



PROPERTY DESCRIPTION

2,288 SF +/- of move in ready medical office is available For Lease in Oakland, FL. The property is currently in grey shell condition and ready for TURNKEY buildout. The property will include at least 6 exam rooms with sinks, procedure room, doctors office, nurses station, storage, 2 bathrooms, check-in/check-out, reception, and break room.

162 Southern Railway is surrounded by additional medical office and professional office users. The property is located adjacent to the entrance for the Florida Turnpike and is located just off HWY 50 (55,500 Annual Average Daily Traffic) in Oakland. 162 Southern Railway has great access to Clermont and Winter Garden, both are major submarkets of Orlando and healthcare hubs.

PROPERTY HIGHLIGHTS

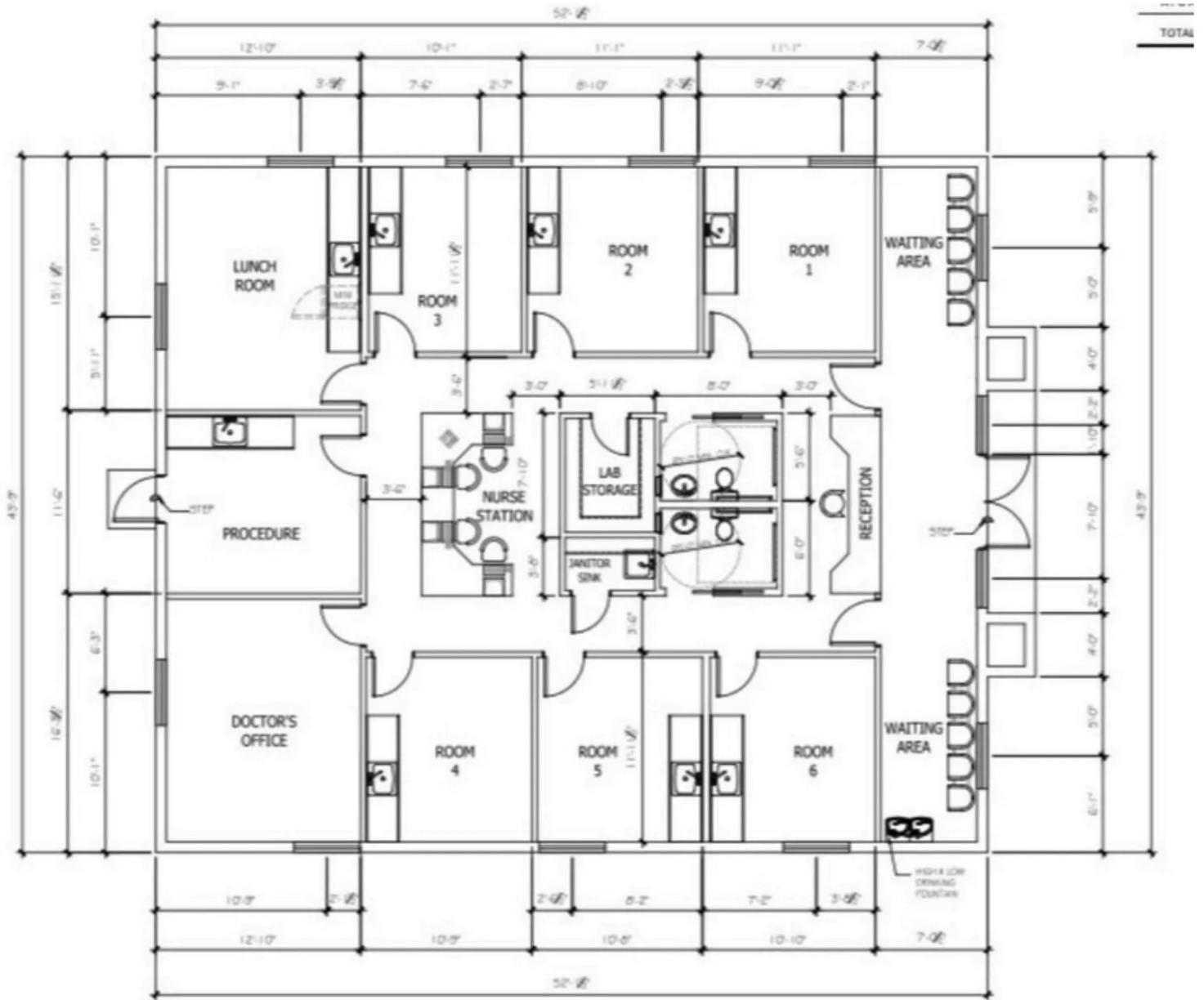
- BrandNew! - TURNKEY Medical Office For Lease
- Available Now!
- Includes 6 Exam Rooms w/ Sinks, Reception, 2 Bathrooms, and a Breakroom
- Moments from Florida Turnpike
- Located Off HWY 50 (55,500 AADT)

