

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**

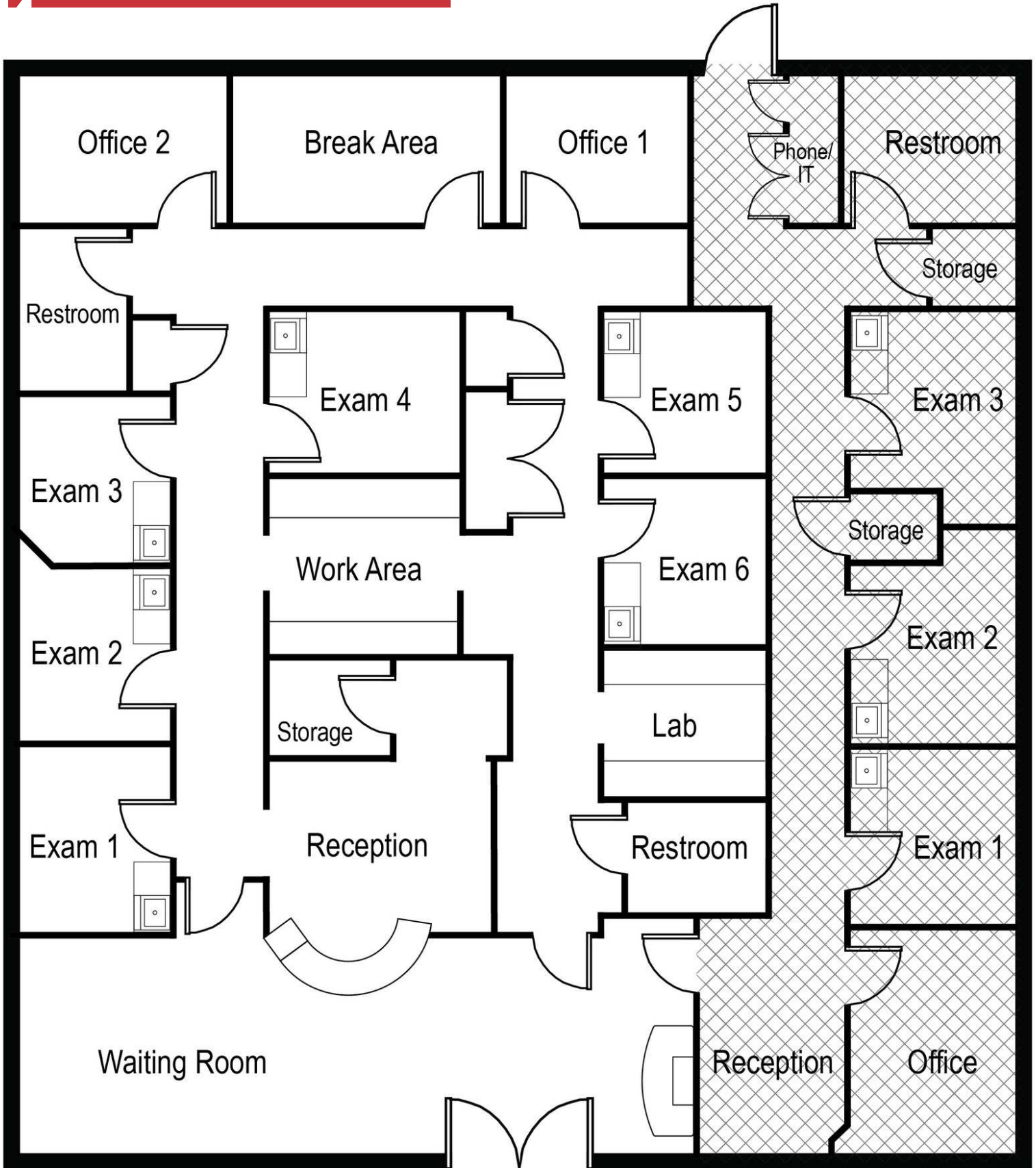
For more information

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