

MOVE IN READY MEDICAL OFFICE FOR LEASE

125 SOUTH PARK AVENUE, APOPKA, FL 32703

Apopka Medical Center



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	3,283 SF +/-
Available SF:	3,283 SF +/-
Lot Size:	0.4 Acres +/-
Year Built:	1960
Renovated:	2023
Zoning:	MU-D (1900 - Office Medical Bldg)
Traffic Count:	19,100 AADT

PROPERTY OVERVIEW

****RECENTLY RENOVATED 2023 - BRAND NEW****
****PLEASE CONTACT FOR TOURS****

125 S Park Ave is a state-of-the-art, move in ready medical office available right in the heart of Downtown Apopka. The property is currently occupied by WellMed and will be vacant as of 9/1/2024. The property includes 4 exam rooms with sinks, 2 procedure rooms with sinks, a bio waste closet, a staff bathroom, breakroom, a patient bathroom with pass thru, a lab, 3 private offices, MA station, and plenty of storage. The property was renovated in 2023 and is built out very efficiently. The property is tied into city sewer and HVAC units were replaced in the last 3 years. All electrical and plumbing has also been recently renovated. There are also currently 17 dedicated parking spaces for the building along with the ability to access 10 more.

Apopka Medical Center is a historic building located in Downtown Apopka and well known throughout this growing community. The property has been operating as a medical clinic since 1954 and has predated the hospital in Apopka. Tens of thousands of Apopka residents have received medical care here. The property is surrounded by additional medical office users and is less than 5 miles from Advent Health Apopka.

PROPERTY HIGHLIGHTS

- Recently Renovated - Move In Ready Medical Office
- Includes 4 Exam Rooms with Sinks, 2 Bathrooms, Lab, and 2 Procedure Rooms with Sinks
- Well-Known Apopka Medical Center Building
- 27 Parking Spaces Available
- Less Than 5 Miles from AdventHealth Apopka

PRESENTED BY
DANIELLE KOVIE
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OFFICE BUILDING
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EXTERIOR PHOTOS

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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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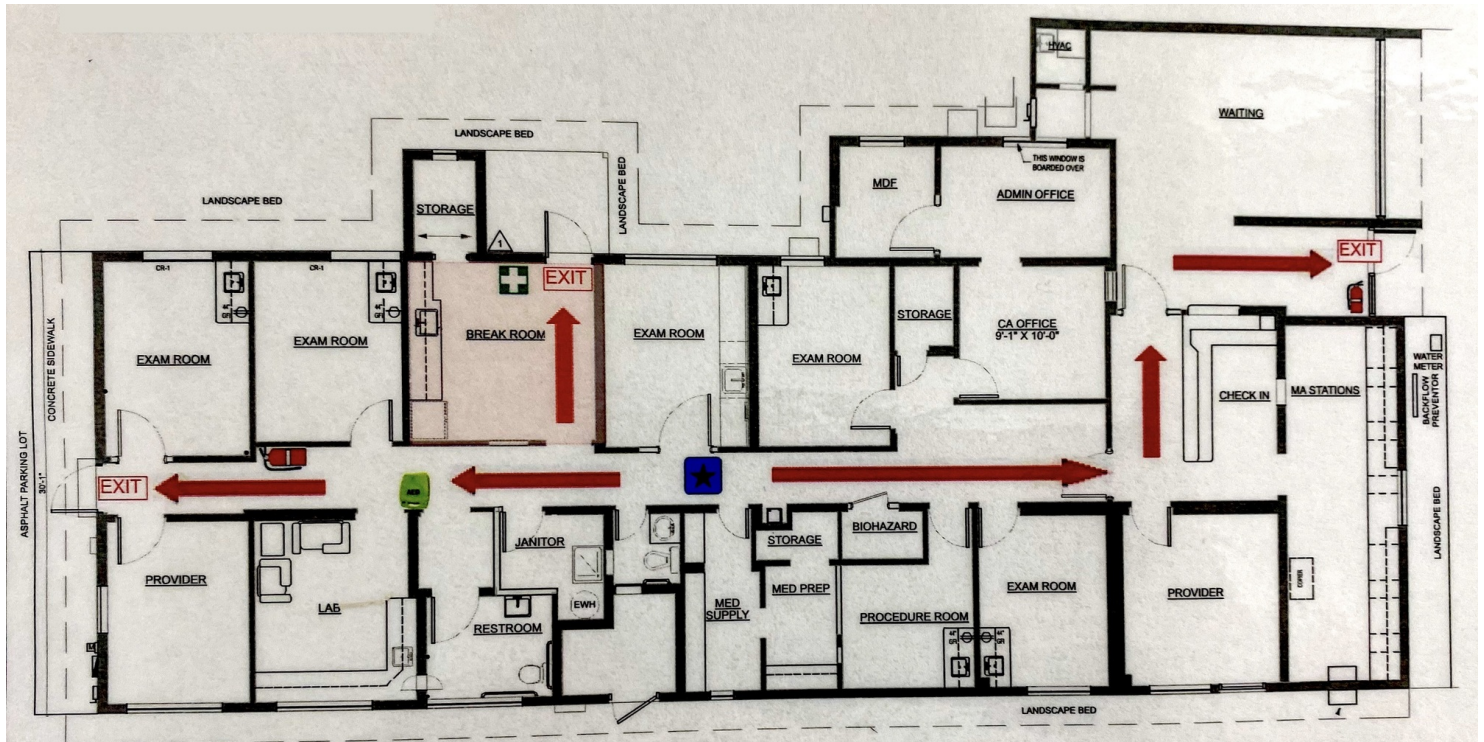
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FLOOR PLAN