OFFERING SUMMARY

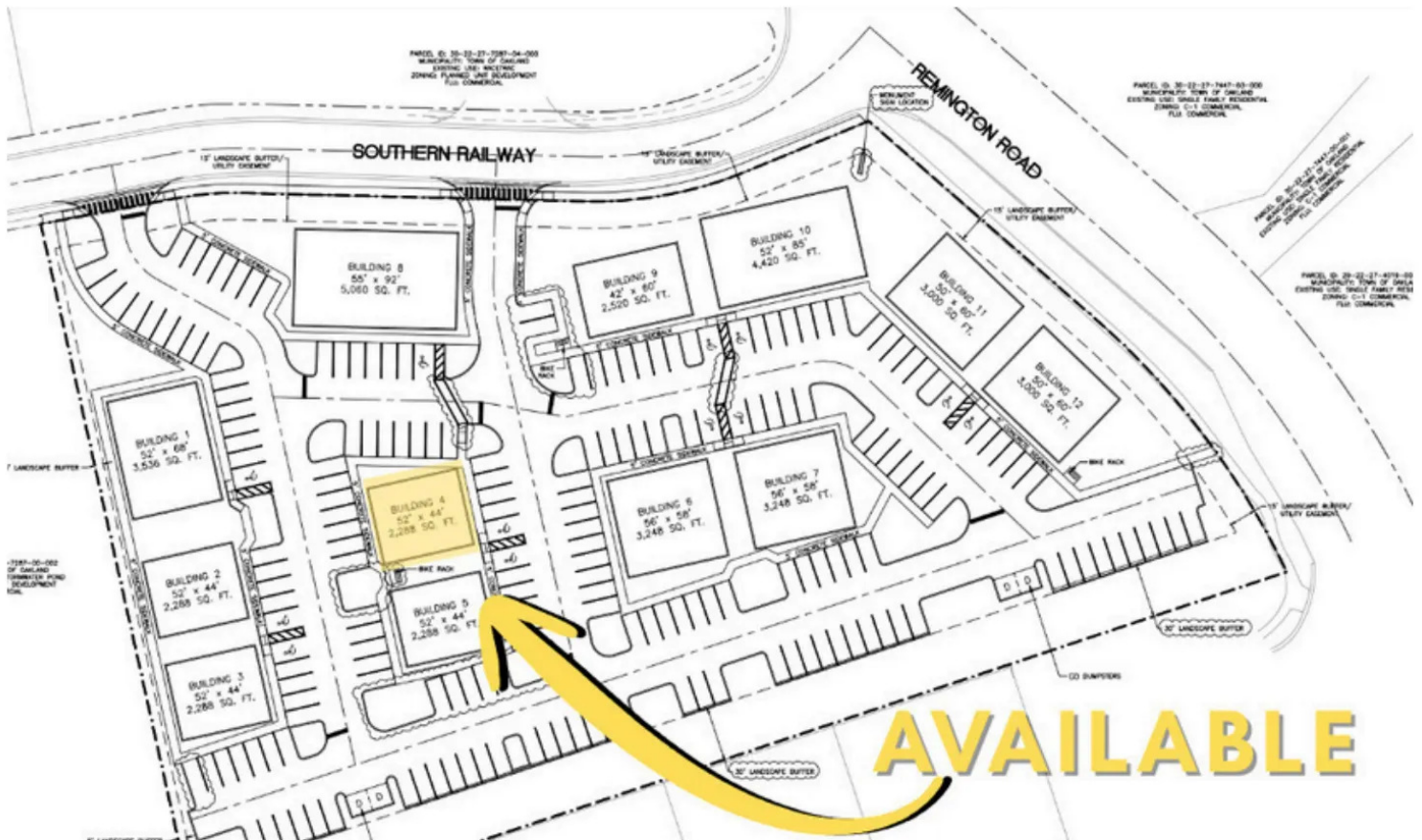
Lease Rate:	Negotiable
Available SF:	2,288 +/- SF
Lot Size:	0.05 +/- Acres
Building Size:	2,288 +/-SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,059	10,619	27,385
Total Population	3,011	30,663	81,832
Average HH Income	\$156,342	\$136,026	\$131,948



