

SUBLEASE

MEDICAL OFFICE SPACE

1561 W Fairbanks Ave | Winter Park, FL 32819

PROPERTY	Medical Office
SF AVAILABLE	3,525 SF
PARKING RATIO	4.5/1,000 SF
LEASING RATE	\$25.50/SF



PROPERTY HIGHLIGHTS

- > Space recently renovated in 2021
- > Layout includes 12 offices/exam rooms, public and private restrooms, spacious reception area and break room
- > Private access from elevator
- > Direct access off I-4
- > Advent Health Hospital within 3 miles
- > Medical equipment and exam chairs available for purchase
- > Parking Ratio: 4.5/1,000 SF
- > Leasing Rate: \$25.50 PSF, modified gross



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MARKET DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	11,141	85,745	284,405
2023 Estimate	10,845	84,198	280,303
Growth 2010-2023	2.1%	1.5%	1.3%
Growth 2023-2028	0.5%	0.4%	0.3%
Median Age	42.9	41.9	39.7



HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	5,512	38,030	124,960
2023 Estimate	5,384	37,388	123,231
Growth 2010-2020	2.7%	1.6%	1.2%
Growth 2020-2025	1.8%	1.5%	1.4%



INCOME	1-MILE	3-MILE	5-MILE
2023 Average Household Income	\$84,684	\$111,529	\$88,553
2023 Median Household Income	\$62,282	\$78,991	\$63,610



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