

# FOR LEASE



## MEDICAL OFFICE - WEST COLONIAL SUBMARKET

1151 BLACKWOOD AVE # 150  
OCOOEE, FL 34761, USA

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### PROPERTY HIGHLIGHTS:

- TURN KEY MEDICAL SPACE
- LOCATED NEAR ORLANDO HEALTH - HEALTH CENTRAL HOSPITAL
- 8 EXAM ROOMS
- 4 RESTROOMS
- 2 RECEPTION AREAS CAN BE USED FOR MULTIDISCIPLINARY PRACTICES
- FURNITURE CAN REMAIN

### CONTACT FOR MORE INFO:



### MELANIE KAYALEH

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# PROPERTY SUMMARY

1151 BLACKWOOD AVE # 150  
OCOEE, FL

## OFFERING SUMMARY

SIZE:	2,898 SF
PRICE:	\$32.00 / PSF
NNN:	APPROXIMATELY \$8.00

## PROPERTY OVERVIEW

1151 Blackwood Ave #150, Ocoee, FL - Medical Office for Lease  
Turn-Key Medical Office Space

Prime location with high visibility in a high-traffic area, directly across the street from Orlando Health - Health Central Hospital. This beautifully maintained and highly efficient medical office offers a convenient, move-in-ready layout perfect for various healthcare services.

### Key Features:

- Size: 2898 sf
- Design: Modern, functional design with a professional ambiance
- Layout: Efficient floor plan featuring 2 reception areas, multiple exam rooms, private offices, break room, and restrooms
- Furniture & Equipment: Partially furnished with medical-grade furniture and equipment options available
- Parking: Ample on-site parking available for both patients and staff
- Accessibility: ADA-compliant for ease of access
- Nearby Amenities: Located close to pharmacies, labs, and other medical facilities, providing a convenient healthcare ecosystem

### Ideal For:

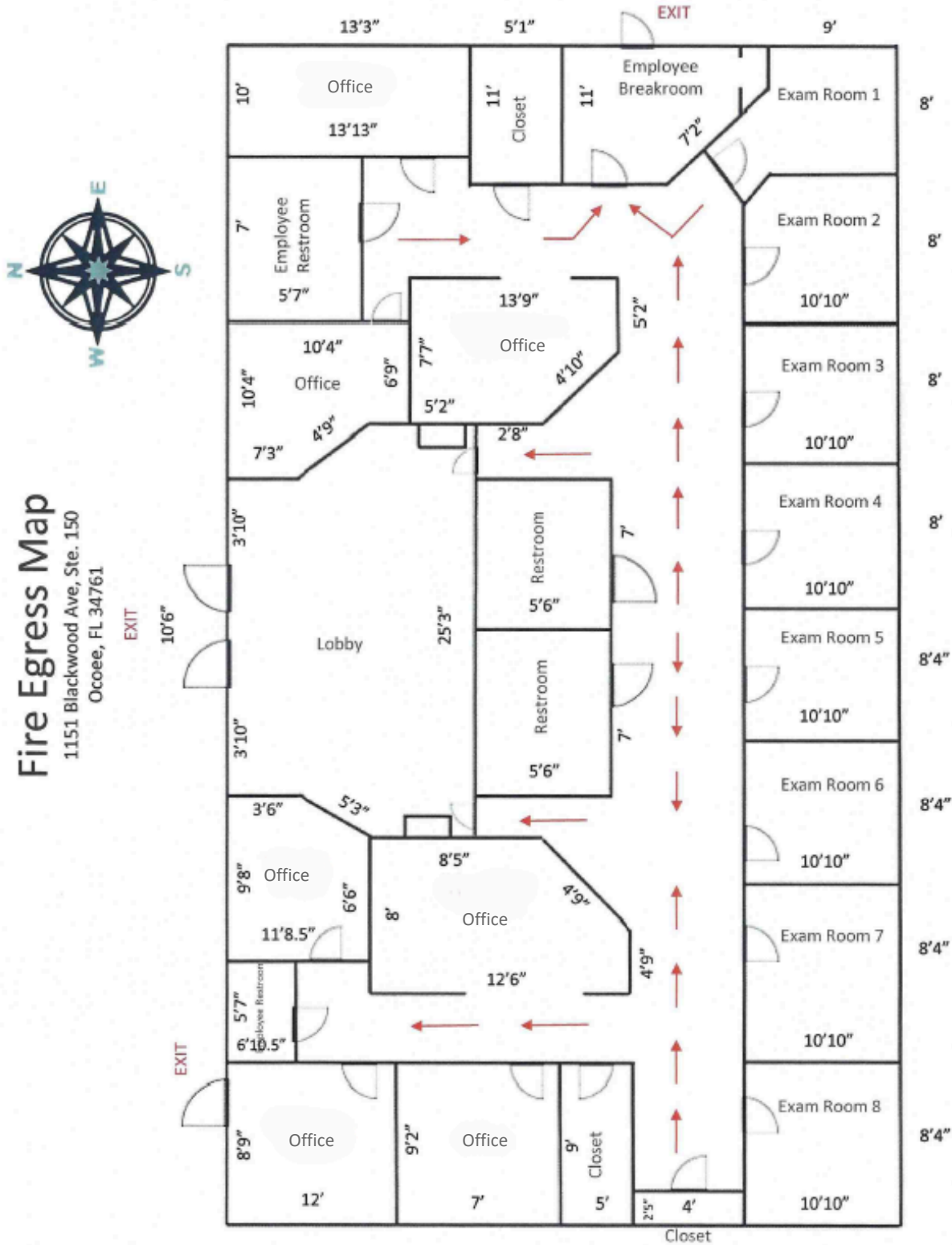
- Physicians, specialists, and medical practitioners looking for a move-in-ready space in a strategic location.

