

# MEDICAL OFFICE SPACE FOR LEASE

255 N. Lakemont Ave, Winter Park, FL 32792

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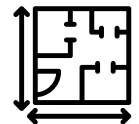


**For Lease: \$25.00 / SF, NNN**

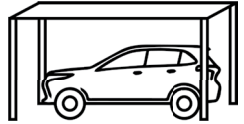
Suite 101: ±4,900 SF Parking Ratio: 5 / 1,000



**2ND GEN  
 MEDICAL LAYOUT**



**FIRST FLOOR  
 SUITE**



**COVERED  
 PHYSICIAN PARKING**

Located directly across Lakemont Avenue from Advent Health Winter Park, a 422-bed Acute Care Facility

First-floor 2nd-generation medical build out

Co-tenancy includes Labcorp & Rothman Orthopaedic

Covered portico for patient pick-up and drop-off

Prominent monument signage visibility with building oriented toward Advent Health's Lakemont Emergency Entrance

Layout includes: 9 exam rooms, nurses' station, laboratory space, 2 restrooms, dedicated lobby, kitchen and staff breakroom

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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## SURROUNDING MEDICAL PRACTICES

- ① Urology Center of Winter Park
- ② Winter Park Chiropractor
- ③ Comprehensive Dermatology & Dermatology Surgery
- ④ Lakemont Dental
- ⑤ Orlando Lifestyle Dentistry  
Blue Ocean Dermatology
- ⑥ Lakemont Pediatrics  
Winter Park Internal Medicine
- ⑦ Internal Medicine Physician
- ⑧ AdventHealth Medical Group Family Medicine Senior Health
- ⑨ Heidrich & Heidrich Dentistry
- ⑩ Winter Park Health Foundation

- ⑪ Easterseals Day Break at the Miller Center - Adult Care
- ⑫ Peggy & Philip B. Crosby Wellness Center  
AdventHealth Sports Med & Rehab Winter Park
- ⑬ Parkview Rehabilitation Center at Winter Park
- ⑭ Winter Park OB-GYN
- ⑮ Women's Center for Health
- ⑯ Dentist
- ⑰ AdventHealth Oncology and Hematology
- ⑱ Neuroimaging Winter Park
- ⑲ Upperline Health
- ⑳ Winter Park Hernia Center
- ㉑ Central Florida Institute of Oral Surgery & Dental Implants

## NEARBY RETAIL

- ㉒ Publix, Dunkin', Mellow Mushroom, FedEx, Pet Supermarket, First Watch, Aloma Cinema Grill
- ㉓ Sprouts Farmer's Market, Spectrum, Bolay
- ㉔ Outback Steakhouse, Toasted, Bank of America, TMobile, Menchie's, Cold Stone Creamery
- ㉕ Walgreen's

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# MARKET HIGHLIGHTS

Winter Park is considered the premier urban village in Florida, with an average household income of \$153,727 and an average disposable income of \$108,151

The Downtown Winter Park Historic District is listed on the National Register of Historic Places, the official list of the nation's most historic areas worthy of preservation

Home to Winter Park Chain of Lakes, Historic Rollins College, Park Avenue Shopping District, and AdventHealth Winter Park

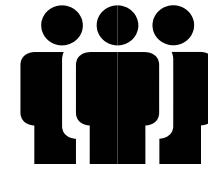
Park Avenue Shopping District hosts over 40 cultural events annually, such as Winter Park Sidewalk Art Festival, which alone draws over 350,000 visitors each year

AdventHealth Winter Park is a 422-bed acute care Hospital, hosting the AdventHealth Orthopedic Institute, which has performed more orthopedic surgeries than any other hospital in the state of Florida

AdventHealth Winter Park has created the first and only ER in Central Florida specifically designed for seniors, with a team of physicians and clinicians with specialized training in geriatric emergency medicine

Ranked #1 Best Hospital in Greater Orlando by U.S. News and World Report, AdventHealth Winter Park is part of the AdventHealth Central Florida Division, which encompasses more than 20 hospitals and ERs in seven counties






In 2019 AdventHealth Winter Park debuted the Nicholson Pavilion, an \$85 million, 160,000 SF expansion, which brings an additional 140 private patient rooms as well as the Center for Health & Wellbeing, a \$42 million project.



