

## MOVE IN READY MEDICAL OFFICE FOR LEASE

2300 EAST SEMORAN BOULEVARD, APOPKA, FL 32703

# Piedmont Plaza



### OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	185,190 SF
Available SF:	1,500 SF
Year Built:	2017
Renovated:	2019

### PROPERTY OVERVIEW

1,500 Sf of move-in ready medical office is available at 2300 E Semoran Blvd in Apopka. Currently built out as an optometrist office, the suite includes a large waiting area, reception, storage rooms, 1 exam room, 2 larger procedure rooms with sinks, lab, 2 private bathrooms, a doctor's office, a breakroom, and a nurses station. The suite was recently built in 2019 and is available starting June 2024 as a sublease until July 2026. The suite is perfect for any medical, retail, or professional office users looking to open in a highly trafficked plaza in Apopka.

Suite G is located within the Piedmont Plaza in Apopka anchored by national retail tenants including Hobby Lobby, Bealls, Dollar Tree, and Party City. The property is also occupied by Advent Health, OneBlood, Marcos Pizza, and MySalonSuites. Monument signage is available on Piedmont Wekiwa Rd (25,500 Annual Average Daily Traffic) and E Semoran Blvd (55,500 AADT). Piedmont Plaza is less than 3 miles from HWY 441 (25,500 AADT) and less than 10 miles from AdventHealth Apopka Hospital.

### PROPERTY HIGHLIGHTS

- Move In Ready Medical Office For Sublease
- Includes an Exam Room, 2 Large Procedure Rooms with Sinks, Breakroom, Doctors Office, Lab, and 2 Bathrooms
- Brand New Build Out - 2019!
- Suite Available May 2024
- Frontage on N Semoran Blvd (55,500 Annual Average Daily Traffic) and Piedmont Wekiwa Rd (25,500 AADT)

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

OFFICE BUILDING

# For Lease

ADDITIONAL PHOTOS

2300 EAST SEMORAN BOULEVARD, APOPKA, FL 32703

# Piedmont Plaza



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

OFFICE BUILDING  
**For Lease**

ADDITIONAL PHOTOS

2300 EAST SEMORAN BOULEVARD, APOPKA, FL 32703

# Piedmont Plaza



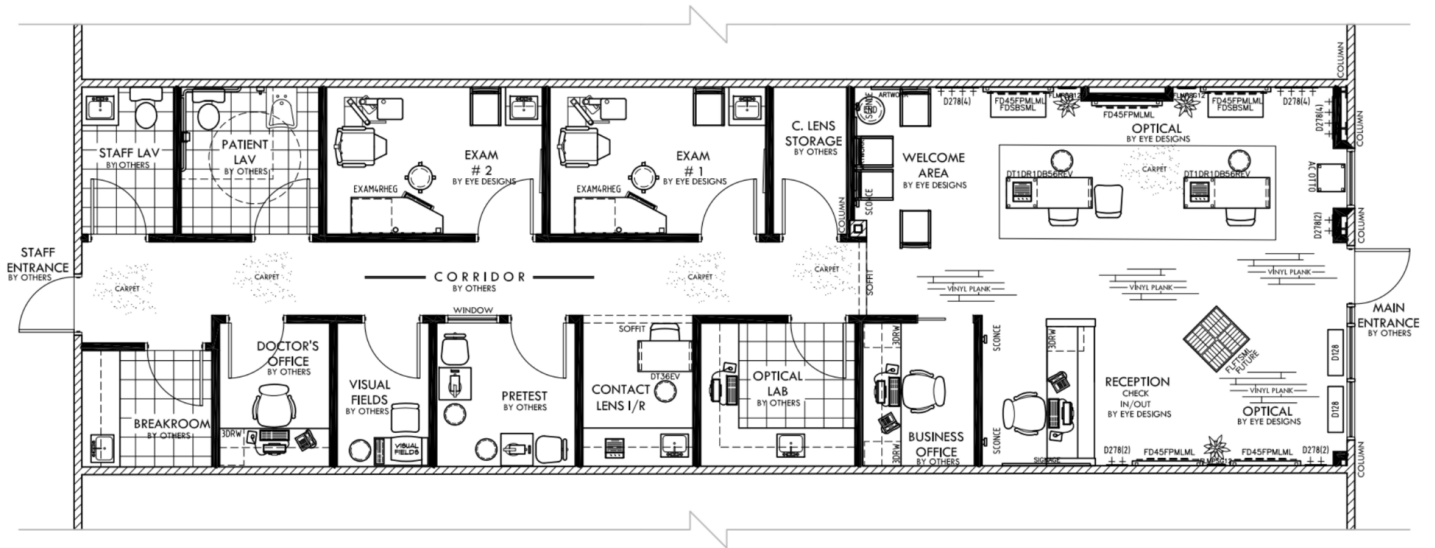
PRESENTED BY  
**DANIELLE KOVIE**  
407.214.4846  
dkovie@millenia-partners.com