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# FLOOR PLAN

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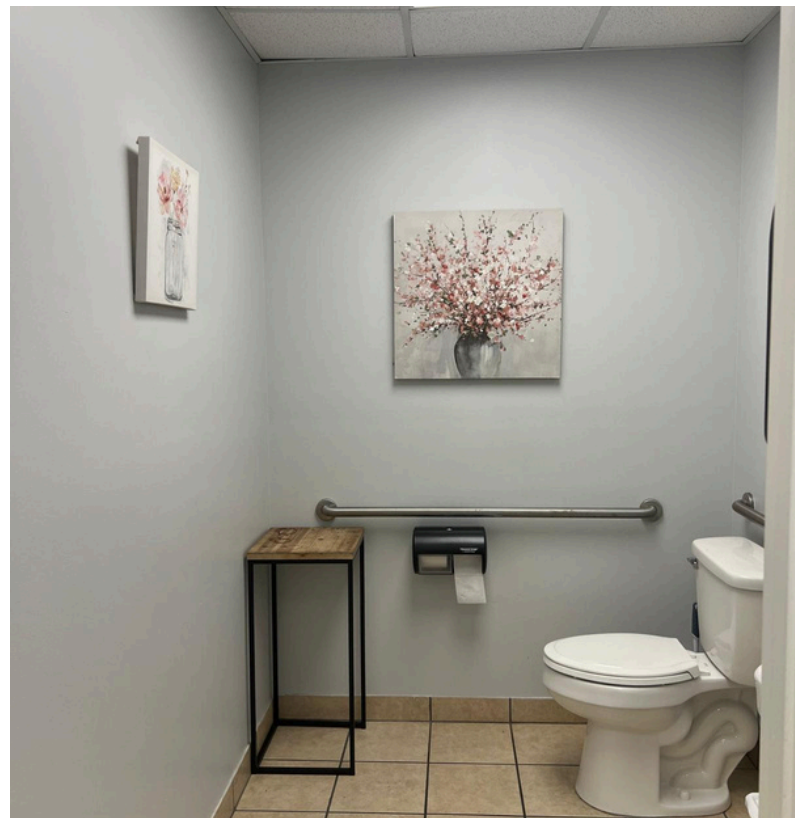
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# PROPERTY PHOTOS

