

MOVE IN READY MEDICAL OFFICE FOR SUBLEASE

125 SOUTH PARK AVENUE, APOPKA, FL 32703

Apopka Medical Center



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	3,283 SF +/-
Available SF:	1,213 SF +/-
Lot Size:	0.4 Acres +/-
Year Built:	1960
Renovated:	2023
Zoning:	MU-D (1900 - Office Medical Bldg)
Traffic Count:	19,100 AADT

PROPERTY OVERVIEW

****RECENTLY RENOVATED 2023 - BRAND NEW****
****PLEASE CONTACT FOR TOURS****

125 S Park Ave is a state-of-the-art, move in ready medical office available right in the heart of Downtown Apopka. The property is currently occupied by Hohman Rehab and is looking to share a portion of their office with a Subtenant. The property includes 2 exam rooms with sinks, 1 lab, and 1 doctors office. Shared suite space in the office includes reception, waiting area, a breakroom, and the bathrooms. The property was renovated in 2023 and is built out very efficiently. The property is tied into city sewer and HVAC units were replaced in the last 3 years. All electrical and plumbing has also been recently renovated. There are also currently 17 dedicated parking spaces for the building.

Apopka Medical Center is a historic building located in Downtown Apopka and well known throughout this growing community. The property has been operating as a medical clinic since 1954 and has predated the hospital in Apopka. Tens of thousands of Apopka residents have received medical care here. The property is surrounded by additional medical office users and is less than 5 miles from Advent Health Apopka.

PROPERTY HIGHLIGHTS

- Recently Renovated - Move In Ready Medical Office
- Includes 2 Exam Rooms with Sinks, Lab, and 1 Doctors Office
- Well-Known Apopka Medical Center Building
- Less Than 5 Miles from AdventHealth Apopka

PRESENTED BY
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OFFICE BUILDING
For Sublease

EXTERIOR PHOTOS

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ADDITIONAL PHOTOS

125 SOUTH PARK AVENUE, APOPKA, FL 32703

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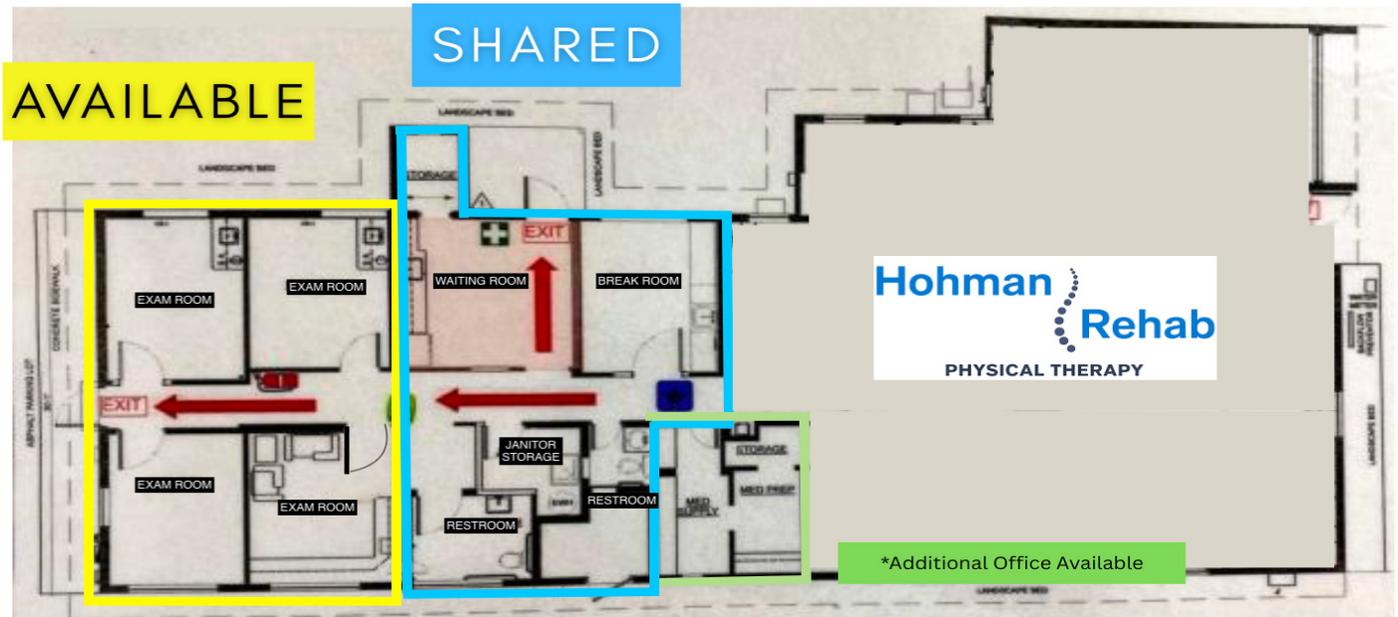
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FLOOR PLAN

