

**FOR LEASE**

**DANIELS MEDICAL OFFICE PARK**

1219-1239 DANIELS ROAD | WINTER GARDEN, FL 34787



**CLASS "A" MEDICAL OFFICE BUILDINGS  
WINTER GARDEN  
FROM 2,000 - 10,000 ± RSF SPACE AVAILABLE**

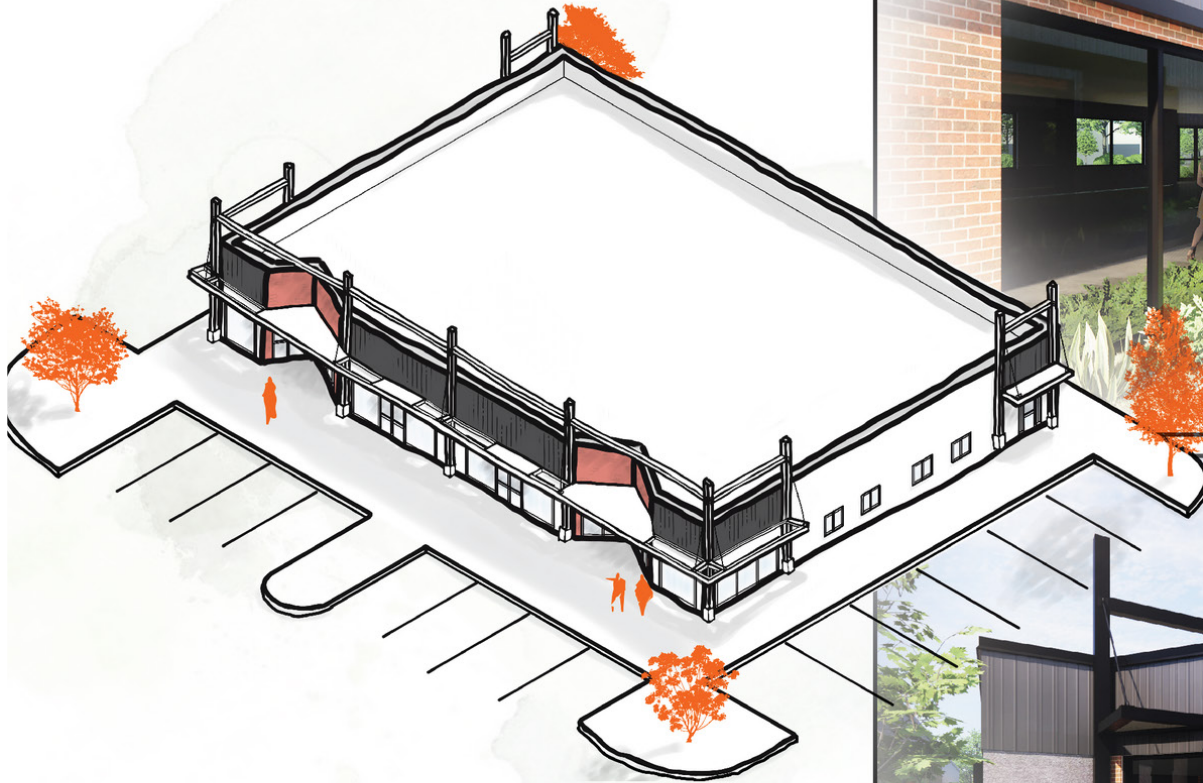
**Matt Weinberger  
Vice President**

**Healthcare Real Estate Advisor**

D 321.281.8510

M 239.246.1030

E [mweinberger@lee-associates.com](mailto:mweinberger@lee-associates.com)



- From 2,000 - 10,000 RSF Available
- Four (4) Standalone Buildings with Frontage on Daniels Road
- Located just North of AdventHealth Winter Garden, Nemours Children's Hospital and Winter Garden Village
- 5/1,000 SF Parking Ratio
- Zoning: C-2 (Winter Garden)



