

## MEDICAL OFFICE FOR LEASE

910 WILLISTON PARK POINT, LAKE MARY, FL 32746

# Williston Professional Building



### OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	16,400 SF +/-
Available SF:	3,522 SF +/-
Lot Size:	1.21 Acres
Year Built:	2001
Renovated:	2021
Zoning:	1900-PROF SERV MULTI-STORY

### PROPERTY OVERVIEW

Suite 2000 is a 3,522 SF +/- move-in ready medical office for lease in Lake Mary. The suite is built out as a 2nd generation dental office, but is a perfect opportunity for any medical office user. The suite includes a billing office, large reception, 2 administrative offices, 3 bathrooms, plenty of storage, 2 procedure rooms with sinks, 3-5 exam rooms with sinks, an X-Ray area, 2 labs, a conference room, a doctor's office, a break room. Co-tenants in the building include AdventHealth Cardiovascular Center and HCA Lake Mary Family Physicians. The common area was recently renovated and is easily accessible for patients.

910 Williston Park Point is located right off Rinehart Rd (27,500 Annual Average Daily Traffic) and is adjacent to Orlando Health Lake Mary. The property is surrounded by additional medical office users including a pediatric dentist, an orthodontist, an oral surgeon, an OBGYN, a physical therapist, and podiatrists. Williston Professional is also less than 1 mile from AdventHealth ER and less than 3 miles to the Interstate 4 (162,500 AADT) interchange.

### PROPERTY HIGHLIGHTS

- Move In Ready Medical Office Suite For Lease
- 2nd Generation Dental Office - Ready for Any Medical Office Specialist
- Includes 3-5 Exam Rooms w/ Sinks, an X-Ray Area, 2 Procedure Rooms w/ Sinks, a Conference Room, and 3 Bathrooms
- Adjacent to Orlando Health Lake Mary Campus
- Surrounded by Additional Medical Office Users

PRESENTED BY  
**DANIELLE KOVIE**  
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## ADDITIONAL PHOTOS

910 WILLISTON PARK POINT, LAKE MARY, FL 32746

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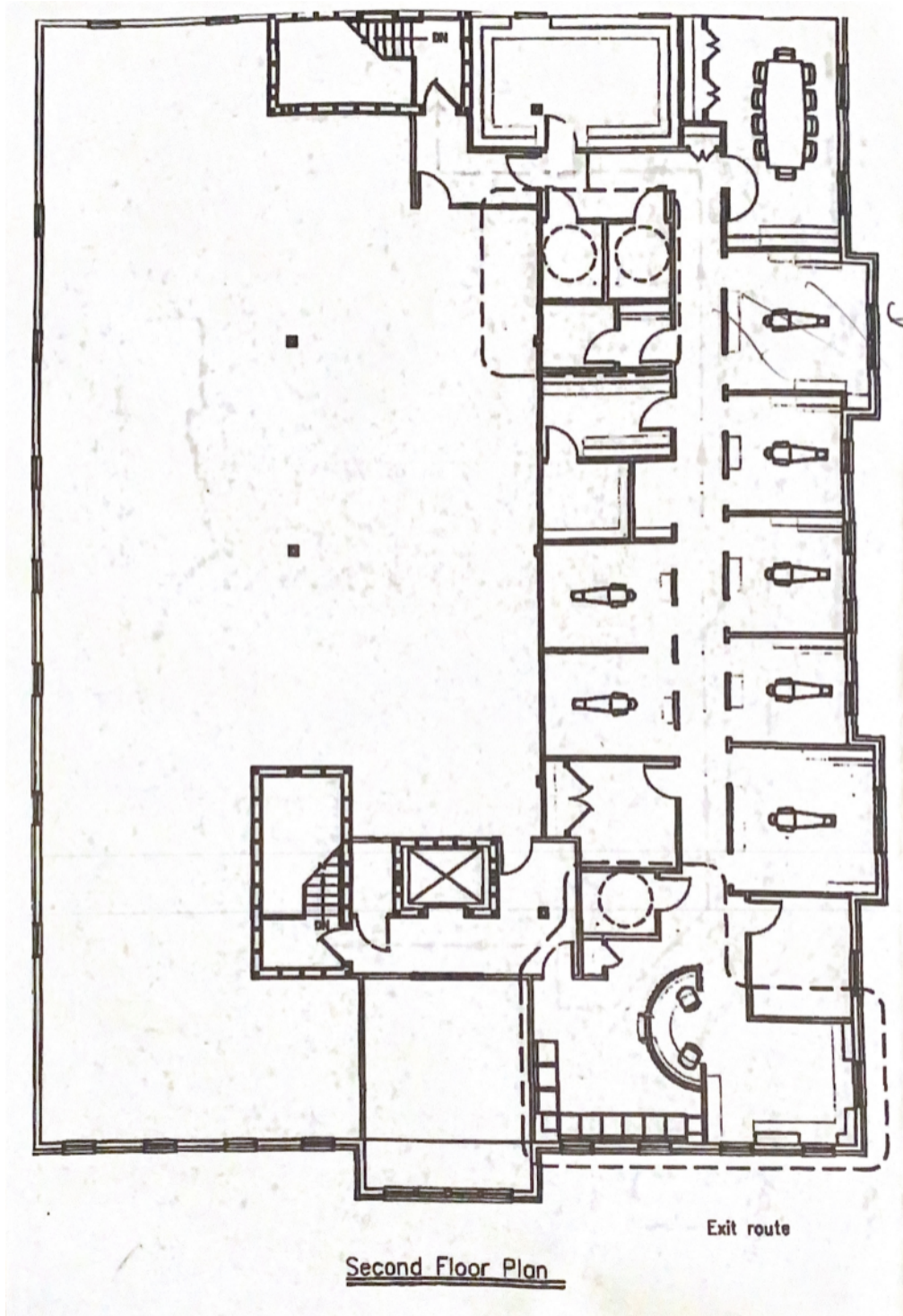
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FLOOR PLAN

