

For Lease

# Winter Park Medical/Office Building

756 - 2,256 SF | \$21.00 / SF

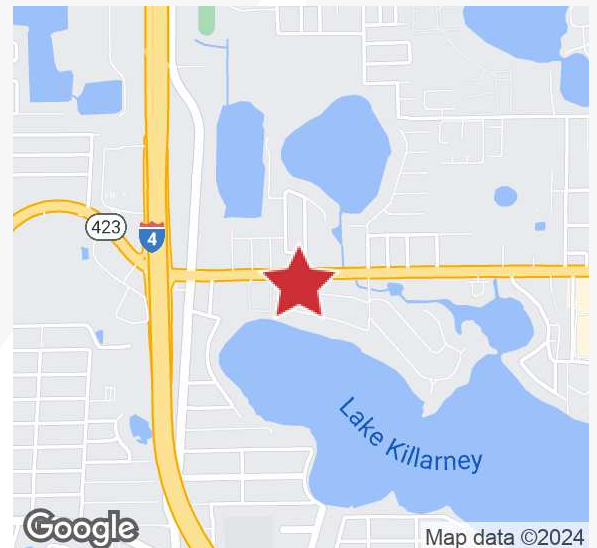


## 2306 Lee Road

Winter Park, Florida 32789

### Property Highlights

- 2,256± SF free-standing building
- 2 suites are available separately or together:
- Suite A - 1,500± SF: waiting room, reception, 7 plumbed exam rooms, 2 private offices, nurse's station, kitchen & 3 restrooms
- Suite B - 756± SF: waiting room, reception, 2 large private offices, storage/work area & 1 restroom
- \$25/SF tenant improvement allowance
- Great exposure on busy Lee Road - 37,500 AADT
- Lynx bus stop across the street
- Turn lanes allow easy access from both directions on Lee Road
- Walking distance to Starbucks



For more information

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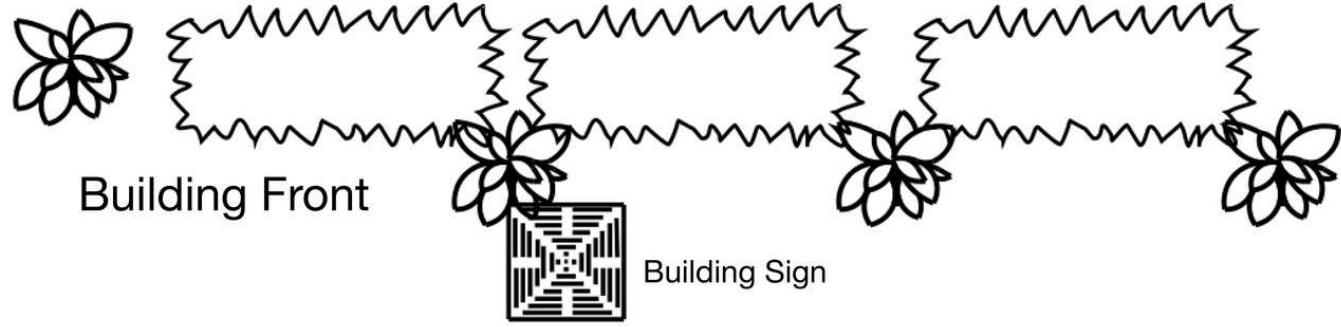
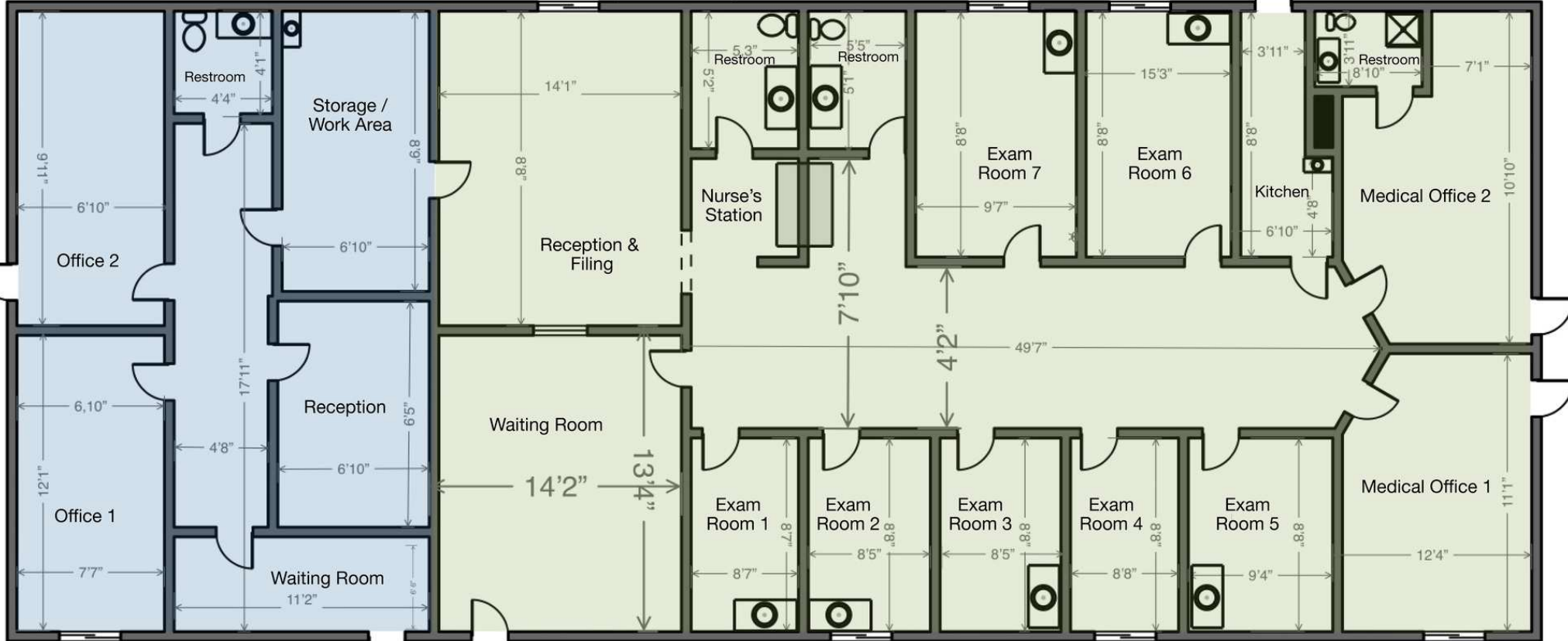
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# Floor Plan