OFFICE BUILDING  
**For Lease**

# FLOOR PLAN

2300 EAST SEMORAN BOULEVARD, APOPKA, FL 32703

# Piedmont Plaza



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

OFFICE BUILDING  
**For Lease**

# LOCATION MAP

2300 EAST SEMORAN BOULEVARD, APOPKA, FL 32703

# Piedmont Plaza



Google

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

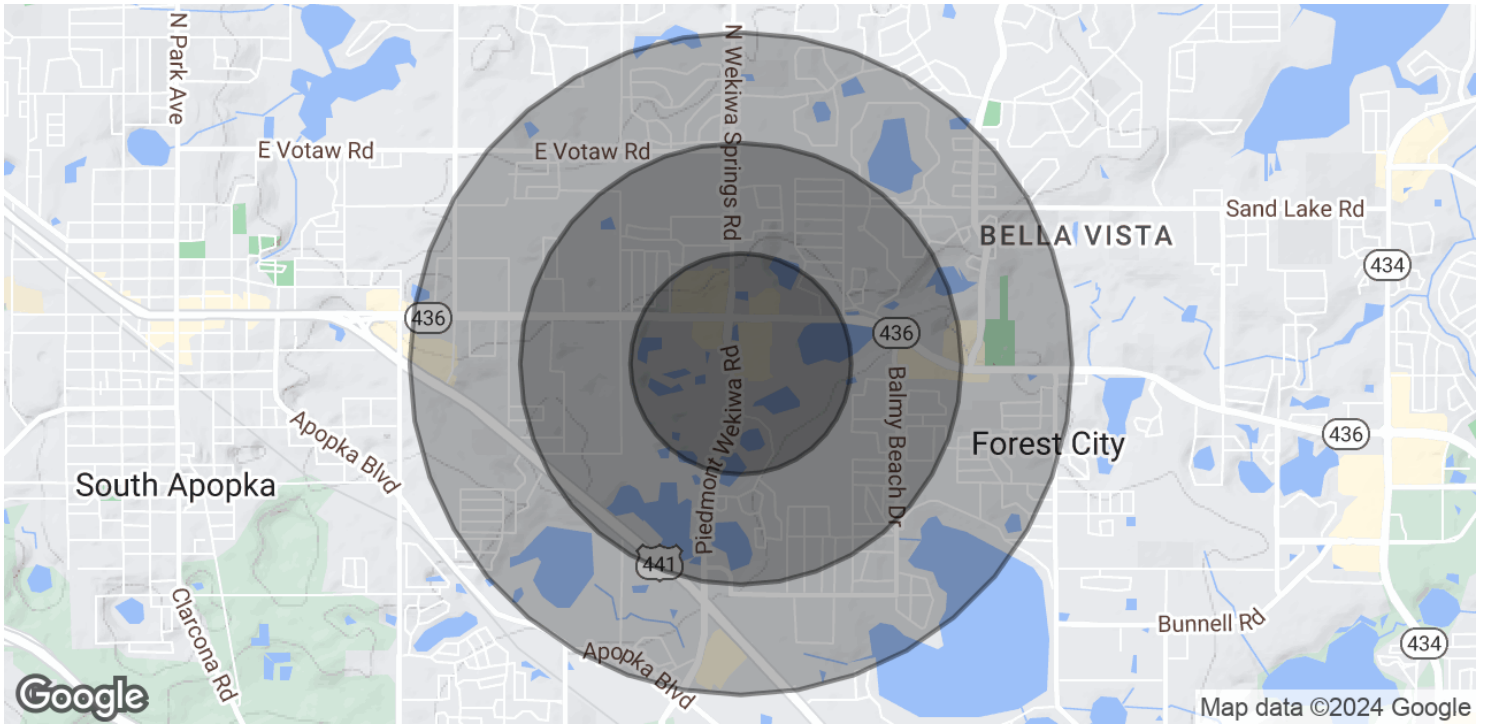
PRESENTED BY  
**DANIELLE KOVIE**  
407.214.4846  
dkovie@millenia-partners.com

OFFICE BUILDING  
**For Lease**

# DEMOGRAPHICS MAP & REPORT

2300 EAST SEMORAN BOULEVARD, APOPKA, FL 32703

# Piedmont Plaza



## POPULATION

### 0.5 MILES

### 1 MILE

### 1.5 MILES

Total Population	3,198	10,789	21,454
Average Age	41.3	40.7	42.0
Average Age (Male)	38.2	40.1	41.1
Average Age (Female)	45.1	42.3	43.8

## HOUSEHOLDS & INCOME

### 0.5 MILES

### 1 MILE

### 1.5 MILES

Total Households	1,402	4,356	8,444
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$54,271	\$61,220	\$69,641
Average House Value	\$227,827	\$204,635	\$219,082

\* Demographic data derived from 2020 ACS - US Census

PRESENTED BY  
**DANIELLE KOVIE**

407.214.4846  
dkovie@millenia-partners.com

OFFICE BUILDING

# For Lease