

FOR LEASE

NCH-A-PENNY

1500

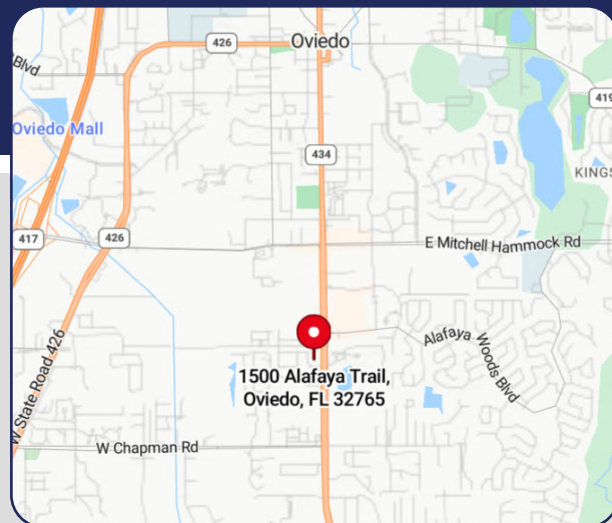
KITCHEN BATH & MORE
CANTER STONE USA

CEDAR CREEK PLAZA

1500 Alafaya Trail, Oviedo, FL 32765

2nd generation medical space in Oviedo, Florida. Fully built-out with plumbing in exam rooms, lab room, open receptionist area, updated medical offices. Comes with wood plank flooring, updated paint, chair railings. Private physician offices, rear parking, back door access. Inline unit at center of building.

The space includes eight exam rooms with sinks, two exam rooms without sinks, imaging room, storage rooms, janitorial room, nurse's station, lab area with plumbing, large breakroom, records storage room, two large ADA compliant restrooms, and employee ADA compliant restrooms. Less than two-miles from Advent Health, HCA Florida, SR 417, SR 434, and SR 419.



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2024 DEMOGRAPHICS	3-MILES	5-MILES	10-MILES
Population	66,933	165,298	578,047
Households	23,155	53,671	210,622
Average HH Income	\$110,300	\$107,762	\$94,950
Median Age	35.5	32.5	37



1209 Edgewater Drive
Suite 100
Orlando, FL 32804
407.206.7300 Main
www.bywater.com

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PROPERTY HIGHLIGHTS

- > 3,000 SF available in Suite 1032
- > 25,902 SF building on 3.59 acres
- > Built in 2008
- > Fully built-out
- > Move-in condition
- > Reception area
- > Private restrooms
- > Plug and play cabling
- > High ceilings
- > Six per 1,000 SF parking ratio (112 spaces)
- > Monument signage included
- > Suite signage available
- > PUD zoning
- > City of Oviedo water and sewer
- > Duke Energy electric
- > Full fire suppression
- > Upgraded power
- > Masonry construction
- > **\$25.50/SF, NNN**



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