

MEDICAL/RETAIL OFFICE FOR LEASE

OAKLAND, FL 34787

16123 W Colonial Dr



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	9,712 SF +/-
Available SF:	1,884 - 4,524 SF +/-
Year Built:	2001
Renovated:	2023
Zoning:	1105 - Retail M/t I

PROPERTY OVERVIEW

Two suites, 1,884 SF or 2,411 SF +/-, are available for lease. Both suites include a bathroom, private office areas, and a storefront entrance. Both suites can also be combined to 4,524 SF +/- . Suites will be delivered "As-Is" including HVAC in good working order. These suites are perfect for any retail, medical, or restaurant user looking to take advantage of the growing market.

Tenants will have the opportunity to have signage directly on HWY 50 and be in close proximity to the Florida Turnpike interchange. The property is located with frontage right on HWY 50 in the center of all the new redevelopment happening in Oakland. Oakland is an actively growing market connecting the major cities of Winter Garden and Clermont.

PROPERTY HIGHLIGHTS

- Move In Ready Professional Office Suite
- Grease Trap on Site for Restaurant Users!
- Includes Large Open Areas, Private Offices, and Restrooms
- Co-Tenants Include Outdoor Living and Florida Institute of Neurology
- Frontage on HWY 50 (34,000 Annual Average Daily Traffic)
- Less Than 1 Mile from Florida Turnpike Interchange

PRESENTED BY
DANIELLE KOVIE
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OFFICE BUILDING
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ADDITIONAL PHOTOS

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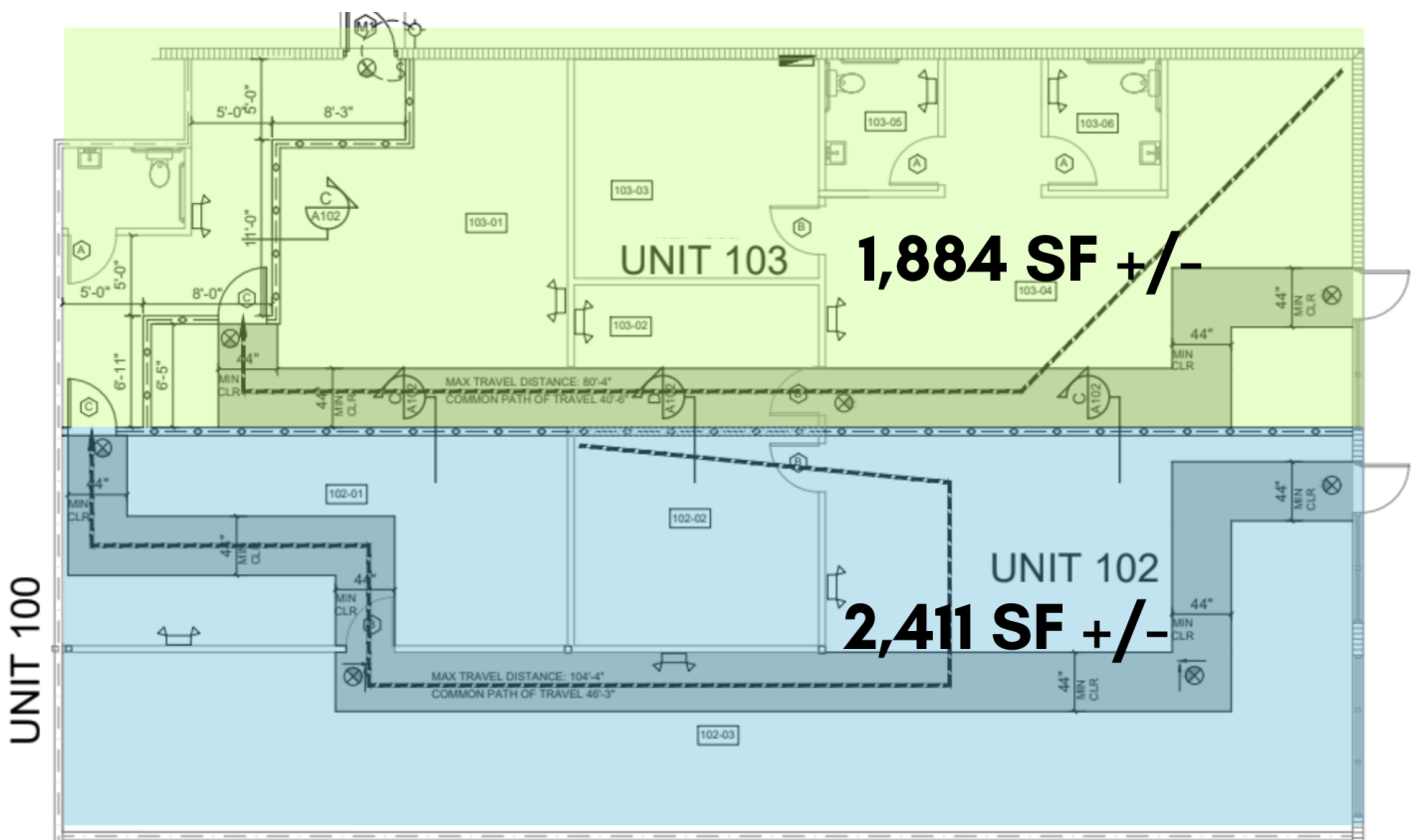
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FLOOR PLAN

