

MEDICAL/PROFESSIONAL OFFICE FOR LEASE

WINTER PARK, FL 32789

108 N Wymore Rd



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	1,893 SF
Available SF:	1,893 SF
Year Built:	1951
Zoning:	P-O

PROPERTY OVERVIEW

108 Wymore Rd was previously occupied by an aesthetics group that recently moved out. The property is a total of 1,893 SF with a first-floor clinical/office area with a second-floor breakroom. The first-floor clinical area includes 4 offices, 1 exam room with plumbing, bathroom, reception, and a small lab. The Landlord is open to providing minor tenant improvement work. The property is perfect for any new business looking to take advantage of the great Winter Park market.

108 Wymore is located right in the heart of residential Winter Park and is in close proximity to the Lee Rd (36,500 Average Annual Daily Traffic) area. The property is also less than 1 mile from the Interstate 4 interchange (160,500 AADT). Frontage on Wymore Rd is available.

PROPERTY HIGHLIGHTS

- Move In Ready Professional/Medical Office For Lease in Winter Park
- Includes 3 Offices, 1 Exam Room w/ a Sink, Reception, and Breakroom
- Standalone Building
- Perfect for Aestheticians, Medispas, and Chiropractors
- Close Proximity to Interstate 4 - Lee Rd Interchange
- Surrounded by Residential - Right in the Heart of Winter Park

PRESENTED BY
DANIELLE KOVIE
407.214.4846
dkovie@millenia-partners.com

OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

WINTER PARK, FL 32789

108 N Wymore Rd



PRESENTED BY
DANIELLE KOVIE
407.214.4846
dkovie@millenia-partners.com

OFFICE BUILDING
For Lease

LOCATION MAP

WINTER PARK, FL 32789

108 N Wymore Rd



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

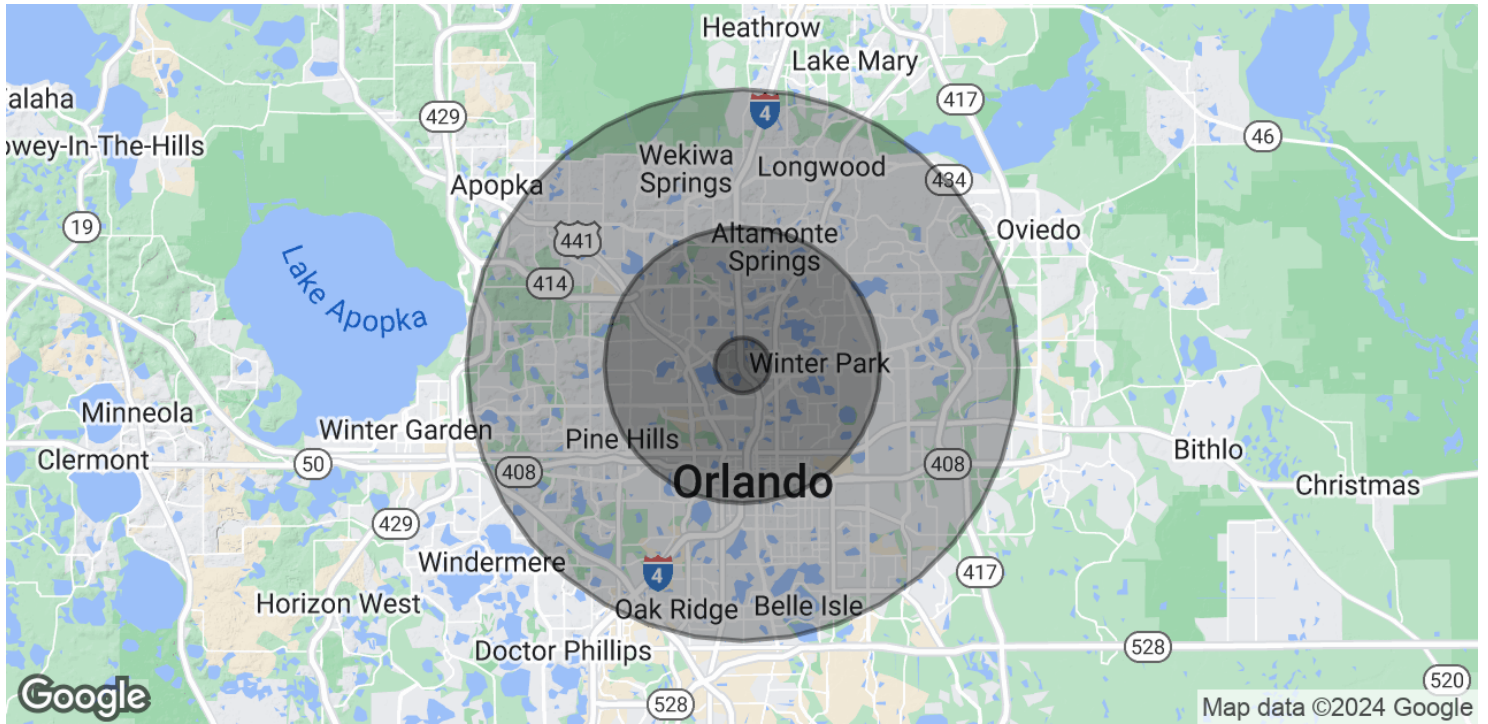
PRESENTED BY
DANIELLE KOVIE
407.214.4846
dkovie@millenia-partners.com

OFFICE BUILDING
For Lease

DEMOGRAPHICS MAP & REPORT

WINTER PARK, FL 32789

108 N Wymore Rd



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,063	273,932	1,044,021
Average Age	46.5	37.7	37.6
Average Age (Male)	43.2	36.6	36.4
Average Age (Female)	52.3	39.2	38.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,780	127,664	431,421
# of Persons per HH	1.9	2.1	2.4
Average HH Income	\$67,071	\$79,997	\$70,462
Average House Value	\$261,954	\$266,627	\$222,550

* Demographic data derived from 2020 ACS - US Census

PRESENTED BY
DANIELLE KOVIE
407.214.4846
dkovie@millenia-partners.com

OFFICE BUILDING
For Lease