

## MEDICAL OFFICE FOR LEASE

WINTER PARK, FL 32792

# 3027 Aloma Ave



### OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	4,144 SF +/-
Available SF:	1,300 SF +/-
Lot Size:	0.33 Acres
Year Built:	1973
Zoning:	Commerical

### PROPERTY OVERVIEW

Three exam rooms with sinks are available for lease at 3027 Aloma Ave in Winter Park. The suite includes a private nurses station, and 3 exam rooms with sinks. Shared areas with the current practicing physician are the waiting area, breakroom, and two bathrooms.

The property is occupied by Dr. Charles Williams who has been in practice for over 40+ years. Any specialty that works with primary care could take advantage of this property opportunity. The location is perfect for any physician working at AdventHealth Winter Park or looking to open a satellite office. Frontage on Aloma Ave is available. The property is less than 2 miles from AdventHealth Winter Park and has easy access from Goldenrod, Winter Park, and Baldwin Park markets. The parking ratio is 4/1,000.

### PROPERTY HIGHLIGHTS

- Move-In-Ready Exam Rooms For Lease in Winter Park
- Includes Waiting Area, 3 Exam Rooms w/ Sinks, and a Nurses Station
- Less Than 2 Miles From AdventHealth Winter Park
- Frontage on Aloma Ave (40,500 Annual Average Daily Traffic)
- 4/1,000 Parking Ratio

PRESENTED BY  
**DANIELLE KOVIE**  
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OFFICE BUILDING  
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INTERIOR PHOTOS

WINTER PARK, FL 32792

3027 Aloma Ave



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ADDITIONAL PHOTOS

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3027 Aloma Ave



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FLOOR PLAN

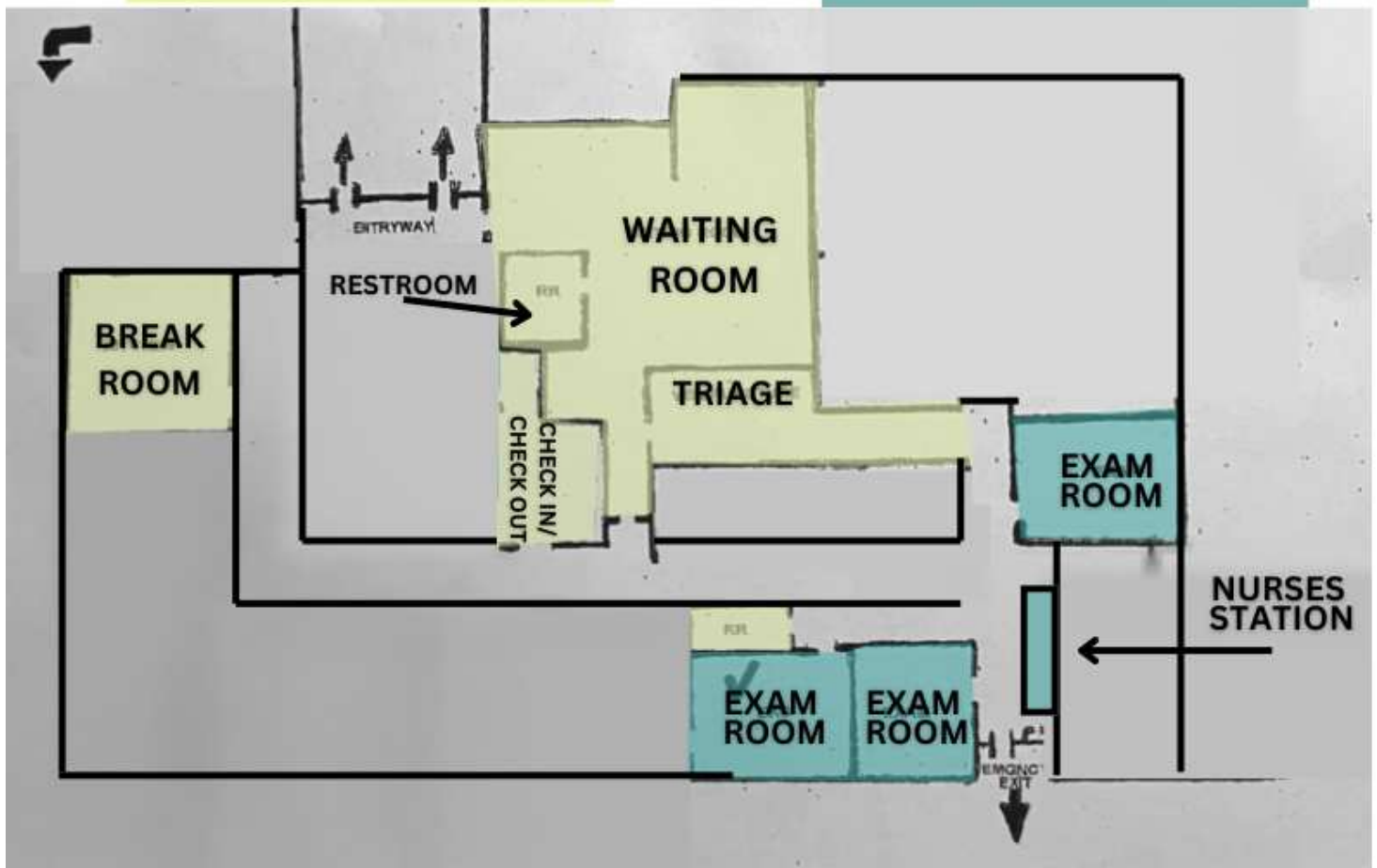
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3027 Aloma Ave



SHARED

AVAILABLE



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# LOCATION MAP

WINTER PARK, FL 32792

# 3027 Aloma Ave



Google

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# DEMOGRAPHICS MAP & REPORT

WINTER PARK, FL 32792

# 3027 Aloma Ave



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	15,845	257,436	956,612
Average Age	35.9	38.3	37.5
Average Age (Male)	33.9	36.7	36.1
Average Age (Female)	39.6	41.0	39.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	6,899	111,957	394,491
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$63,496	\$81,805	\$74,199
Average House Value	\$228,845	\$283,295	\$235,356

2020 American Community Survey (ACS)

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