Suite B - 756± SF

AC

Suite A - 1,500± SF





## Interior Photos - Suite A



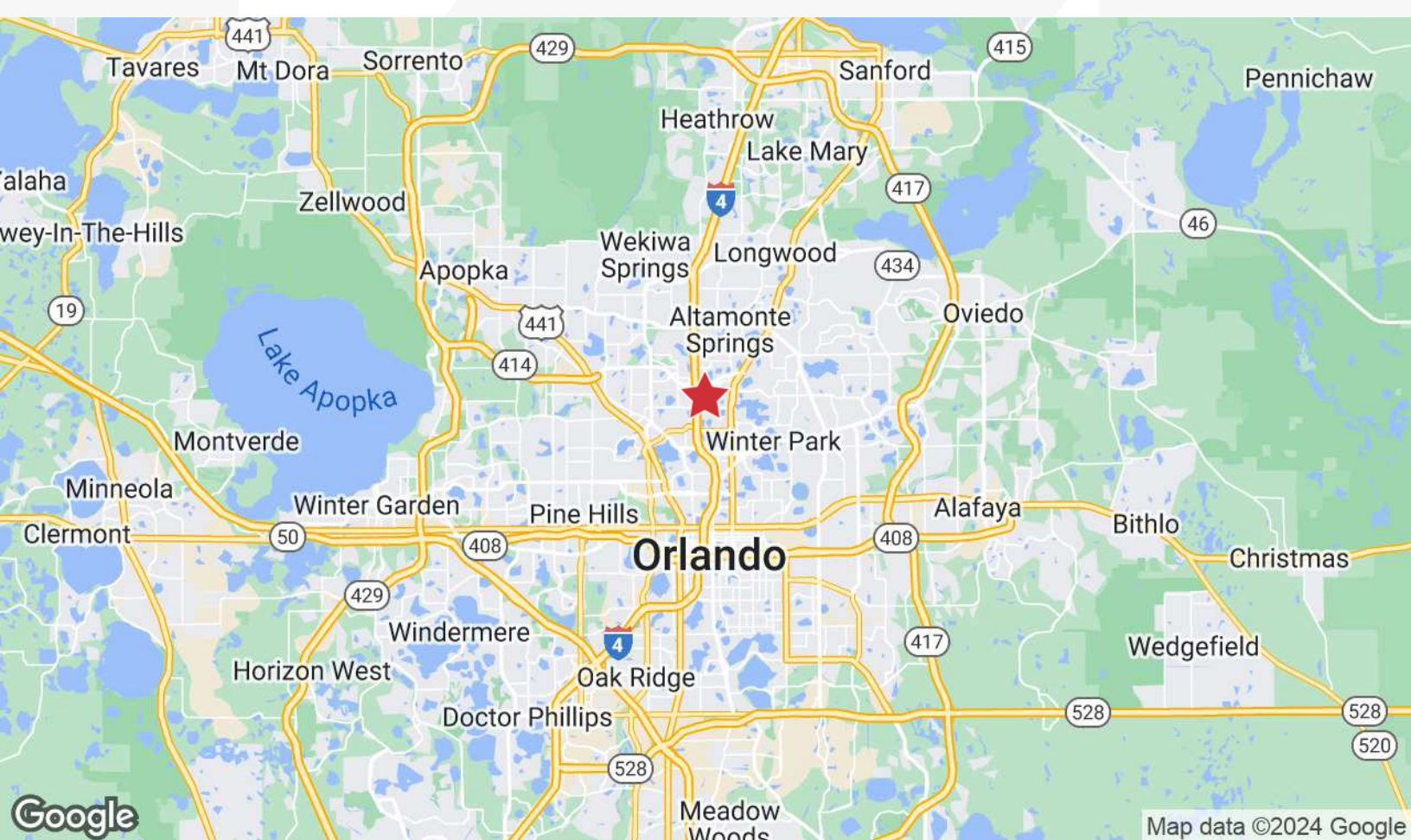
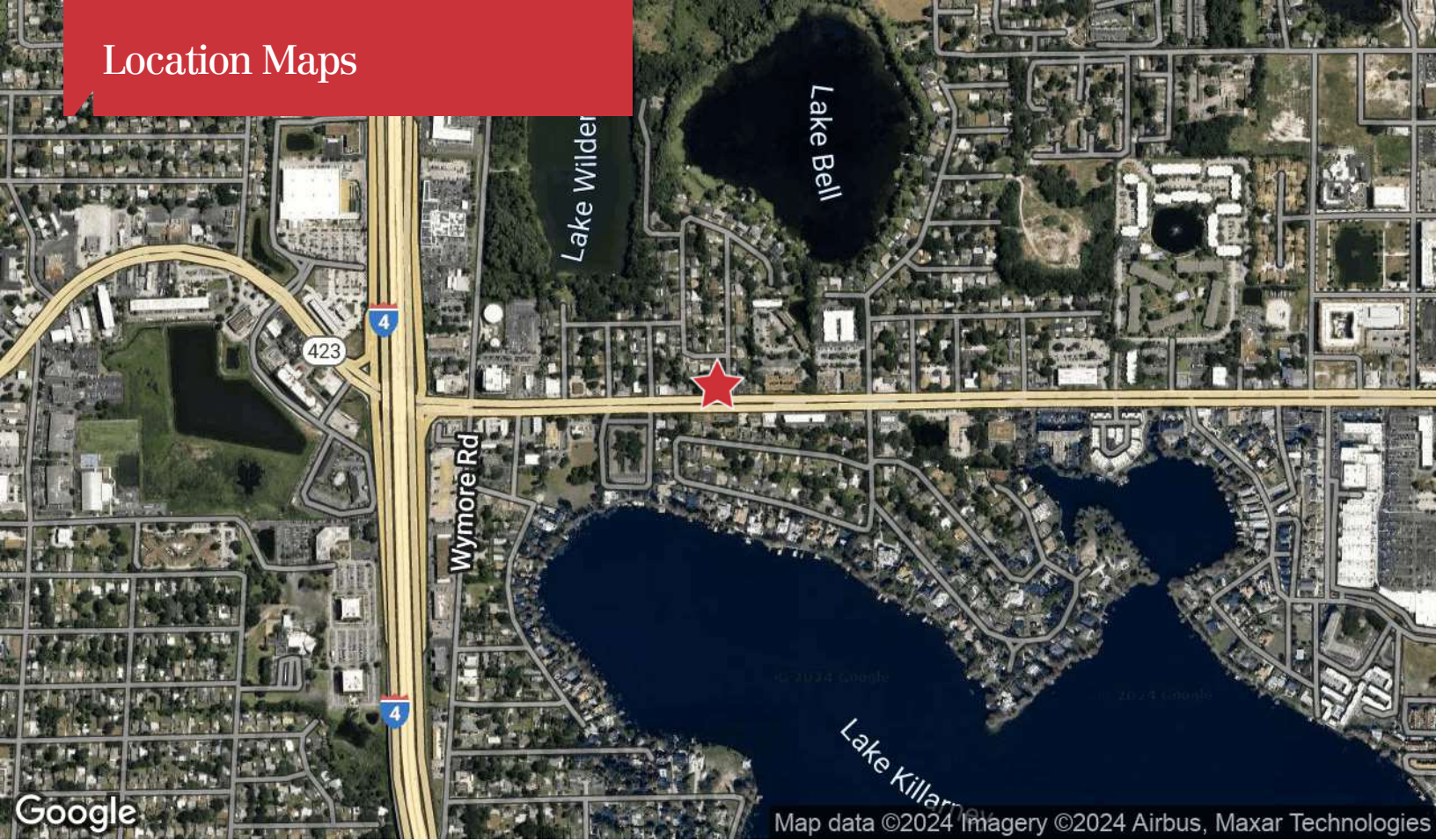


