

## MEDICAL OFFICE TIMESHARE FOR LEASE

OAKLAND, FL 34787

# 16123 W Colonial Dr



### OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	9,712 SF +/-
Available SF:	2,500 SF +/-
Year Built:	2001
Renovated:	2023
Zoning:	1105 - Retail M/t I

### PROPERTY OVERVIEW

**\*\*Brand NEW Medical Office\*\***

**\*\*Medical Office Timeshare Available\*\***

Suite 100 is a move in ready medical office suite for timeshare on Tuesdays and Thursdays. All expenses are included in the timeshare. The property includes reception, an MA area, a breakroom, two bathrooms, 7 exam rooms with sinks, and a doctor's office.

Tenants will have access to HWY 50 (37,500 Annual Average Daily Traffic) and be in close proximity to the Florida Turnpike Interchange. The property is located with frontage right on HWY 50 in the center of all the new redevelopment happening in Oakland. Oakland is an actively growing market connecting the major cities of Winter Garden and Clermont.

### PROPERTY HIGHLIGHTS

- BRAND NEW - Move In Ready Medical Office
- Timeshare Available Tuesdays and Thursdays
- Co-Tenants Include Outdoor Living and Florida Institute of Neurology
- Frontage on HWY 50 (37,500 Annual Average Daily Traffic)
- Less Than 1 Mile from Florida Turnpike Interchange

PRESENTED BY  
**DANIELLE KOVIE**

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OFFICE BUILDING

## For Lease

ADDITIONAL PHOTOS

OAKLAND, FL 34787

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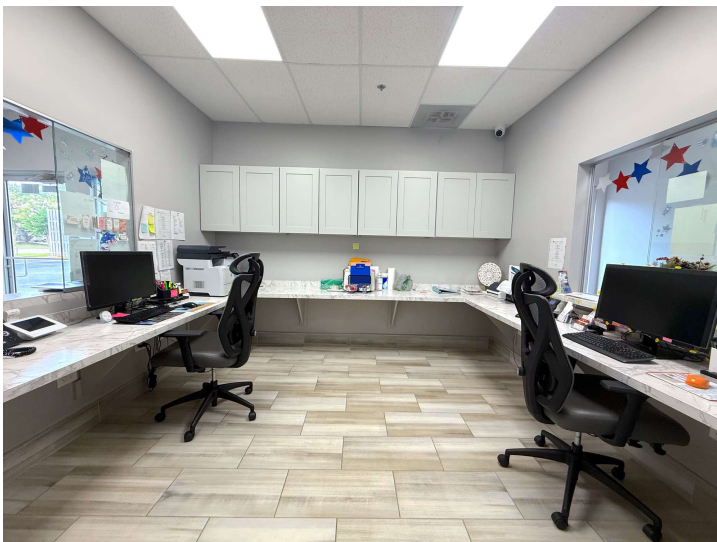
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## FUTURE DEVELOPMENT MAP

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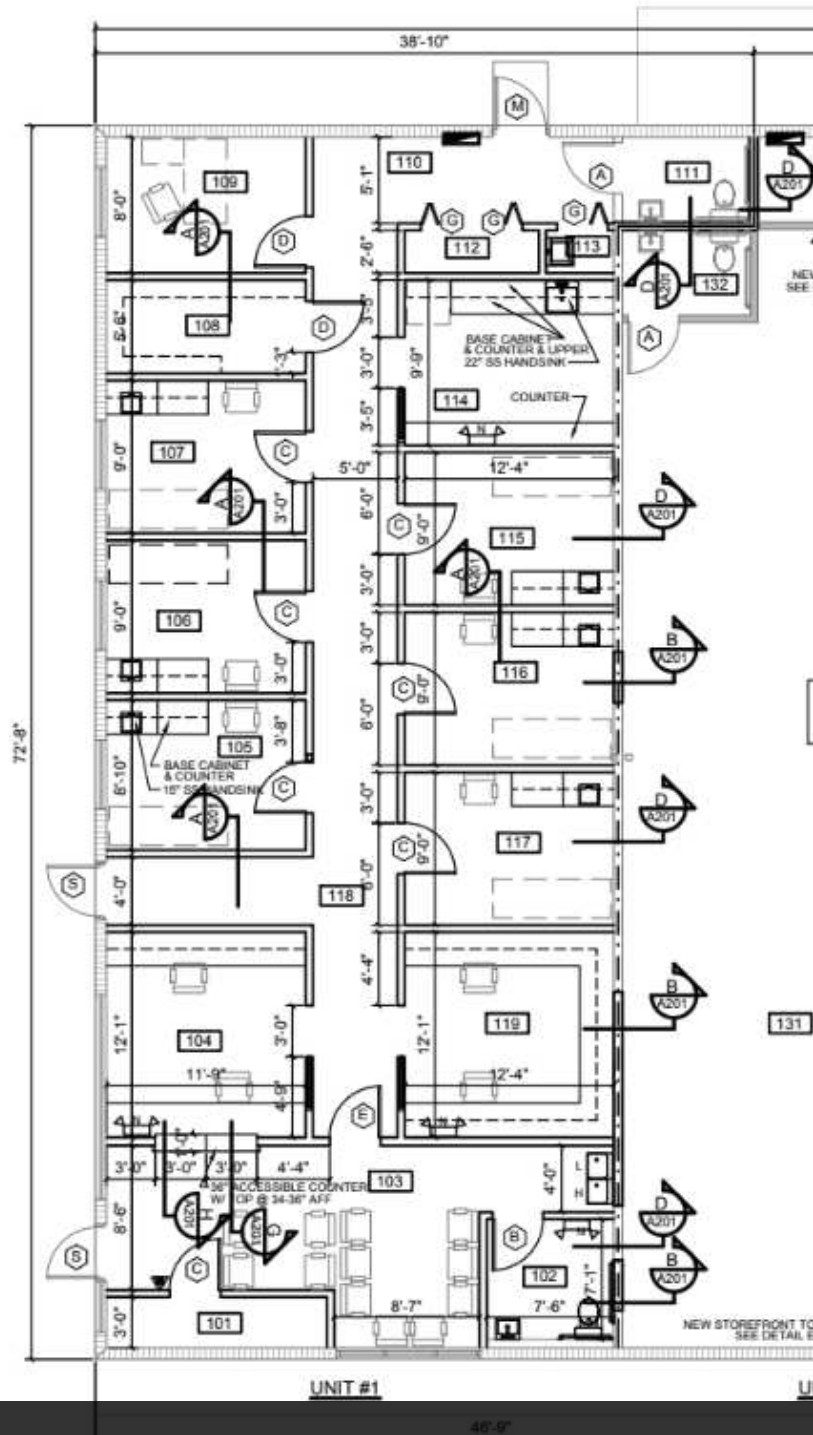
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## FLOOR PLAN

