

For Sale & Lease

Freestanding Medical Office Condo

\$1,225,000 | \$30.00 / SF



Willa Springs Office Park

1301 Sundial Point, Winter Springs, Florida 32708

Property Highlights

- 3,400± SF freestanding medical office building in the Willa Springs Office Park
- Ready-to-go, turnkey medical space with plumbed exam rooms
- Ample common parking
- 2,300± SF available to occupy
- 1,100± SF tenant occupied - additional income and/or future expansion space
- Great demographic profile for medical space
- Convenient location just blocks from the Red Bug Lake Rd and Tuskawilla Rd intersection
- Right behind the Willa Springs Village Center with Publix



Sale Price: \$1,225,000
Lease Rate: \$30.00/SF Mod. Gross

For more information

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Property Photos



Lobby / Reception Area



Reception Desk



Typical Exam Room



Typical Office

Property Photos



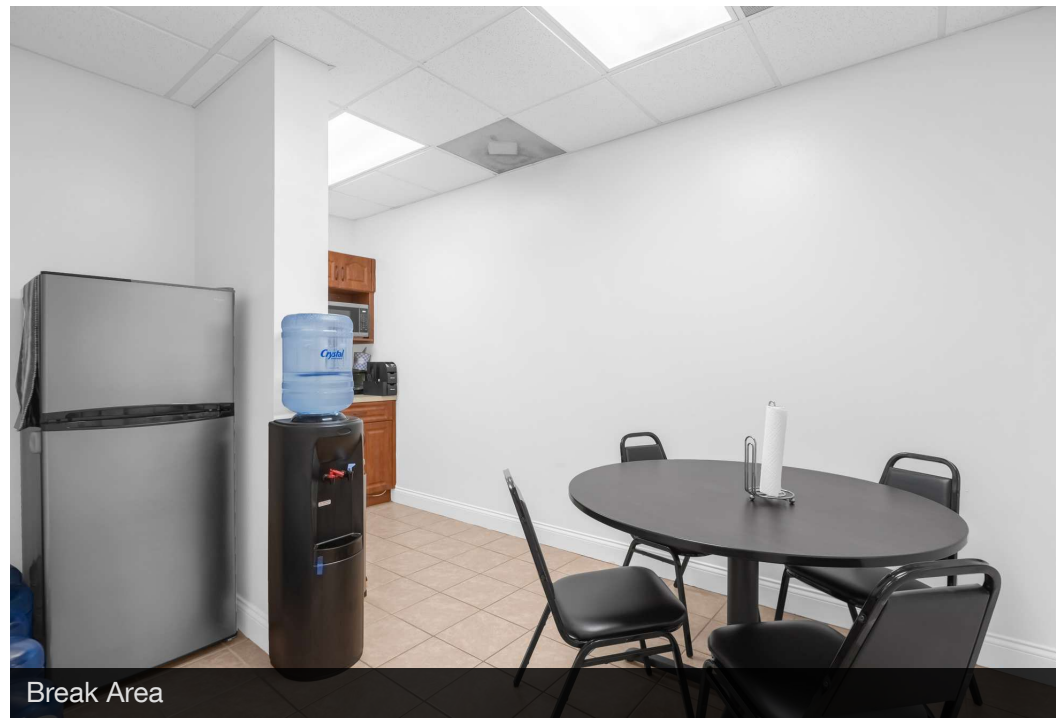
Lab Area



Reception Work Area

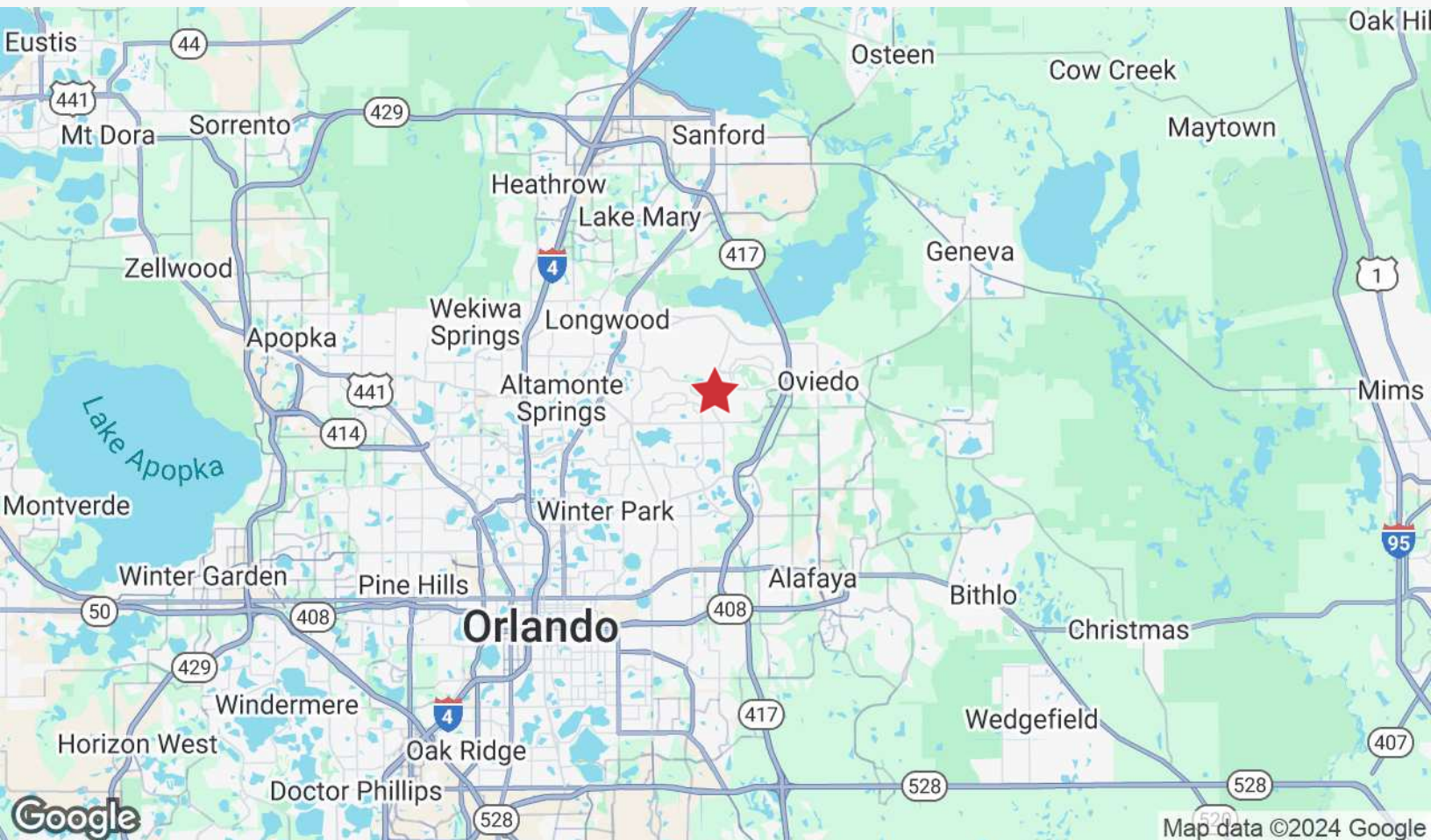


Work Area

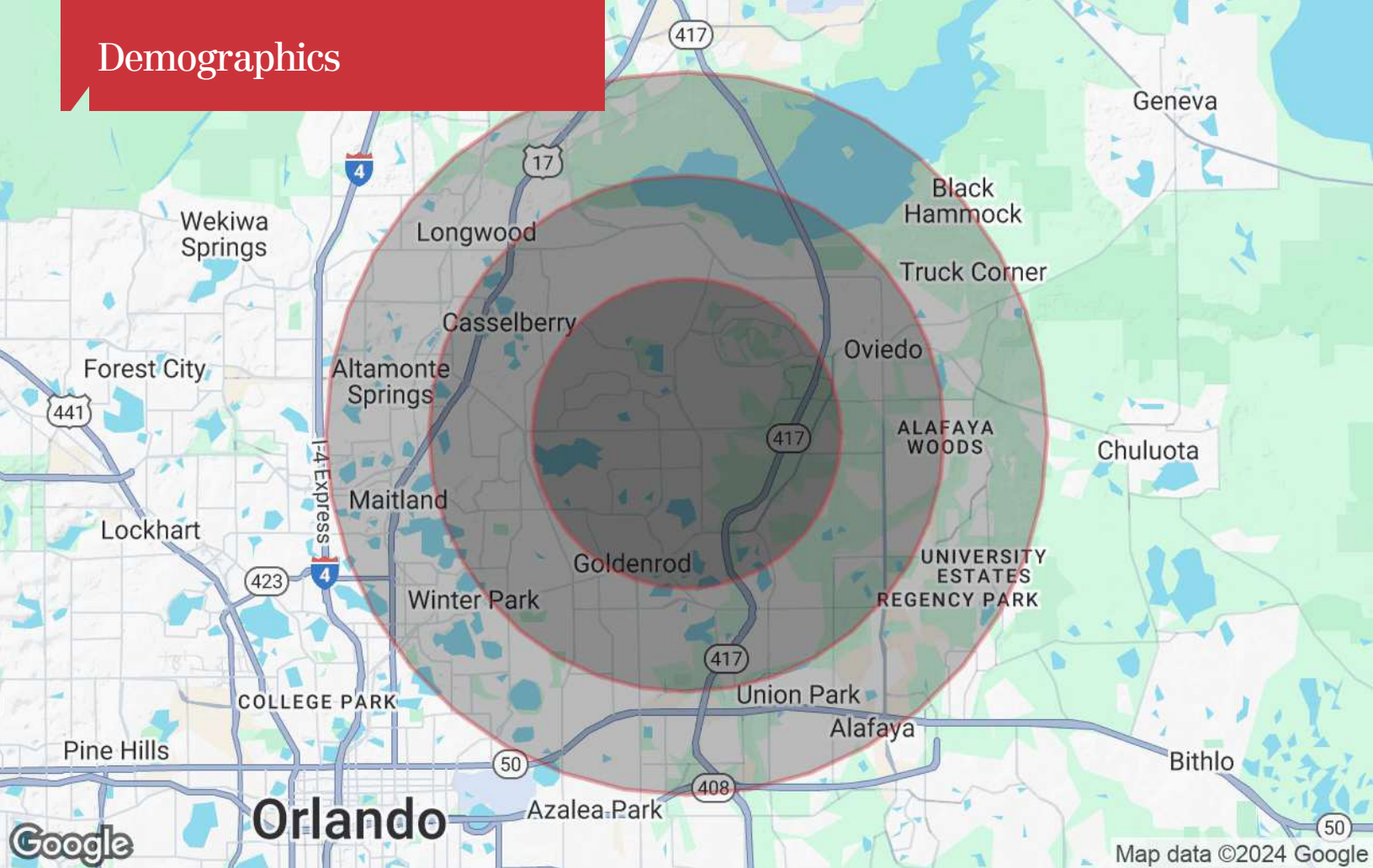


Break Area

Location Maps



Demographics



Population

| | 3 Miles | 5 Miles | 7 Miles |
|---------------------|---------|---------|---------|
| TOTAL POPULATION | 77,239 | 229,834 | 421,003 |
| MEDIAN AGE | 42 | 40 | 39 |
| MEDIAN AGE (MALE) | 40 | 39 | 38 |
| MEDIAN AGE (FEMALE) | 43 | 41 | 40 |

Households & Income

| | 3 Miles | 5 Miles | 7 Miles |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 30,193 | 90,622 | 159,152 |
| # OF PERSONS PER HH | 2.6 | 2.5 | 2.6 |
| AVERAGE HH INCOME | \$109,634 | \$104,707 | \$105,920 |
| AVERAGE HOUSE VALUE | \$443,993 | \$424,519 | \$428,197 |

* Demographic data derived from 2020 ACS - US Census