



FOR LEASE

40107 HWY 27. Davenport, Fl 33837

**4000 SF / Second Floor in
Freestanding 2 story buiding
directly across the street from
Advent Health Hospital**

Base Rent: \$25

NNN: \$9.00

PRESENTED BY
MELANIE KAYALEH

DIRECTOR OF COMMERCIAL

(407) 782-1989
MELANIE@CHOICECOMMERCIALGROUP.COM
FLORIDIAN REAL ESTATE GROUP
483 MONTGOMERY PLACE
ALTAMONTE SPRINGS, FL 32714



MELANIE KAYALEH
COMMERCIAL REAL ESTATE

Premier Medical Office Opportunity | Davenport, FL Unmatched Location in a Thriving Healthcare Corridor

Position your practice in one of Central Florida's fastest-growing markets—directly across from AdventHealth Heart of Florida, a 202-bed full-service hospital. This highly visible, strategic location offers immediate access to a built-in patient base and a steady flow of physicians, staff, and visitors.

Property Overview

- Freestanding Medical Building
- ±17,743 SF | Two Stories
- Established medical tenancy. First floor anchored by Central Florida Cancer Institute

Available Space

- Entire Second Floor | ±4,000 SF
- Thoughtfully designed for medical Use,
- this move-in ready suite includes:

Welcoming reception area & waiting room
Dedicated phlebotomy and lab space / Private pharmacy Area
4 exam rooms (with potential to expand)
4 private offices (ideal for physicians, billing, or administration)
Central nurses station. Staff Breakroom. 3 restrooms

Lease Details

- Triple Net (NNN) Lease
- Separately metered utilities. Tenant pays landlord directly for HVAC usage.
- Landlord responsible for HVAC repairs & building maintenance

☎ Contact us today to schedule a tour and learn more.

Location Highlights

Direct Healthcare Synergy

Located immediately across from AdventHealth, this property benefits from:
Continuous daytime population of healthcare professionals and patients
Strong referral network potential
Long-term, recession-resistant demand for medical services

High-Visibility Corridor

Fronting US Highway 27, a primary Central Florida artery:
Exceptional visibility and signage opportunities
High traffic counts and daily exposure
Minutes to Interstate 4, connecting Orlando and Tampa

Rapidly Expanding Trade Area

Davenport/Four Corners is experiencing explosive growth:
Thousands of new residential units in development
Expanding population base driving increased healthcare demand
Strong long-term fundamentals for tenant success

Proximity to Major Retail Destinations

Located near Posner Park, a dominant regional shopping hub:
National retailers including Target, Best Buy, and more
Significant destination-driven traffic
Synergistic retail and service environment

Established Medical Hub

Join a growing cluster of healthcare providers:
Existing uses include oncology, imaging, and specialty care
Built-in referral ecosystem
Ideal for complementary medical or wellness services

Central Florida Connectivity

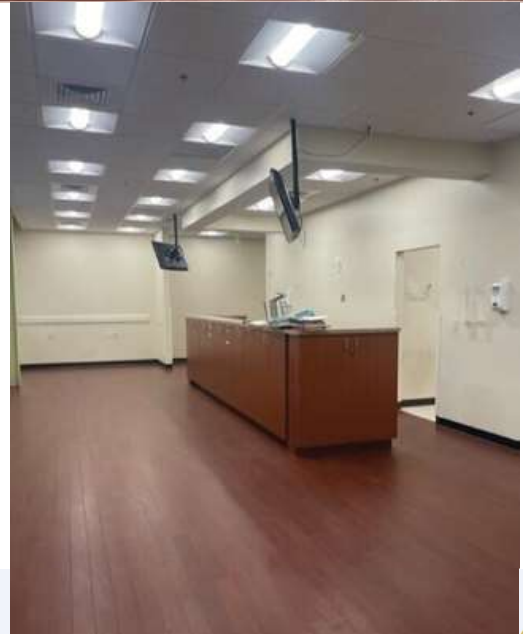
Approximately 35 miles to Orlando and 64 miles to Tampa
Convenient to major employment and tourism corridors
Serves both local residents and regional visitors

