

BRAND NEW MEDICAL OFFICE SUITE FOR LEASE

APOPKA, FL 32703

108 South Park Avenue



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	4,600 SF +/-
Available SF:	1,554 SF +/-
Lot Size:	0.71 AC
Number of Units:	2
Year Built:	2024
Zoning:	MU-D
Market:	Apopka
Traffic Count:	16,600

PROPERTY OVERVIEW

****ONE FINAL SUITE REMAINING!****

Millenia Partners Healthcare Team is proud to present a brand new 4,600 SF +/- medical office building in the heart of Apopka, FL. The property is currently under construction and is set to be delivered in grey shell condition in June 2024. There is one final suite available for lease at 1,554 SF +/- next to an Ophthalmology group. This is a great opportunity for family medicine, ear, nose, and throat (ENT) specialists, dermatologists, or endocrinologists! TI allowance available.

The location is surrounded by multiple medical office users, such as Advent Health Medical Group at Park Ave and Community Health Centers - Apopka. There is right in access off southbound Park Ave. The property is less than 4 miles from the SR 429 Connector (Western Beltway) and US 441.

PROPERTY HIGHLIGHTS

- Brand New Medical Office Building for Lease in Apopka
- 1,554 SF +/- Available for Lease
- Build to Suit Options Available
- Monument Signage Available on S. Park Ave (16,600 Annual Average Daily Traffic)
- Easy Access to US 441 (42,000 AADT) and S.R. 429 (Western Beltway) (36,000 AADT)
- Less Than 4 Miles to AdventHealth Apopka
- Surrounded By Multifamily and Mixed-Use Developments

PRESENTED BY
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OFFICE BUILDING
For Lease

FLOOR PLAN

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OFFICE BUILDING
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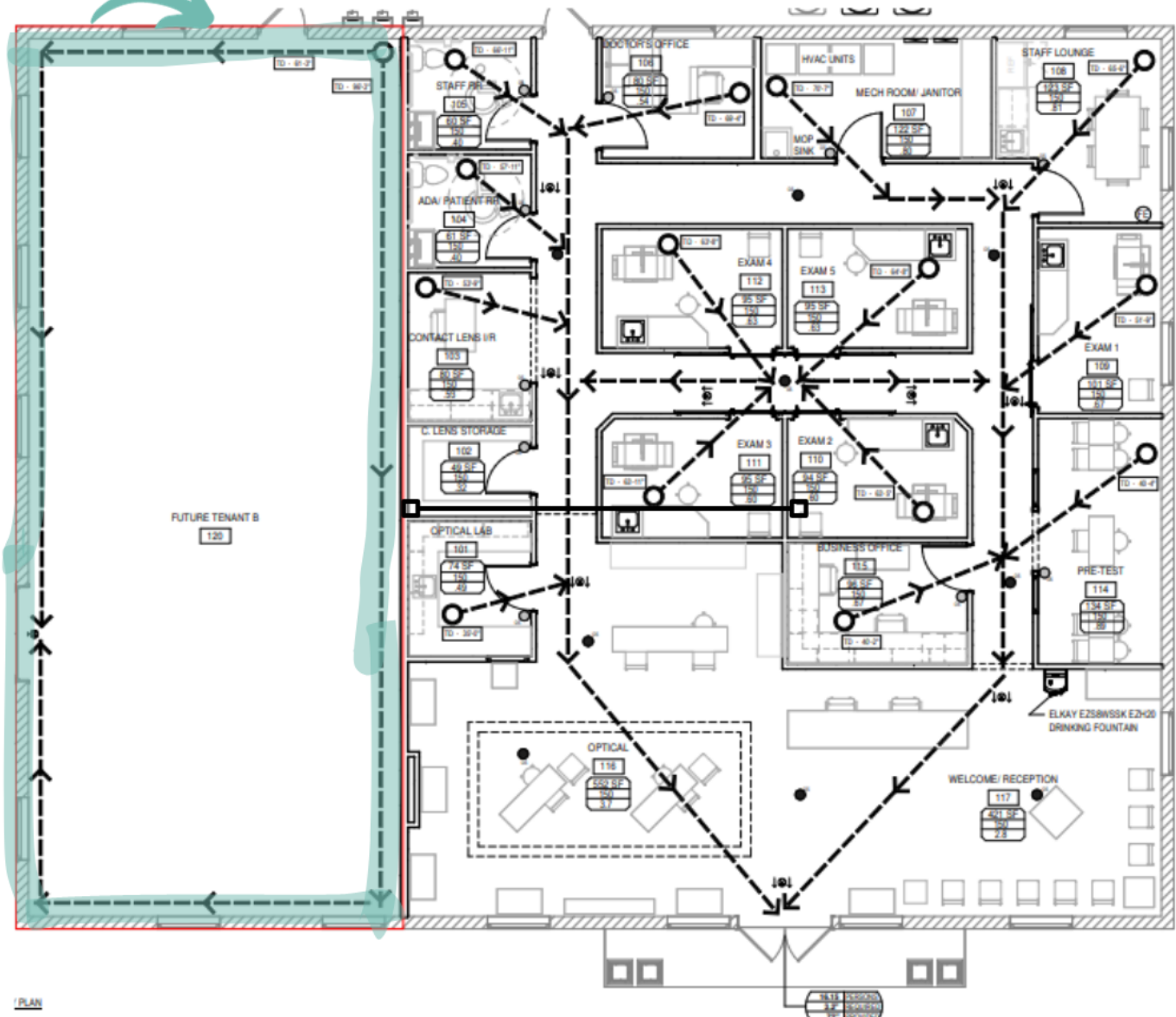
ADDITIONAL PHOTOS

