

MEDICAL OFFICE FOR LEASE

805 OAKLEY SEAVER DR, CLERMONT, FL 34711

South Lake Medical Arts Center



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	6,232 SF
Available SF:	3,420+/- SF
Year Built:	2008
Renovated:	2022

PROPERTY OVERVIEW

2,988 SF +/- move-in ready medical office is available for lease in Clermont. Highly sought-after medical office suite located within South Lake Medical Arts Center. The suite includes a large waiting room, lab, reception, patient restroom, staff restroom, 5 exam rooms with sinks, 2 procedure rooms with sinks, and several private offices. 805 Oakley Seaver Dr was recently renovated with brand-new finishes throughout. Perfect for any medical practice.

The building is surrounded by additional medical office users including a dermatologist, neurologist, gastroenterologist, behavioral health, radiology, cardiologist, pediatrics, and orthopedics. South Lake Medical Arts Center is moments from Orlando Health's campus in Clermont, Citrus Tower Blvd, and HWY 50.

PROPERTY HIGHLIGHTS

- Move In Ready Medical Office
- Includes 5 Plumbed Exam Rooms, 2 Procedure Rooms, Lab, and a Large Waiting Room
- Located within South Lake Medical Arts Center
- Close Proximity to Orlando Health Hospital in Clermont and HWY 50

PRESENTED BY
ASHLEY WALKER
407.430.3462
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OFFICE BUILDING
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EXTERIOR PHOTOS

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LOCATION MAP

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South Lake Medical Arts



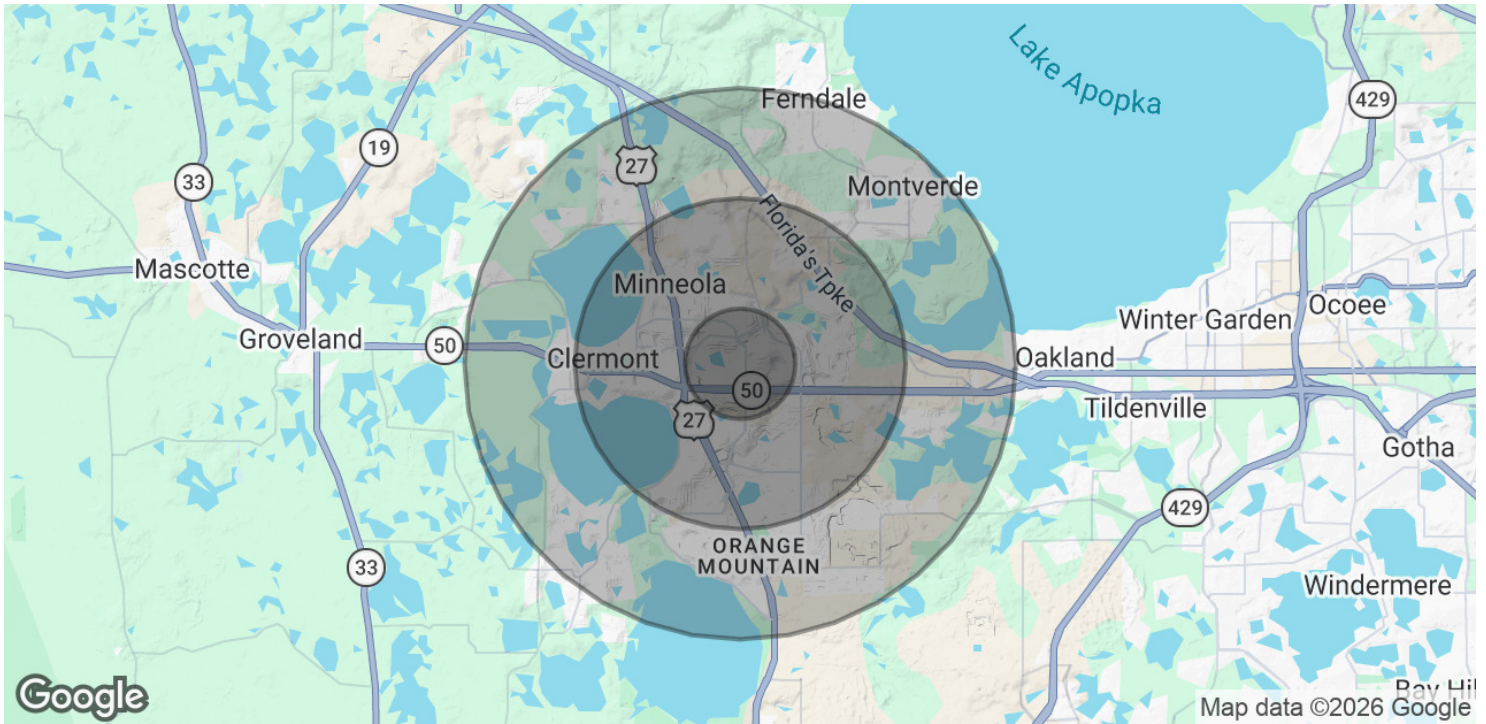
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DEMOGRAPHICS MAP & REPORT

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South Lake Medical Arts



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,028	58,091	105,041
Average Age	40	42	43
Average Age (Male)	38	41	42
Average Age (Female)	41	43	44

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,291	21,734	38,965
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$92,982	\$103,531	\$111,620
Average House Value	\$351,210	\$398,939	\$422,543

* Demographic data derived from 2020 ACS - US Census

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