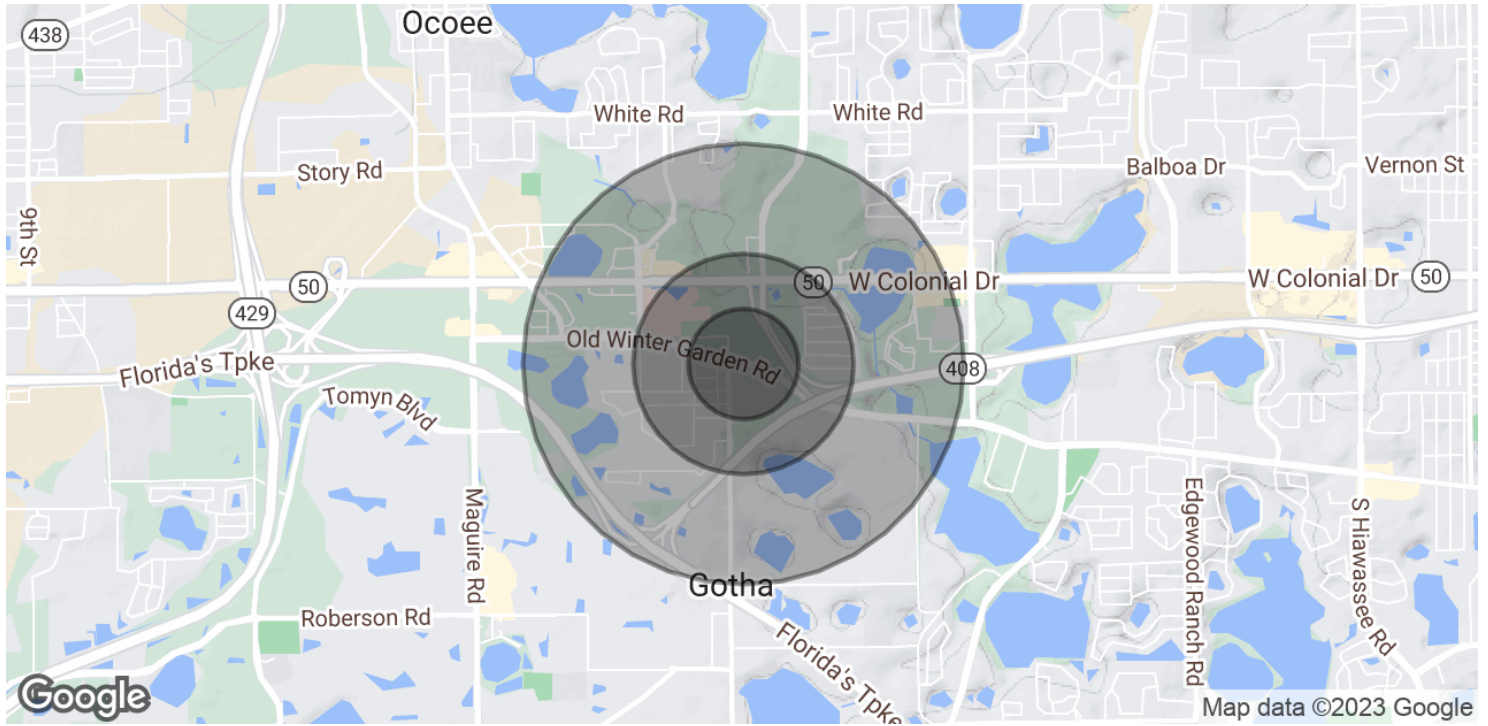
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# DEMOGRAPHICS MAP & REPORT

GOTHA, FL 34734

# 3872 Old Winter Garden Rd



## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	758	2,375	7,577
Average Age	35.0	35.8	37.0
Average Age (Male)	34.6	35.0	36.2
Average Age (Female)	35.4	36.3	37.4

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	297	906	2,720
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$45,681	\$54,789	\$74,847
Average House Value	\$226,974	\$274,031	\$350,387

\* Demographic data derived from 2020 ACS - US Census

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