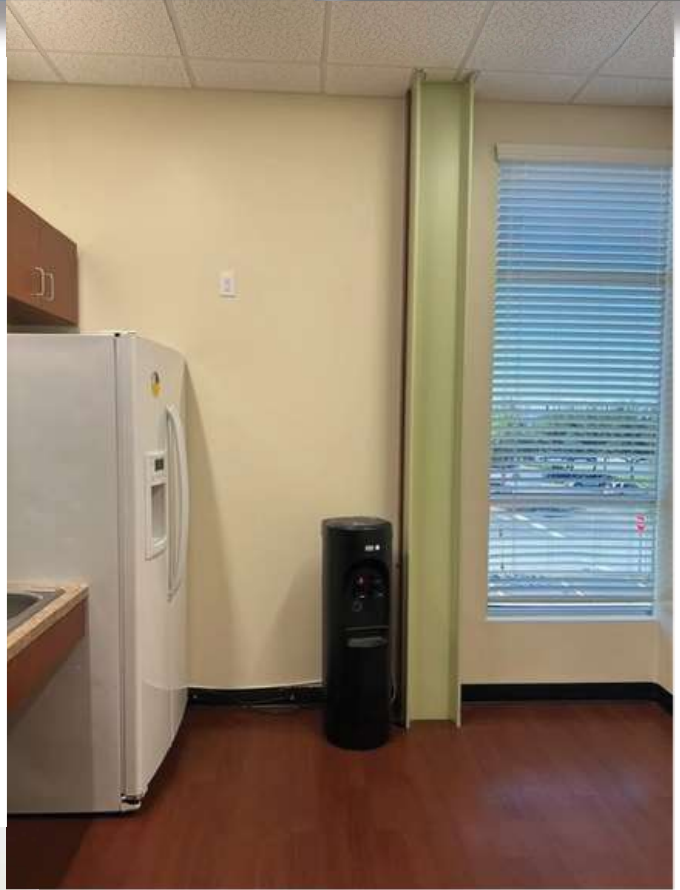
The Opportunity

This is a rare opportunity to secure premium medical space in a hospital-anchored, high-growth corridor with unmatched visibility, accessibility, and demand drivers.