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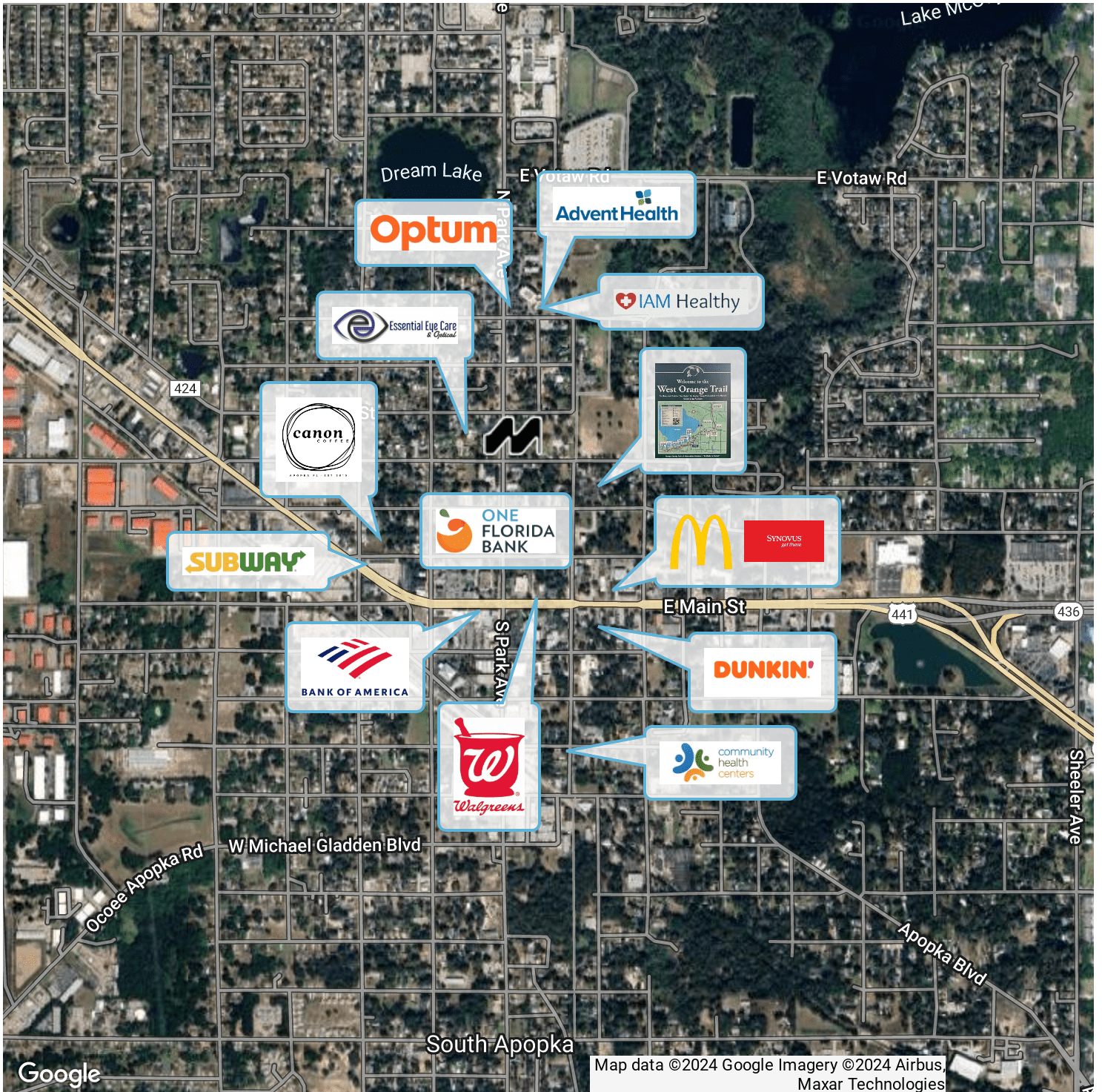
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LOCATION MAP

