

## EXECUTIVE SUMMARY

109 PARK PLACE BOULEVARD, DAVENPORT, FL 33837

# 109 Park Place Blvd



### OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	5,500 SF
Available SF:	3,875 SF

### PROPERTY OVERVIEW

This ±5,500 SF medical office building is situated within the Park Place Medical Condo complex in one of the fastest-growing submarkets in Central Florida.. Located less than 3 miles south of I-4 and US-27 interchange this site provides excellent connectivity to Orlando, Tampa, and the Four Corners area.

### PROPERTY HIGHLIGHTS

- Less than 3 miles from AdventHealth Heart of Florida
- 1-mile radius of national retailers including Publix, Walgreens, and CVS
- Planned Development Zoning

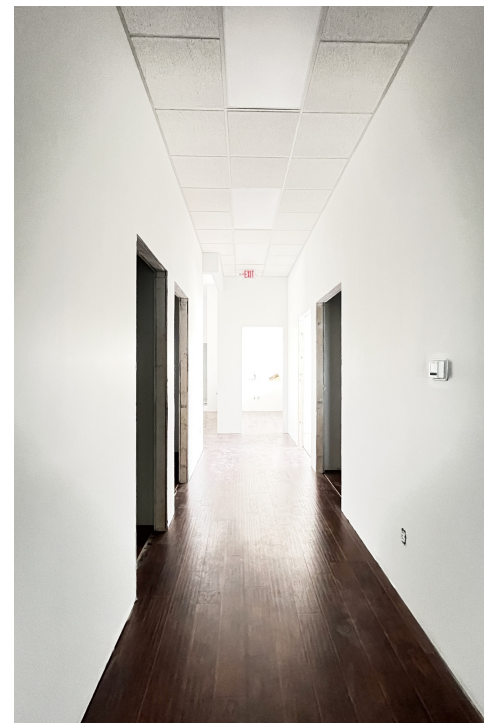
PRESENTED BY  
**ASHLEY WALKER**  
407.430.3462  
awalker@millenia-partners.com

OFFICE BUILDING  
**For Lease**

ADDITIONAL PHOTOS

109 PARK PLACE BOULEVARD, DAVENPORT, FL 33837

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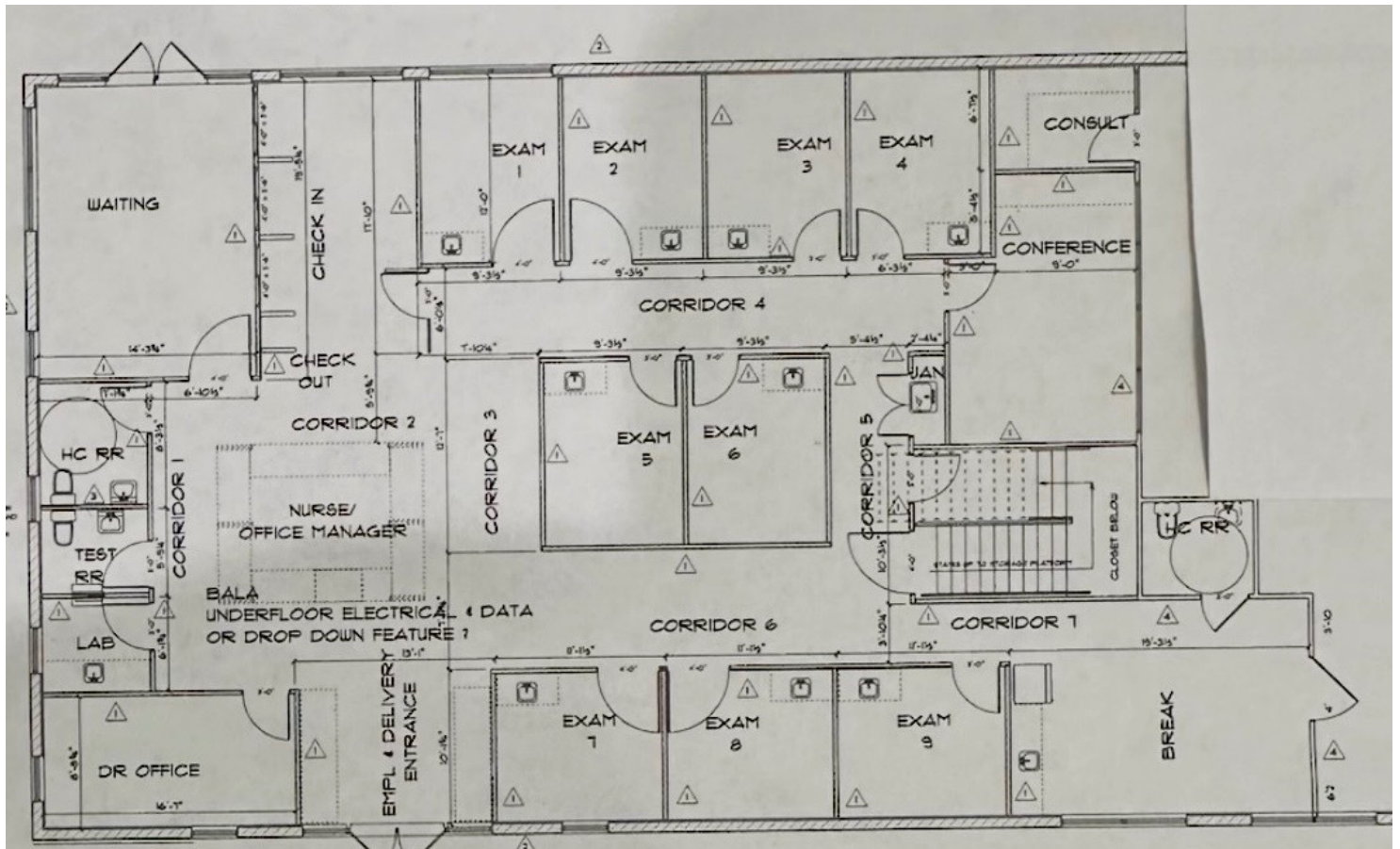
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# FLOOR PLAN