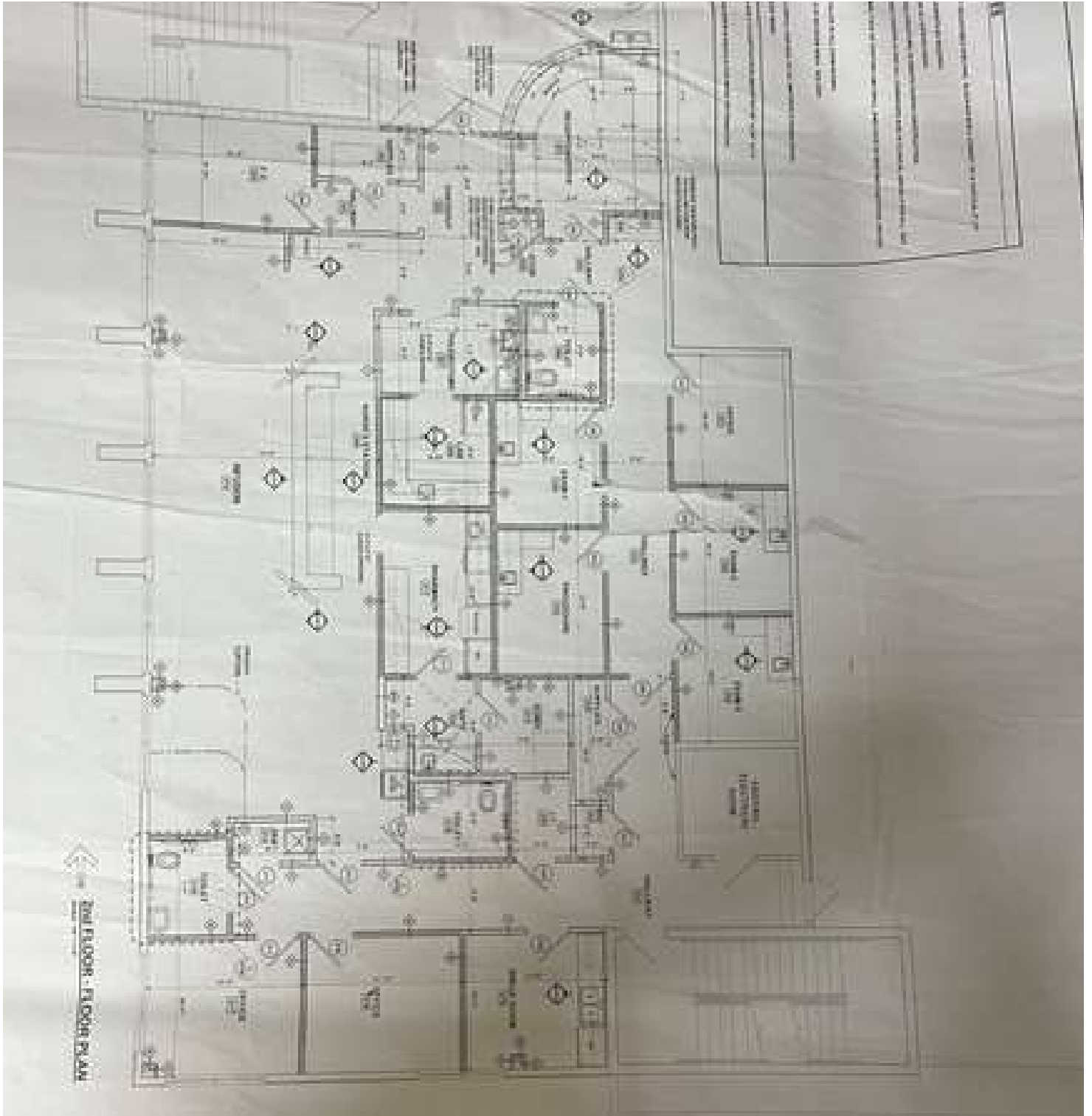
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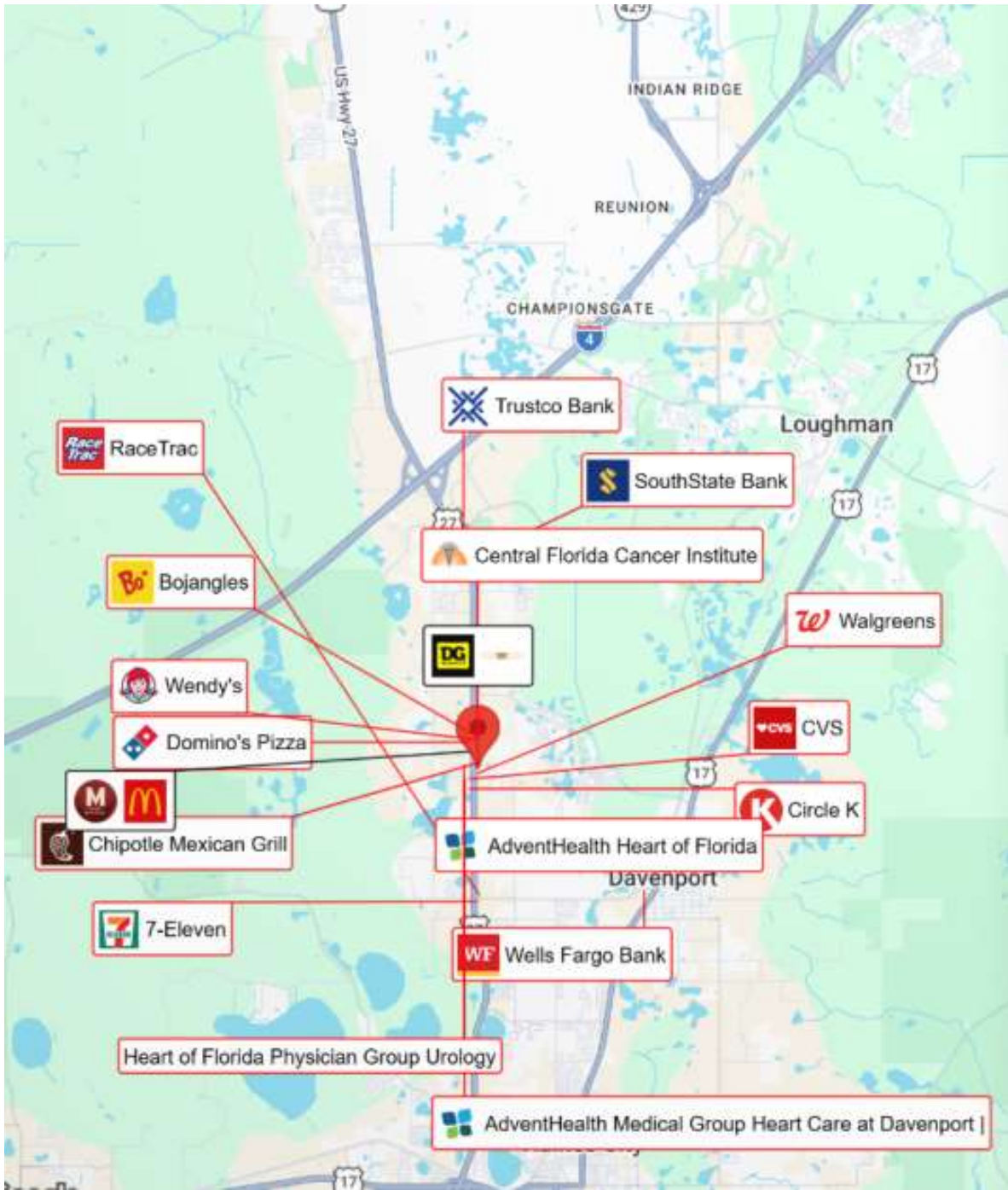














Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles	Age	1 Mile	3 Miles	5 Miles
Male	4,687	23,237	45,753	Ages 0 - 14	1,735	8,494	17,702
Female	4,925	24,239	47,499	Ages 15 - 24	1,150	5,637	11,295
Total Population	9,612	47,477	93,251	Ages 25 - 54	4,006	19,794	39,437
				Ages 55 - 64	1,051	4,975	9,627
				Ages 65+	1,671	8,574	15,091
Race / Ethnicity	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
White	3,857	20,413	37,935	Median	\$86,186	\$80,578	\$77,314
Black	1,473	6,675	15,079	Under \$15k	197	1,188	2,539
Am In/AK Nat	6	47	103	\$15k - \$25k	42	513	1,352
Hawaiian	2	14	37	\$25k - \$35k	147	765	2,153
Hispanic	3,910	18,369	35,911	\$35k - \$50k	453	1,996	3,478
Asian	202	1,026	2,219	\$50k - \$75k	530	3,386	6,553
Multiracial	153	878	1,809	\$75k - \$100k	697	2,919	5,280
Other	7	52	159	\$100k - \$150k	824	3,809	6,896
				\$150k - \$200k	213	1,104	2,236
				Over \$200k	258	1,317	2,642
Housing	1 Mile	3 Miles	5 Miles				
Total Units	3,925	20,040	39,432				
Occupied	3,362	16,998	33,129				
Owner Occupied	2,627	13,156	24,261				
Renter Occupied	735	3,862	8,868				
Vacant	564	3,042	6,302				

LET'S DISCUSS YOUR NEXT STEPS

Contact me today for further discussion, or to schedule a meeting or call for a more detailed consultation.



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