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# PROPERTY PHOTOS

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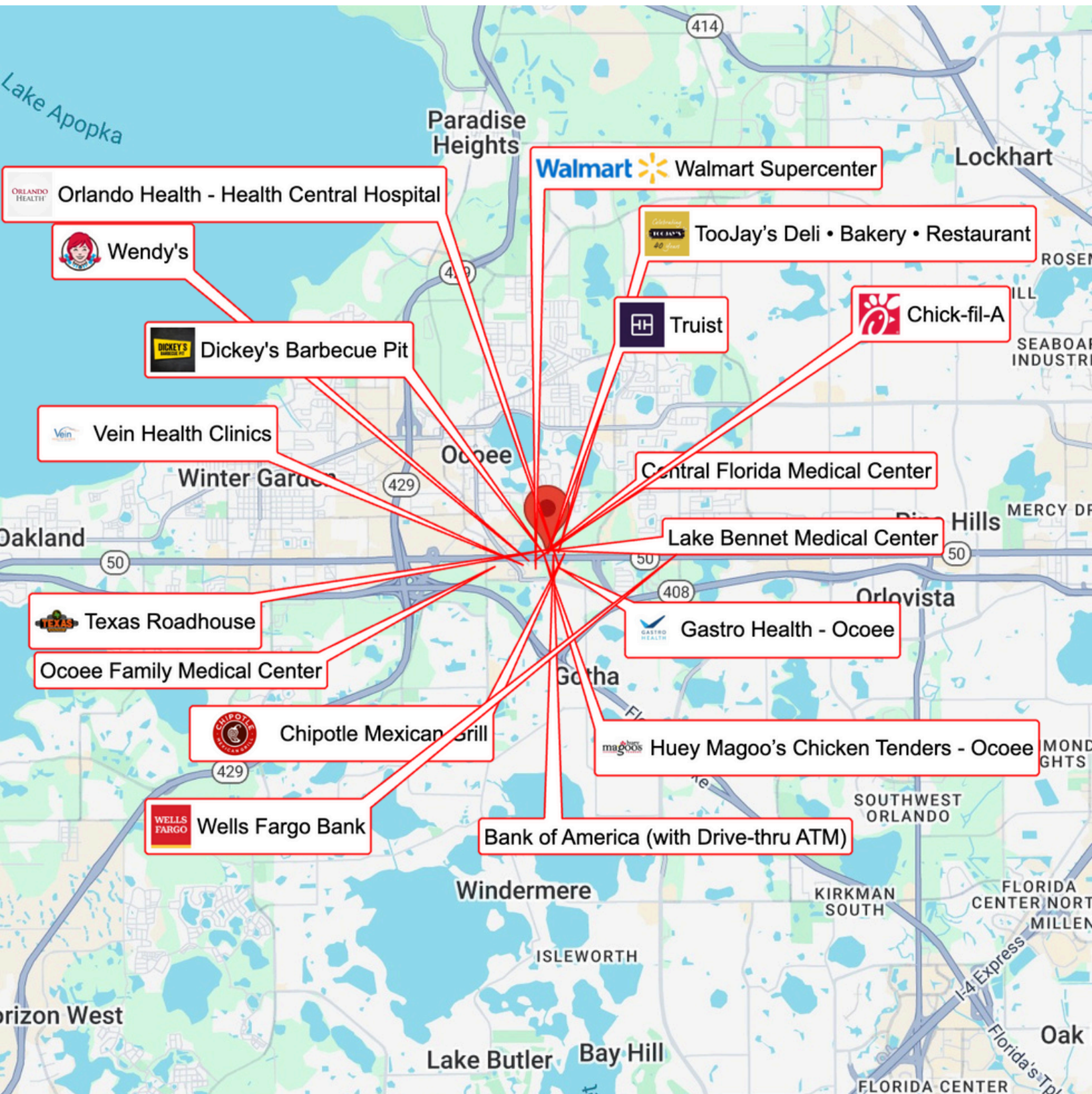
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# BUSINESS MAP