1.5 MILES FROM FLORIDAS TURNPIKE



2.6 MILES FROM FL-429



14 MILES FROM I-4



4.8 MILES FROM FL-408



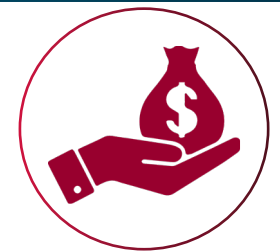
**Population**

1 Mile: 10,996  
3 Mile: 57,935  
5 Mile: 123,603



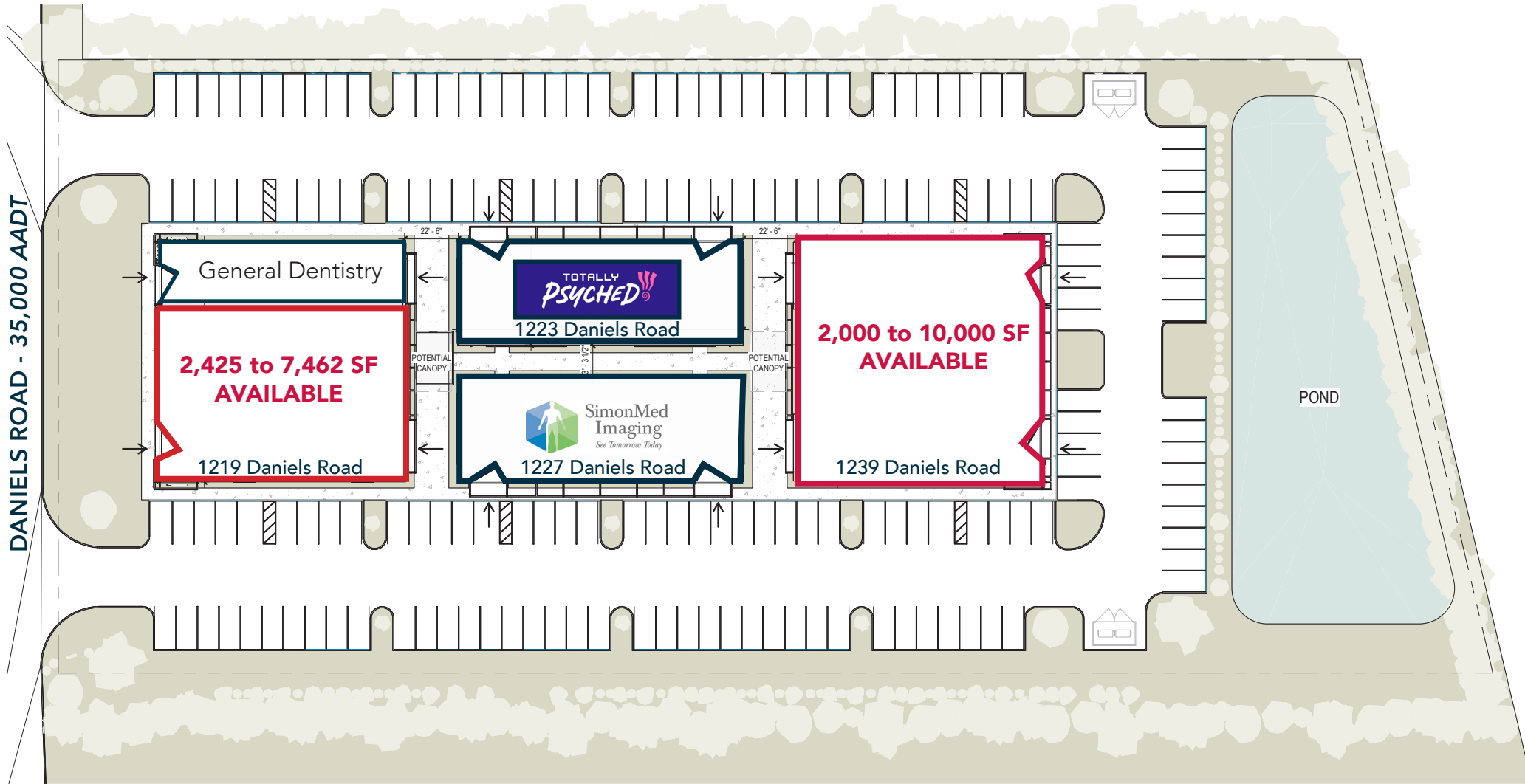