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1,554 SF +/- Available



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OFFICE BUILDING
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LOCATION MAP

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108 South Park Avenue



Google

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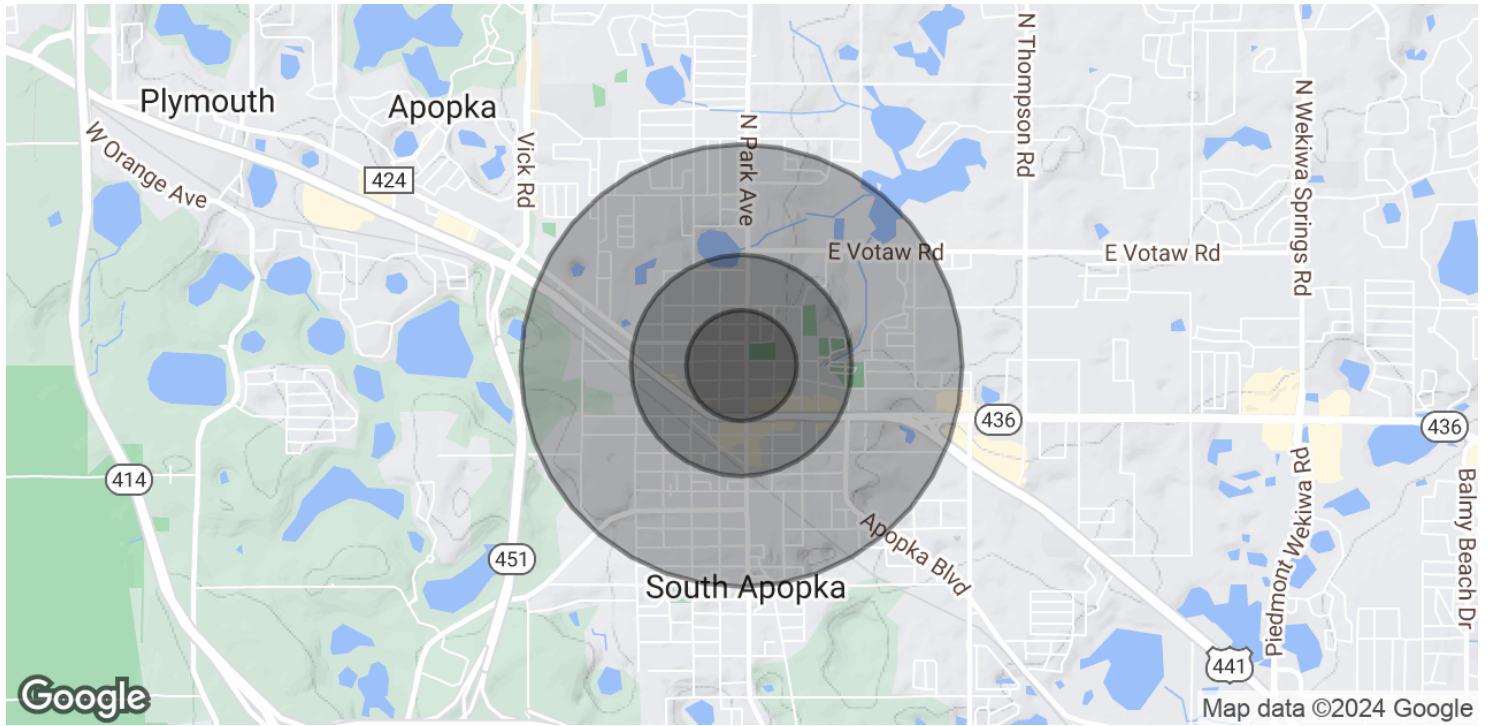
OFFICE BUILDING

For Lease

DEMOGRAPHICS MAP & REPORT

APOPKA, FL 32703

108 South Park Avenue



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	518	2,128	8,870
Average Age	39.4	39.7	37.1
Average Age (Male)	33.7	36.3	35.8
Average Age (Female)	45.0	42.9	38.4

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	178	752	3,011
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$57,682	\$47,954	\$49,717
Average House Value	\$192,802	\$166,224	\$164,773

* Demographic data derived from 2020 ACS - US Census

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