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# RETAILER MAP

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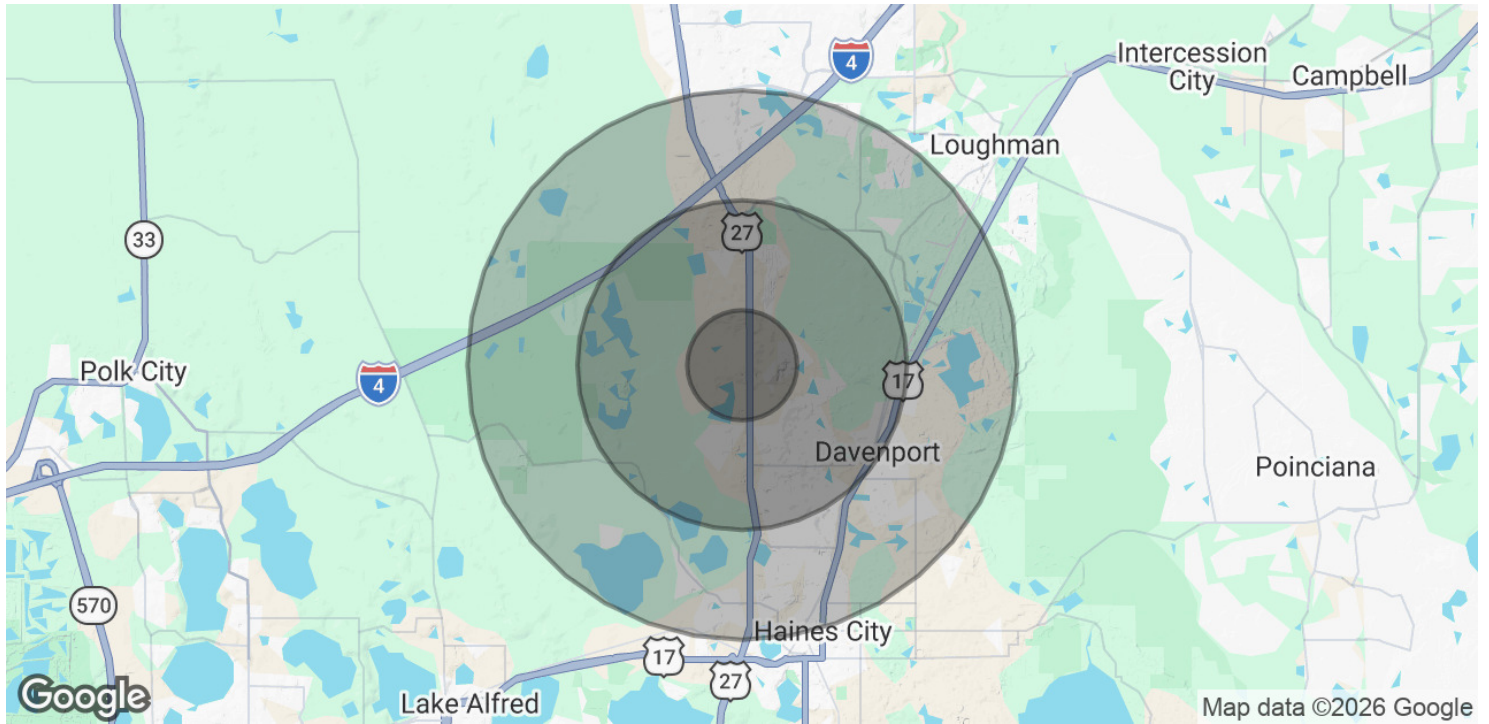
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# DEMOGRAPHICS MAP & REPORT

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	3,944	26,301	61,863
Average Age	39.5	41.0	39.0
Average Age (Male)	37.6	40.9	38.6
Average Age (Female)	40.3	41.6	39.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,295	9,025	20,909
# of Persons per HH	3.0	2.9	3.0
Average HH Income	\$86,706	\$83,002	\$84,719
Average House Value	\$305,040	\$286,596	\$276,919

2023 American Community Survey (ACS)

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