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UNIT 100

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FUTURE DEVELOPMENT MAP

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LOCATION MAP

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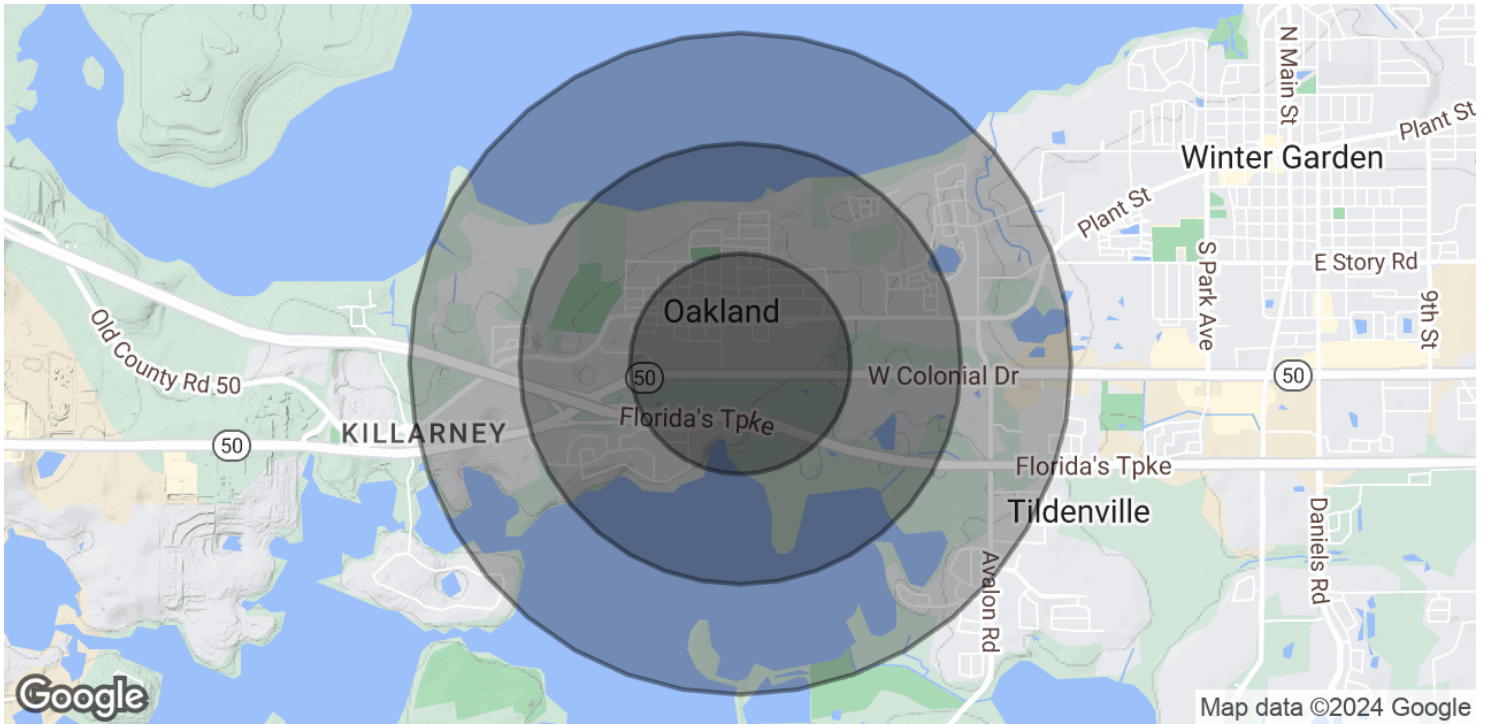
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DEMOGRAPHICS MAP & REPORT

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POPULATION

0.5 MILES

1 MILE

1.5 MILES

Total Population	1,108	3,905	8,797
Average Age	39.8	39.1	38.7
Average Age (Male)	37.0	36.4	36.6
Average Age (Female)	41.4	40.9	40.6

HOUSEHOLDS & INCOME

0.5 MILES

1 MILE

1.5 MILES

Total Households	457	1,539	3,309
# of Persons per HH	2.4	2.5	2.7
Average HH Income	\$110,196	\$112,821	\$106,064
Average House Value	\$401,581	\$396,650	\$337,029

* Demographic data derived from 2020 ACS - US Census

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