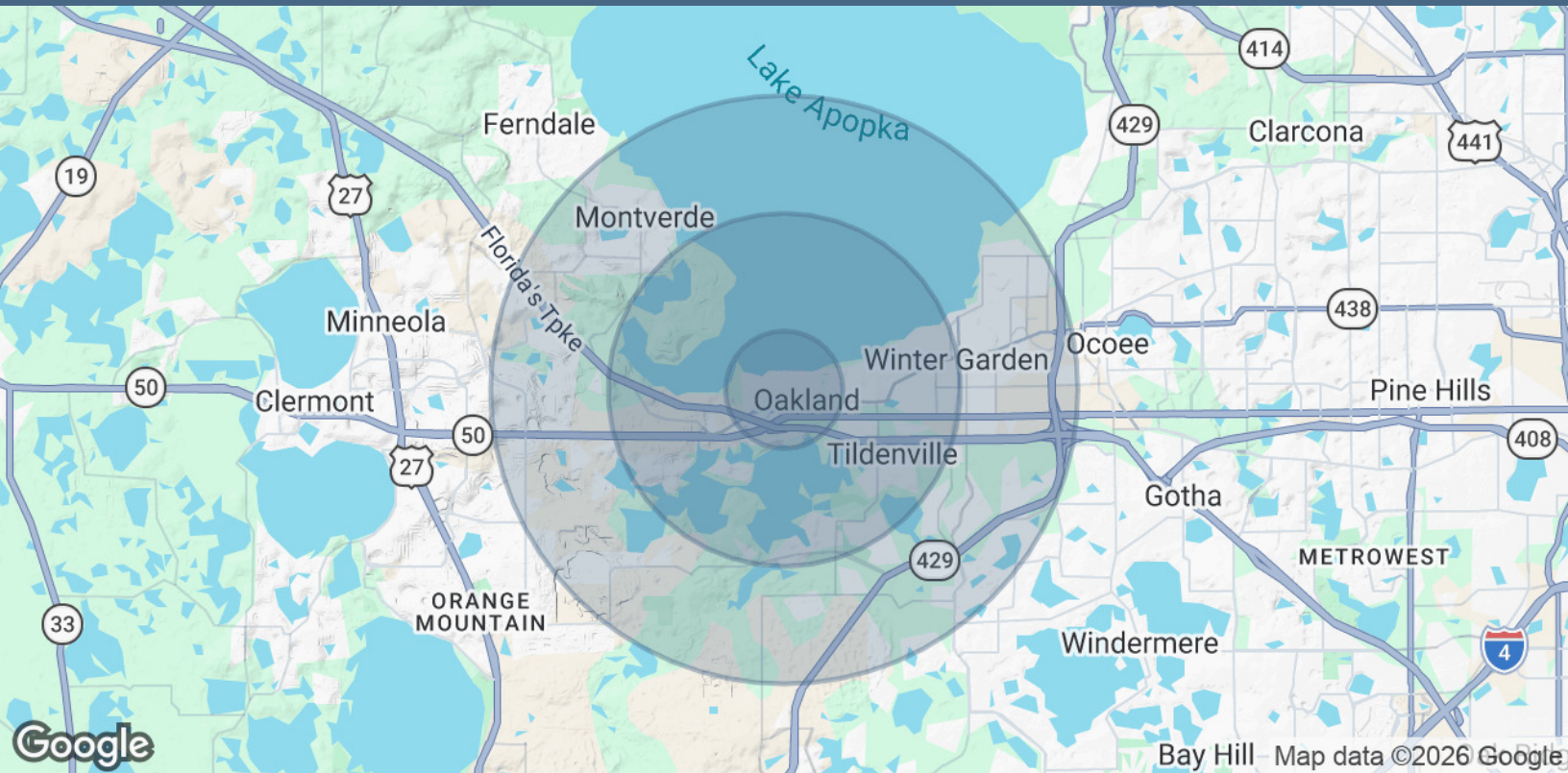


Proposed Floor Plan





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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,011	30,663	81,832
Average Age	42.3	39.9	41.2
Average Age (Male)	40.4	39.2	40.1
Average Age (Female)	43.7	39.7	41.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,059	10,619	27,385
# of Persons per HH	2.8	2.9	3.0
Average HH Income	\$156,342	\$136,026	\$131,948
Average House Value	\$499,499	\$445,469	\$457,144

2023 American Community Survey (ACS)