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Timeshare Floor Plan

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## LOCATION MAP

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Google

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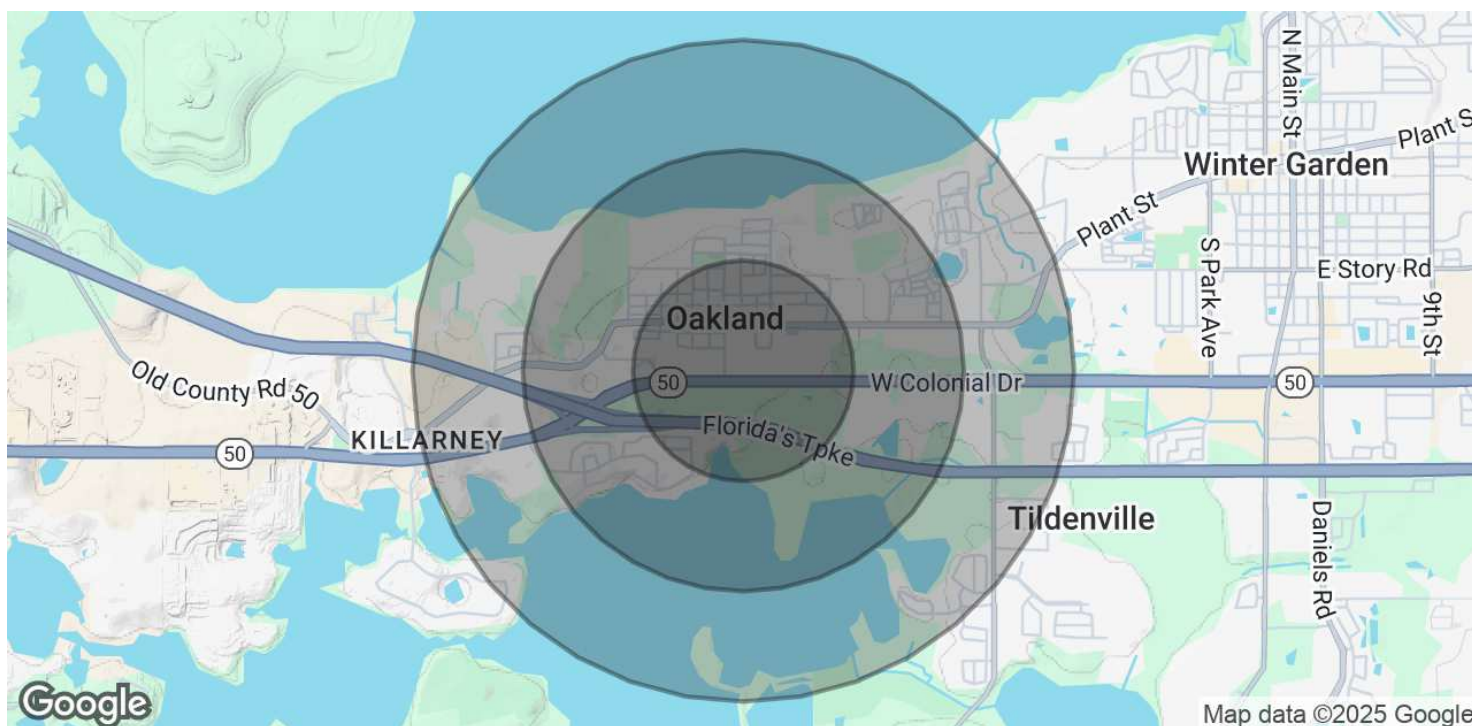
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## DEMOGRAPHICS MAP & REPORT

OAKLAND, FL 34787

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,108	3,905	8,797
Average Age	39.8	39.1	38.7
Average Age (Male)	37.0	36.4	36.6
Average Age (Female)	41.4	40.9	40.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	457	1,539	3,309
# of Persons per HH	2.4	2.5	2.7
Average HH Income	\$110,196	\$112,821	\$106,064
Average House Value	\$401,581	\$396,650	\$337,029

\* Demographic data derived from 2020 ACS - US Census

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