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# LOCATION MAP

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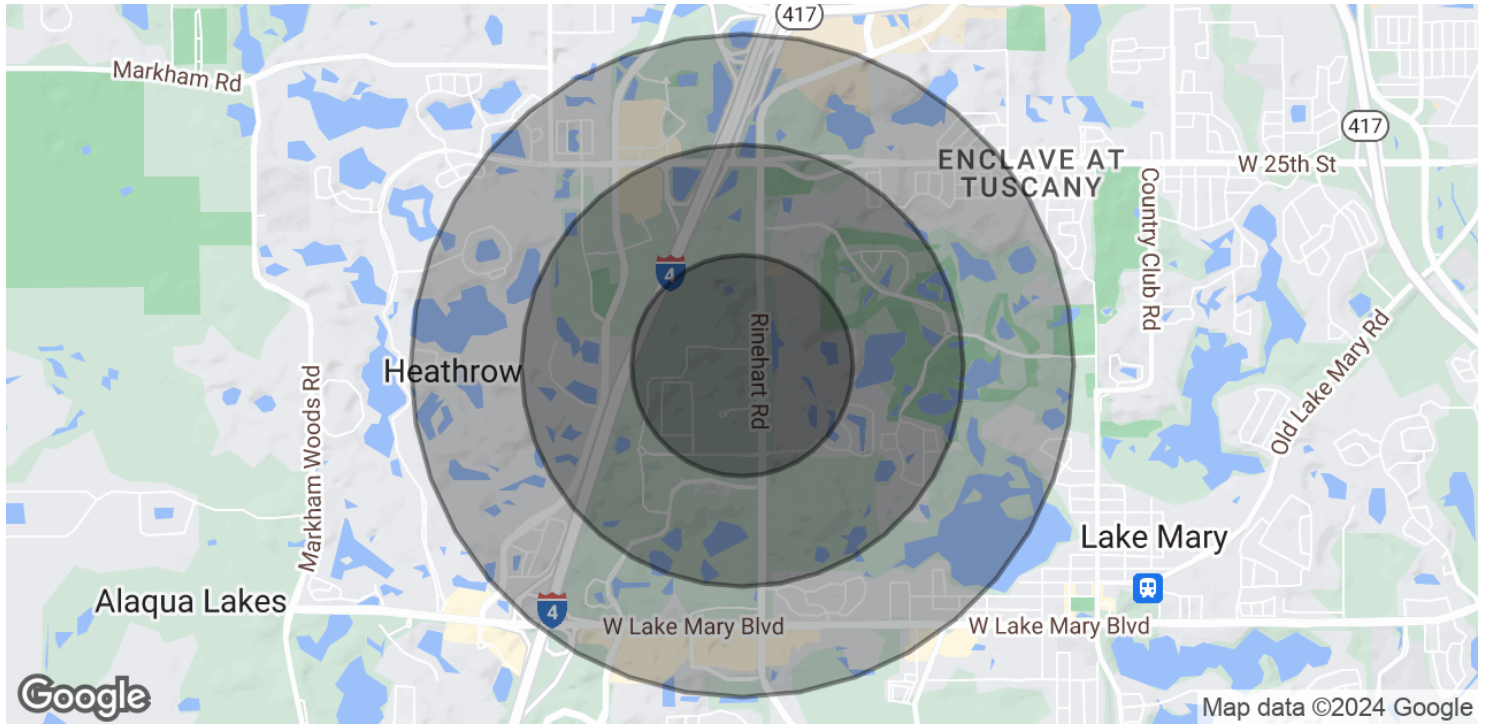
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# DEMOGRAPHICS MAP & REPORT

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## Williston Professional Building



### POPULATION

#### 0.5 MILES

#### 1 MILE

#### 1.5 MILES

Total Population	1,090	5,593	16,376
Average Age	48.2	45.6	43.7
Average Age (Male)	48.0	44.6	41.7
Average Age (Female)	43.4	43.6	43.6

### HOUSEHOLDS & INCOME

#### 0.5 MILES

#### 1 MILE

#### 1.5 MILES

Total Households	502	2,534	7,432
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$92,778	\$104,765	\$100,326
Average House Value	\$344,804	\$344,954	\$324,961

2020 American Community Survey (ACS)

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