# Floor Plan



Available

Tenant Occupied

# Property Photos



Lobby / Reception Area



Reception Desk



Typical Exam Room



Typical Office

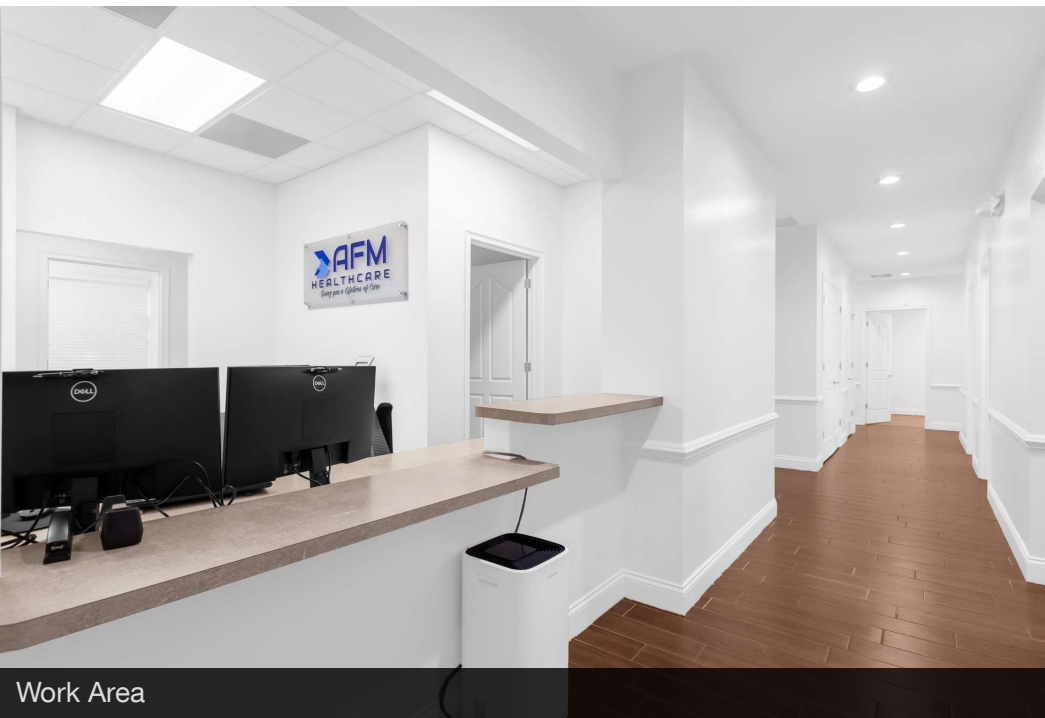
# Property Photos



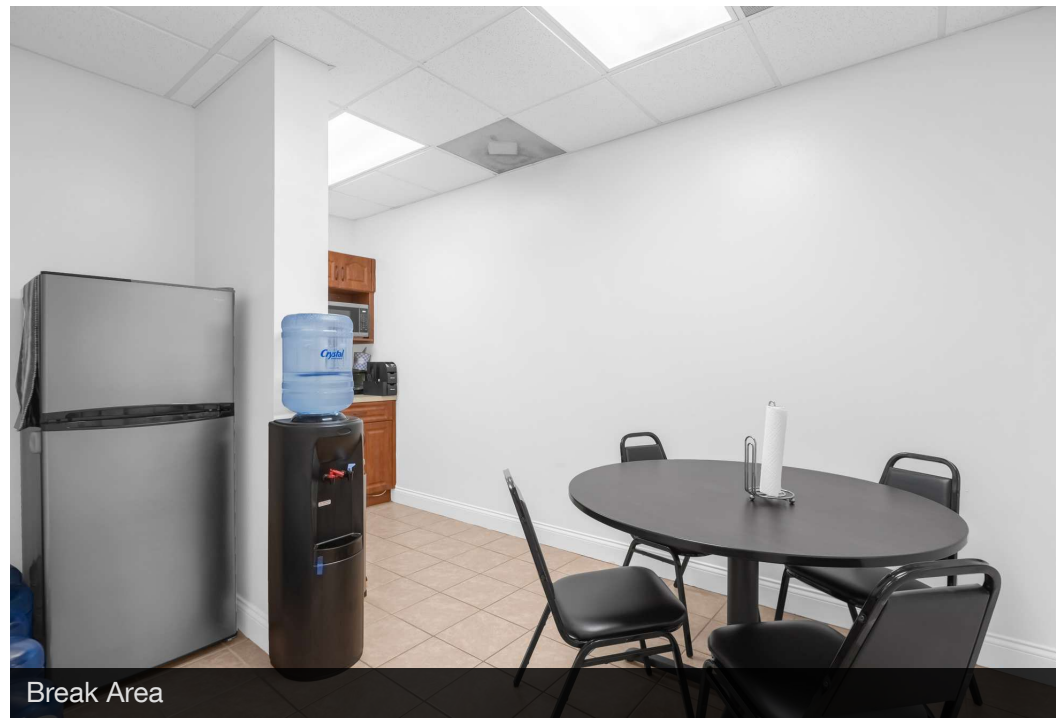
Lab Area



Reception Work Area