**Households**

1 Mile: 3,767  
3 Mile: 19,871  
5 Mile: 42,202

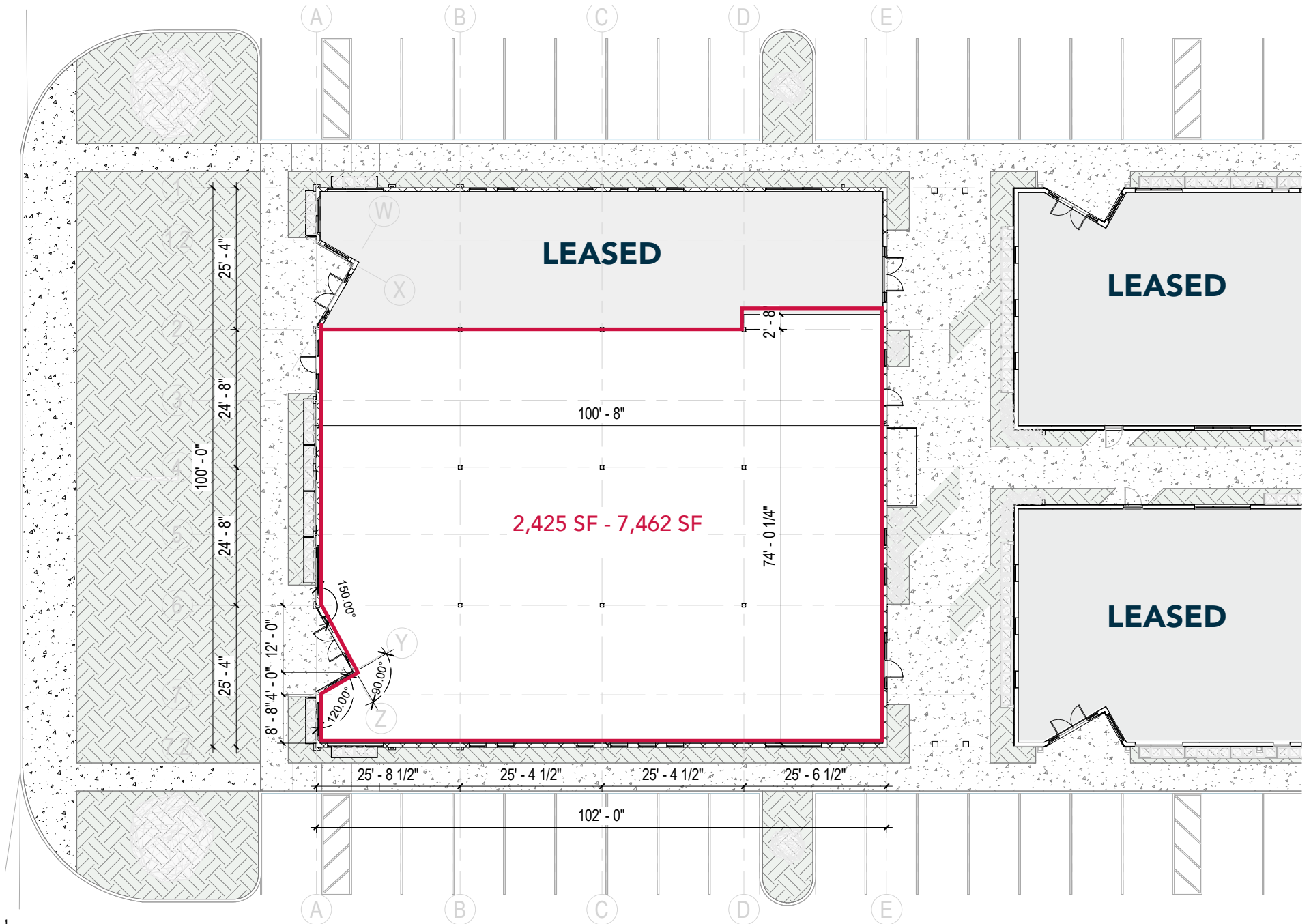


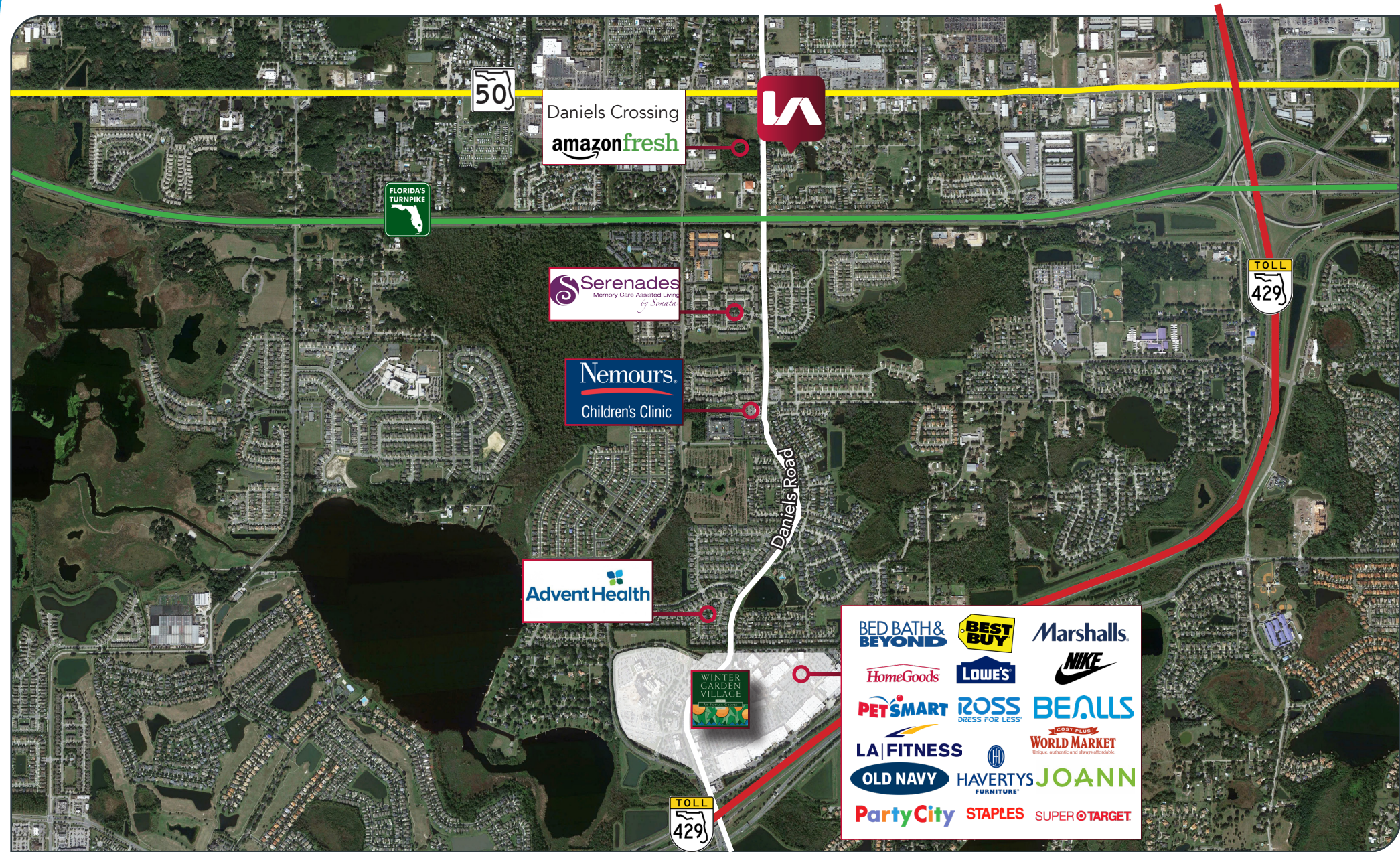
**Avg Household Income**

1 Mile: \$86,368  
3 Mile: \$115,683  
5 Mile: \$112,123



DANIELS ROAD - 35,000 AADT





*For more information, please contact one of the following individuals:*

## **CONTACT**

**Matt Weinberger**  
**Vice President**

**Healthcare Real Estate Advisor**

D 321.281.8510

M 239.246.1030

E [mweinberger@lee-associates.com](mailto:mweinberger@lee-associates.com)