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# LOCATION/ AERIAL MAP

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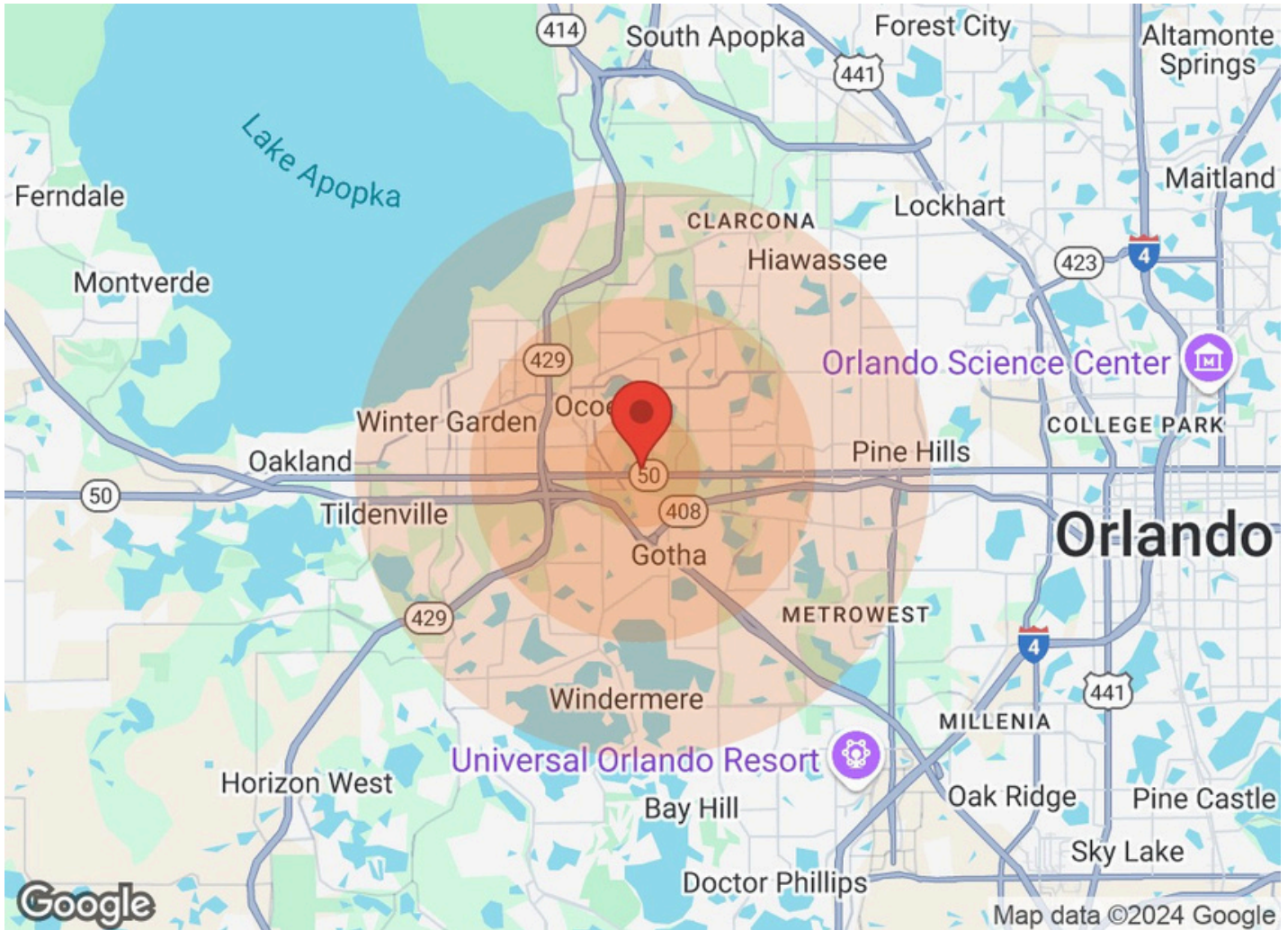
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# DEMOGRAPHICS

1151 BLACKWOOD AVE # 150  
OCOE, FL



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	7,216	36,086	94,201	Median	\$61,288	\$54,588	\$42,302
Female	7,348	35,939	96,491	< \$15,000	349	1,624	6,452
Total Population	14,564	72,025	190,692	\$15,000-\$24,999	317	1,759	6,655
				\$25,000-\$34,999	600	2,306	7,644
<b>Age</b>				\$35,000-\$49,999	1,022	3,288	11,010
Ages 0-14	2,735	15,395	42,057	\$50,000-\$74,999	1,219	4,785	14,161
Ages 15-24	1,882	10,890	27,395	\$75,000-\$99,999	811	3,469	8,241
Ages 25-54	5,648	27,834	76,813	\$100,000-\$149,999	702	3,542	7,657
Ages 55-64	1,983	9,037	21,725	\$150,000-\$199,999	246	1,821	2,771
Ages 65+	2,316	8,869	22,702	> \$200,000	116	1,904	2,550
<b>Race</b>				<b>Housing</b>			
White	9,863	47,978	101,694	Total Units	6,182	26,880	77,400
Black	3,060	14,625	62,212	Occupied	5,526	24,638	67,946
Am In/AK Nat	7	47	197	Owner Occupied	3,716	17,283	42,037
Hawaiian	1	4	14	Renter Occupied	1,810	7,355	25,909
Hispanic	2,501	13,367	36,698	Vacant	656	2,242	9,454
Multi-Racial	1,956	10,864	35,118				

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# DISCLAIMER

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