

INDIVIDUAL OFFICES FOR LEASE

13000 AVALON LAKE DR, ALAFAYA, FL 32828

Infinte Me Spa



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	18,763 SF +/-
Available SF:	124 - 224 SF +/-
Number of Units:	1
Year Built:	2003
Renovated:	2023
Zoning:	P-D

PROPERTY OVERVIEW

InfinteMe Spa is subleasing 4 spa rooms for any complementing specialty or office user. These rooms are perfect for any professional office user who rarely sees clients looking to get an office in Avalon Park. The individual rooms are available for lease with access to a shared breakroom and restrooms. Everything is included in the lease fee. All rooms also have sinks and water.

Offices Available Include

Suite 108: 124 SF +/-
Suite 110: 124 SF +/-
Suite 116: 124 SF +/-
Conference Room: 224 SF +/-

InfinteMe Spa is located right on the first floor of 13000 Avalon Lake Dr making access easy for any client or user that lives in Avalon Park. There is plenty of parking available including two neighboring lots and street parking. The building is surrounded by additional retail and restaurant users.

PROPERTY HIGHLIGHTS

- 4 Individual Suites Available For Lease - Together or Separately!
- Located in the Heart of Avalon Park Downtown
- All Rooms Come with a Sink and Cabinets
- Perfect for an Office User or Complementary Service
- Full-Service Lease

PRESENTED BY
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OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

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FLOOR PLAN

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SHARED

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LOCATION MAP

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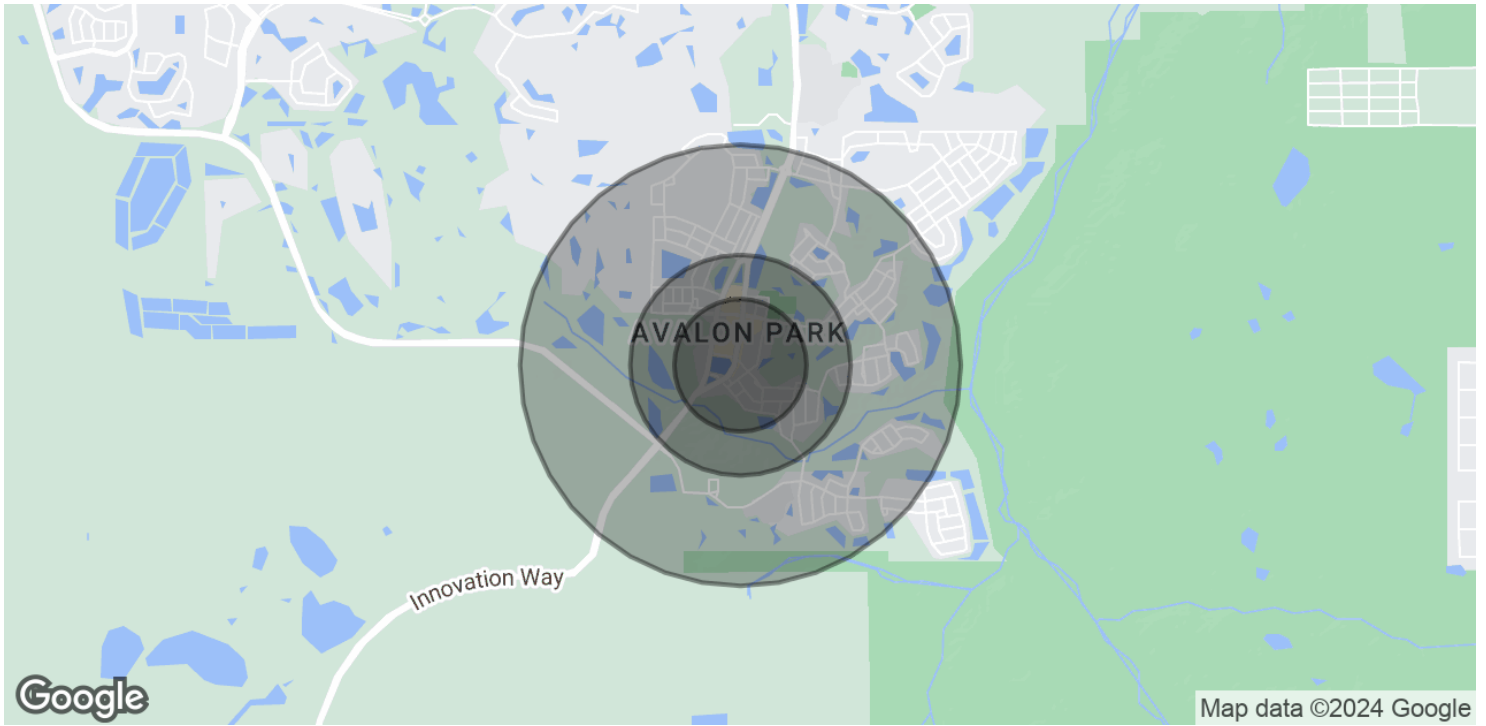
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,437	3,032	10,606
Average Age	38	37	36
Average Age (Male)	36	36	35
Average Age (Female)	40	38	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	534	1,083	3,592
# of Persons per HH	2.7	2.8	3
Average HH Income	\$128,199	\$124,724	\$123,289
Average House Value	\$439,792	\$427,489	\$440,894

Demographics data derived from AlphaMap

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