## Interior Photos - Suite B



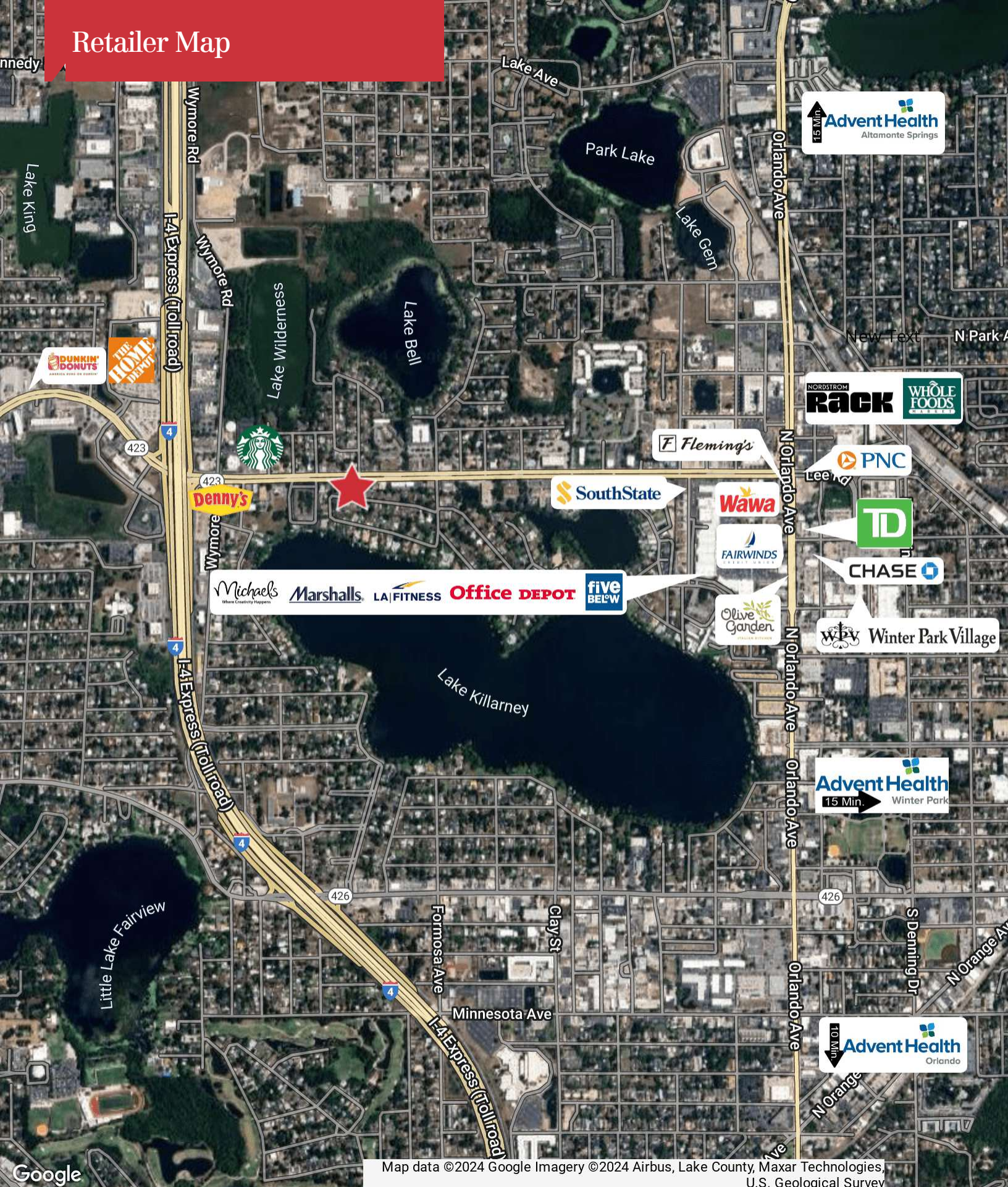


# Location Maps





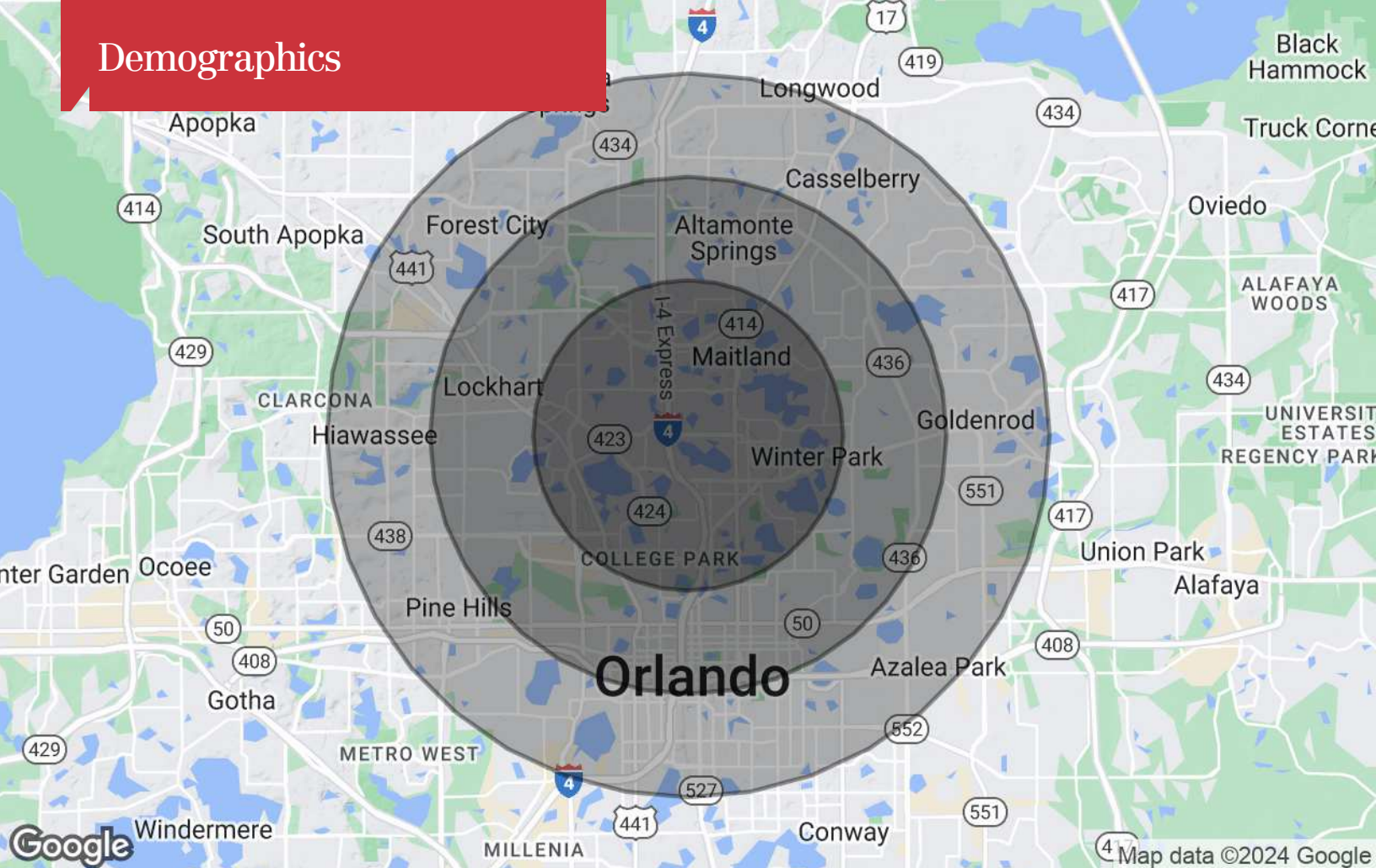
# Retailer Map



Map data ©2024 Google Imagery ©2024 Airbus, Lake County, Maxar Technologies, U.S. Geological Survey



# Demographics



## Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	79,132	271,056	546,579
MEDIAN AGE	40.1	37.9	37.9
MEDIAN AGE (MALE)	39.1	36.9	36.6
MEDIAN AGE (FEMALE)	42.0	39.7	39.6

## Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	37,419	128,037	235,928
# OF PERSONS PER HH	2.1	2.1	2.3
AVERAGE HH INCOME	\$100,033	\$80,208	\$72,887
AVERAGE HOUSE VALUE	\$353,429	\$267,564	\$238,959

\* Demographic data derived from 2020 ACS - US Census