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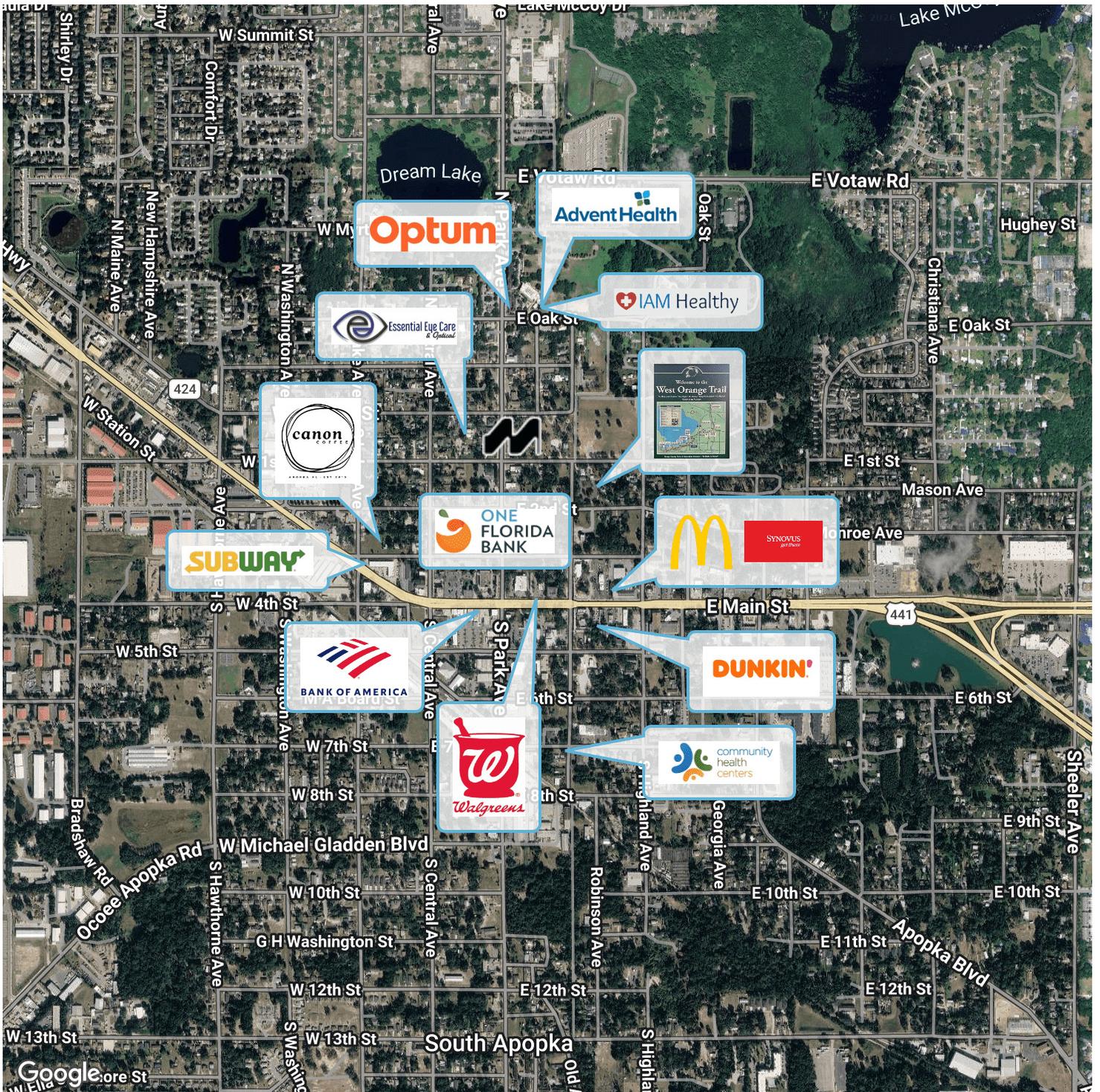
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LOCATION MAP