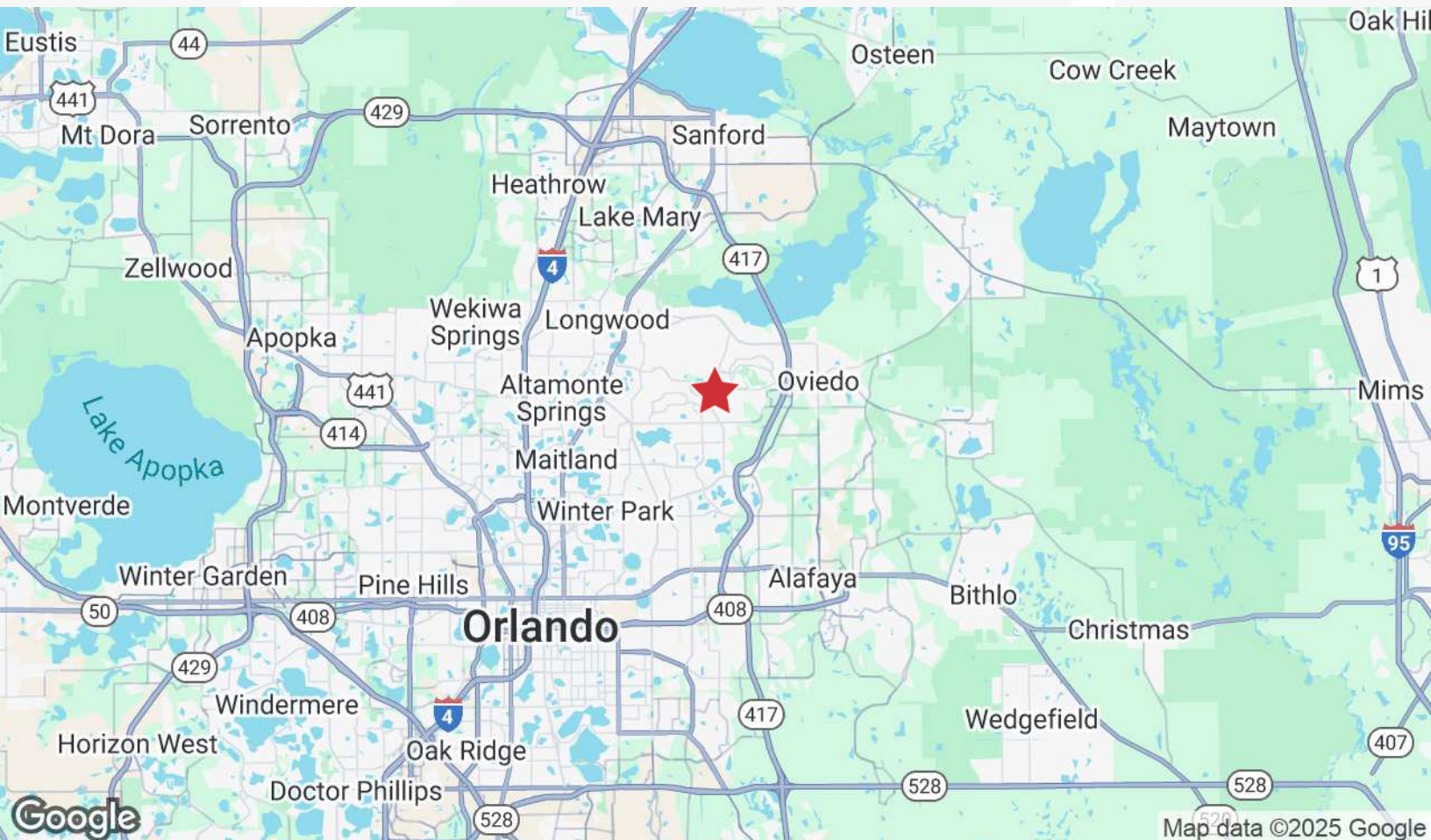


Work Area

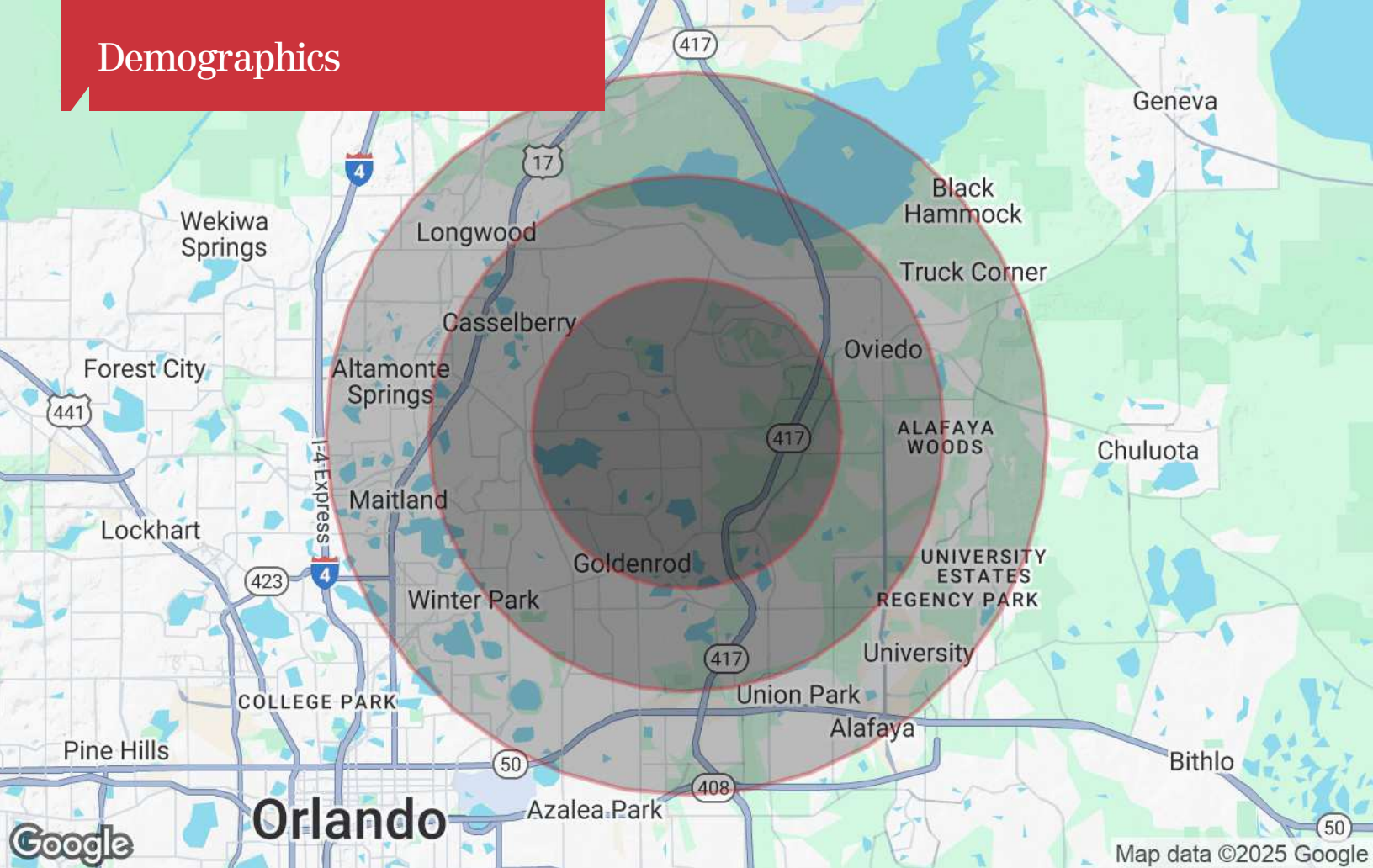


Break Area

# 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