



FOR LEASE
1819± SF
AVAILABLE

7151 UNIVERSITY BLVD, #120, WINTER PARK, FL 32792

Beautiful brick-front, single-story building with professional office/medical suites

Ample parking [4.2/1000 SF] free with covered spots available

Zoning IND-4

Space was fully built out as a medical office in 2019 with

- New air conditioning system
- New porcelain tile flooring
- New bathrooms
- New plumbing
- New electrical and lighting
- New doors
- New drywall and paint
- New cabinets

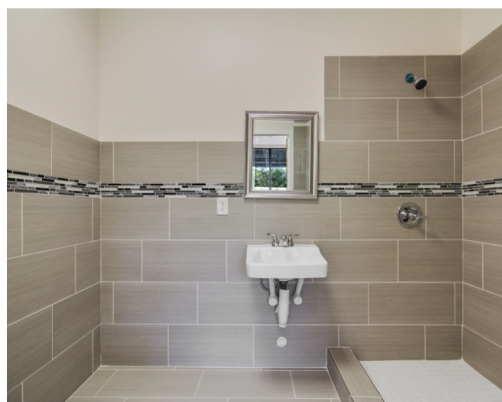


KAVEH ALBEKORD, CCIM

407.821.7821

kaveh@albekord.com

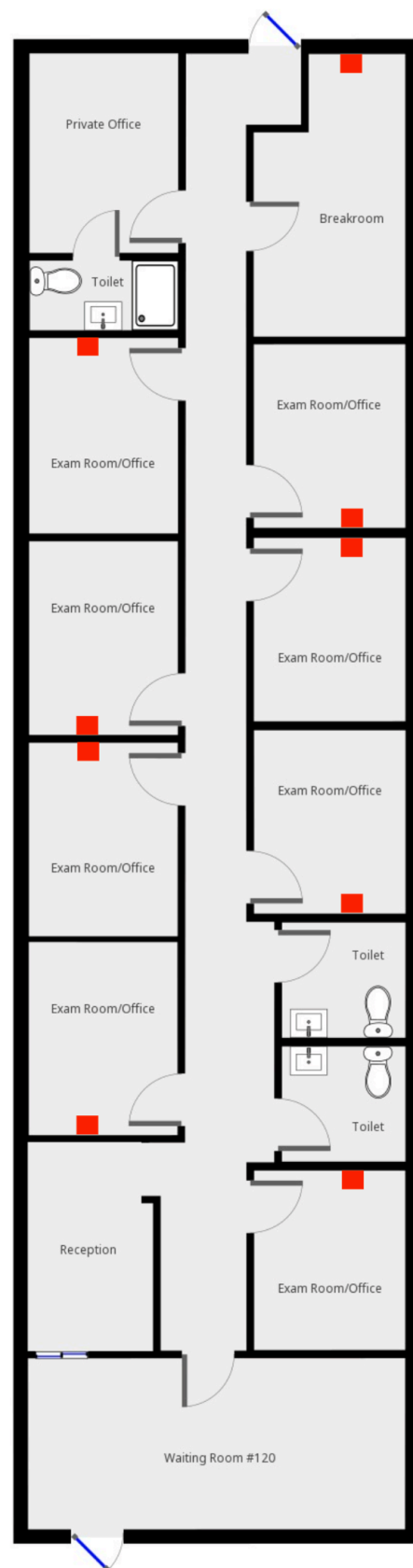
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Eight offices/exam rooms with plumbing

Flexible options with reception area

Private doctor's office with bathroom and shower

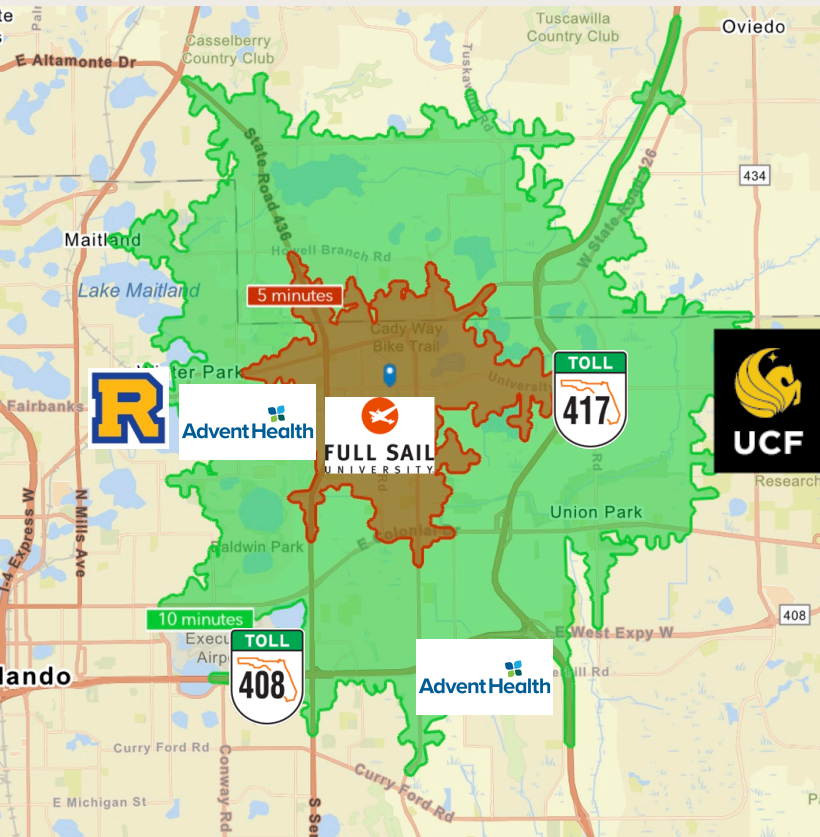


■ Plumbing Available in Wall



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Located blocks from Full Sail University and 10 minute drive times to Rollins College, UCF, Park Avenue, and AdventHealth – Winter Park

Less than a block away from Target, Starbucks, Publix, and Costco

Easy access to SR 408, SR 417, SR 436 (Semoran), SR 50 (Colonial), and airport

Excellent frontage on University Blvd. with a traffic count of 42,071/day (2025)

DEMOGRAPHICS (10 MIN DRIVE TIME)

Households

There are **72,612** households living in the area with an average size of **2.43** people per household.

Household Income

Median household income is **\$75,957** with household spending on medical expenses totaling **\$2,429**.



Population

181,975 people live in the area.

With a growth rate of **0.61%**, the population is expected to reach **187,552** by 2030.

Home Value

The median home value is **\$435,267** with home ownership at **51.7%**.

Age

The median age is **35.8**.

18.0% are under 18,
67.4% 18-65 and
15.6% 65 or older.

Source: Esri, Esri-U.S. BLS. Esri forecasts for 2025, 2030.

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