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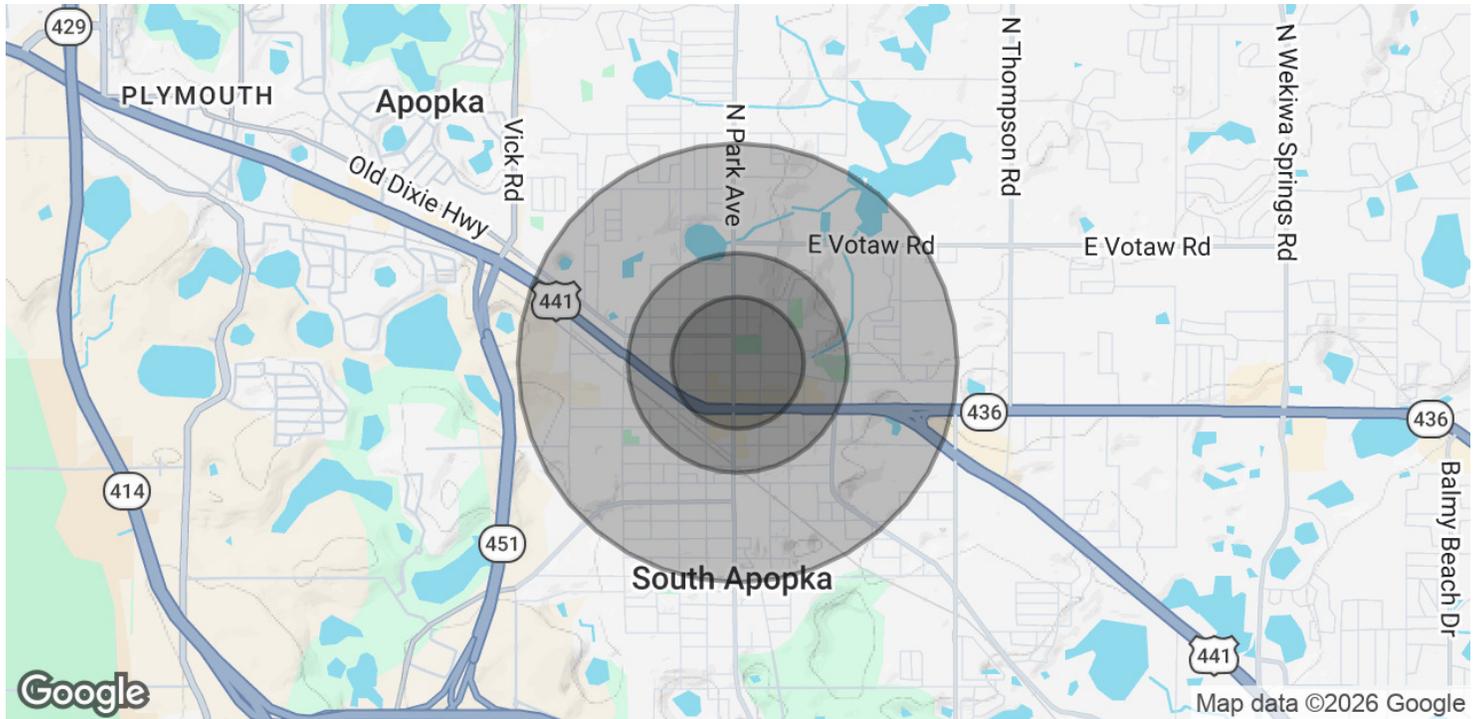
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	413	1,649	8,424
Average Age	39	39	38
Average Age (Male)	37	37	37
Average Age (Female)	40	40	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	128	534	2,722
# of Persons per HH	3.2	3.1	3.1
Average HH Income	\$64,831	\$63,825	\$68,665
Average House Value	\$345,067	\$293,513	\$292,653

Demographics data derived from AlphaMap

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