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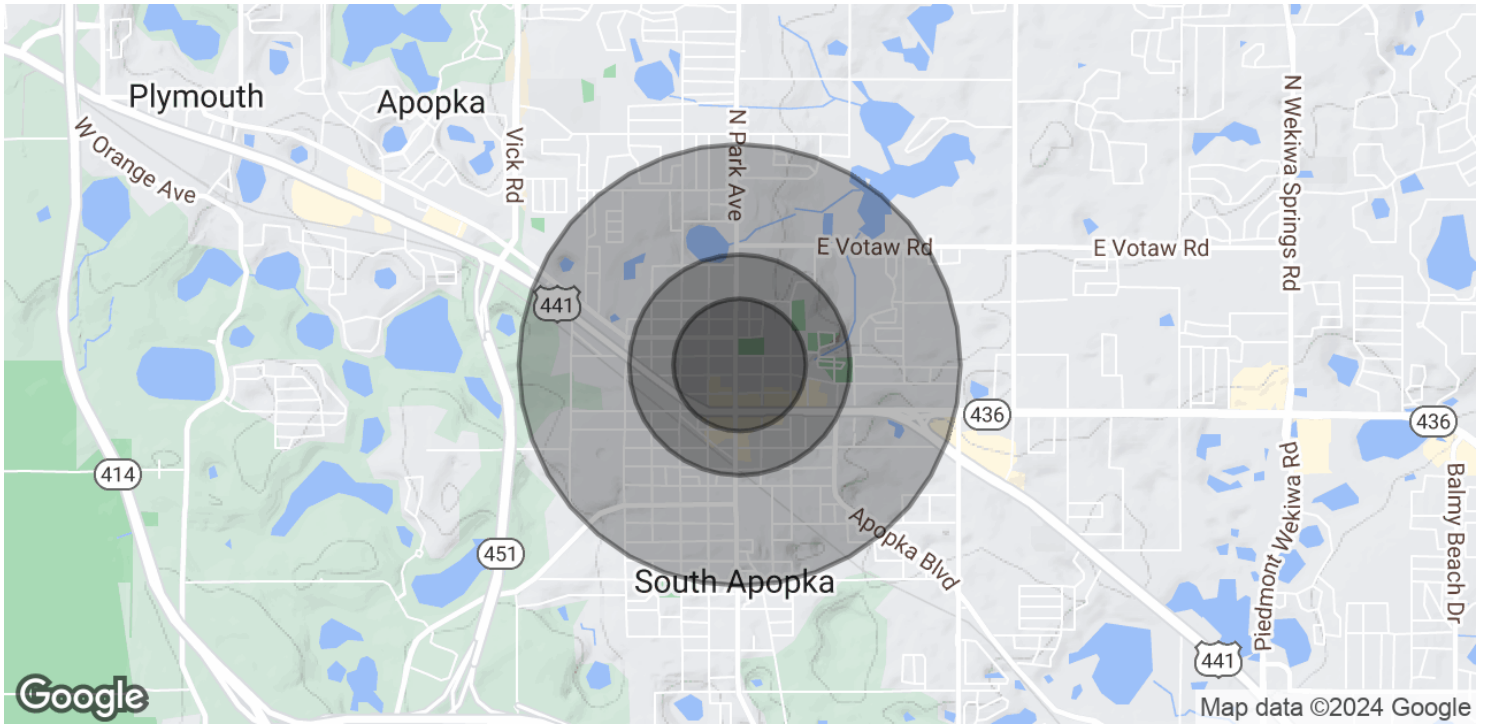
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	413	1,649	8,424
Average Age	39	39	38
Average Age (Male)	37	37	37
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	128	534	2,722
# of Persons per HH	3.2	3.1	3.1
Average HH Income	\$64,831	\$63,825	\$68,665
Average House Value	\$345,067	\$293,513	\$292,653

Demographics data derived from AlphaMap

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