**EMPLOYMENT POPULATION**  
± 12,116  
(5 mins)



**MEDIAN AGE**  
40.1  
(5 mins)

		 Total Population	 Total Families	 Total Households	 Average Income	 Total \$ Spent on Medical Care
5 Mins	2023	19,739	4,164	7,871	\$153,359	\$81,737,933
	2028	19,595	4,121	7,876	\$171,219	
10 Mins	2023	117,492	26,312	52,144	\$115,676	\$403,316,693
	2028	117,362	26,348	52,655	\$130,126	
15 Mins	2023	309,392	71,046	131,656	\$103,625	\$913,413,068
	2028	313,039	72,034	134,814	\$117,630	

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# FIRST FLOOR



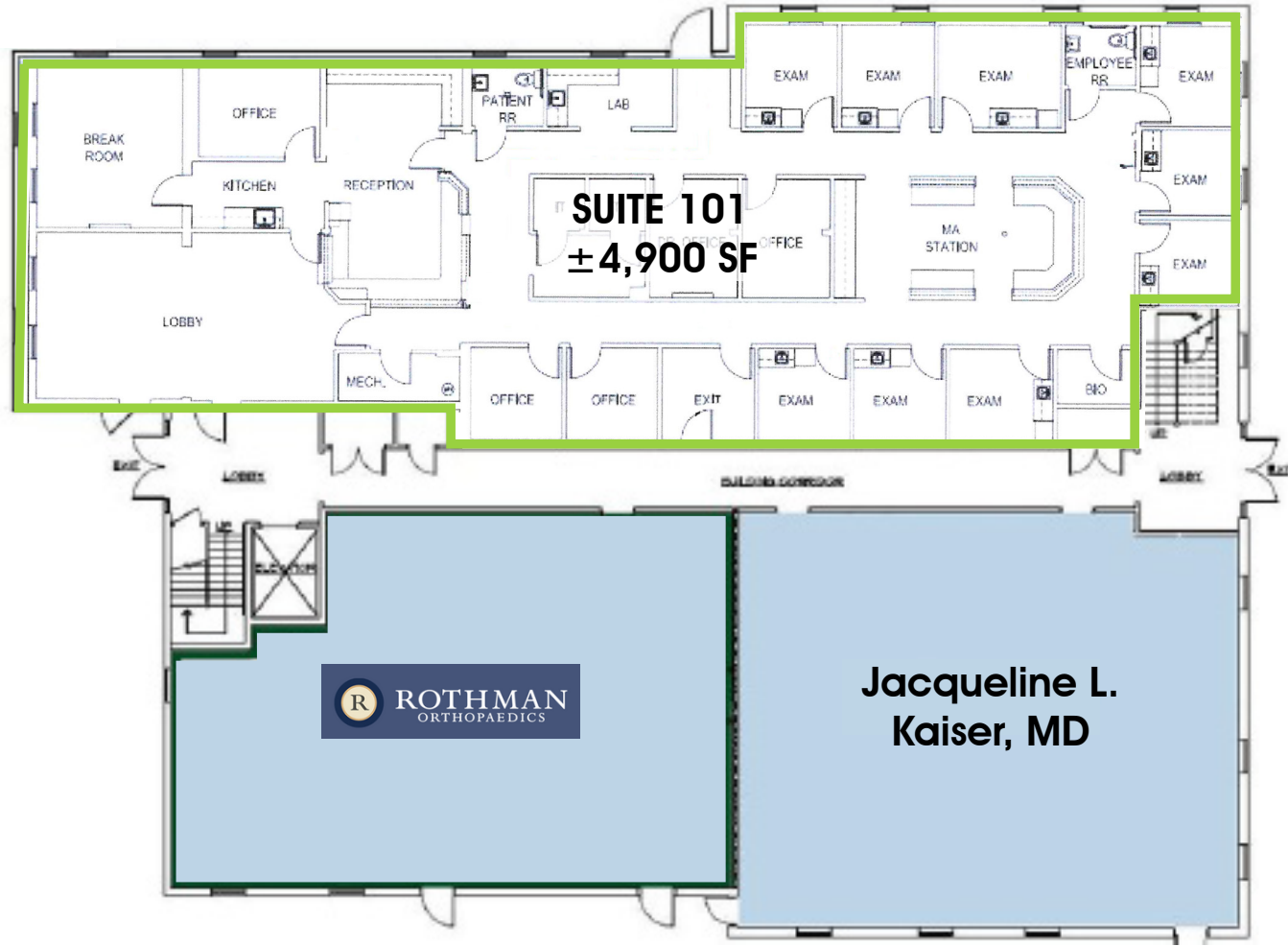
Lakemont Ave Entrance



Parking Lot Entrance Lobby & Suite Entry



Covered Parking Lot Entrance

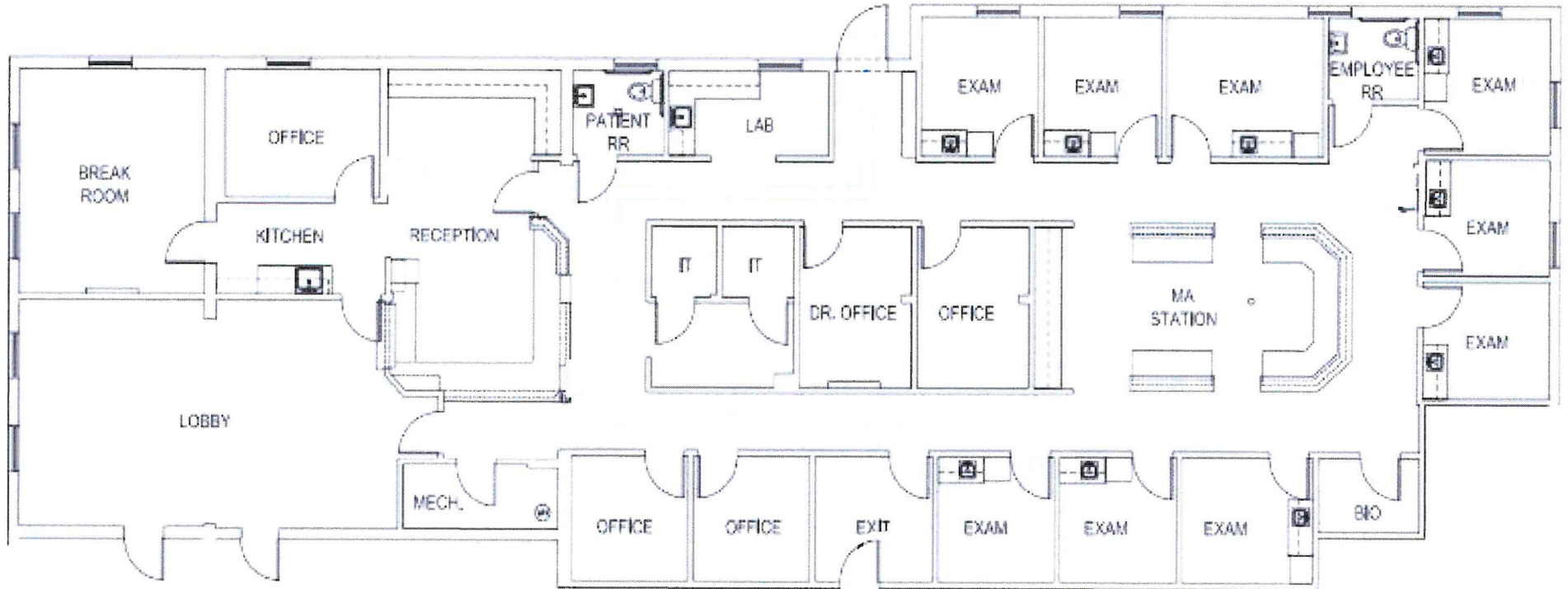


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# SUITE 101: ± 4,900 SF



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# SUITE 101



**TAKE A VIRTUAL TOUR  
VIA MATTERPORT**

Visit: [https://FCPG.com/  
Lakemont/](https://FCPG.com/Lakemont/)



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