



PROPERTY DESCRIPTION

Two 850 SF +/- medical office suites is available For Lease. Both suites includes a lobby and waiting area, 3 exam rooms, a nurses station, and a restroom, with a turn-key buildout completed in 2025 so a tenant can begin seeing patients right away. Fingerprint smart lock entry, energy-efficient LED lighting, a 5.5/1,000 parking ratio, and monument signage on US-27 round out the space. The layout is perfect for a dermatology, endocrinology, ophthalmology, or mental health provider who needs 3 exam rooms with clinical support at the nurses station.

The property sits within 0.2 miles +/- of the Florida Citrus Tower and shares the building with Evolve Health, Lake America Family Physicians, and Apex Health Functional Wellness. SimonMed Imaging and Publix at Citrus Tower Village are each within 0.3 miles +/- . Orlando Health South Lake Hospital is 1.7 miles +/- away, AdventHealth Clermont ER is 2.0 miles +/-, and Downtown Clermont is 1.5 miles +/- to the west. The property fronts N Highway 27 (30,000 Annual Average Daily Traffic) and is 6.8 miles +/- from Florida's Turnpike at SR 50 (Exit 272).

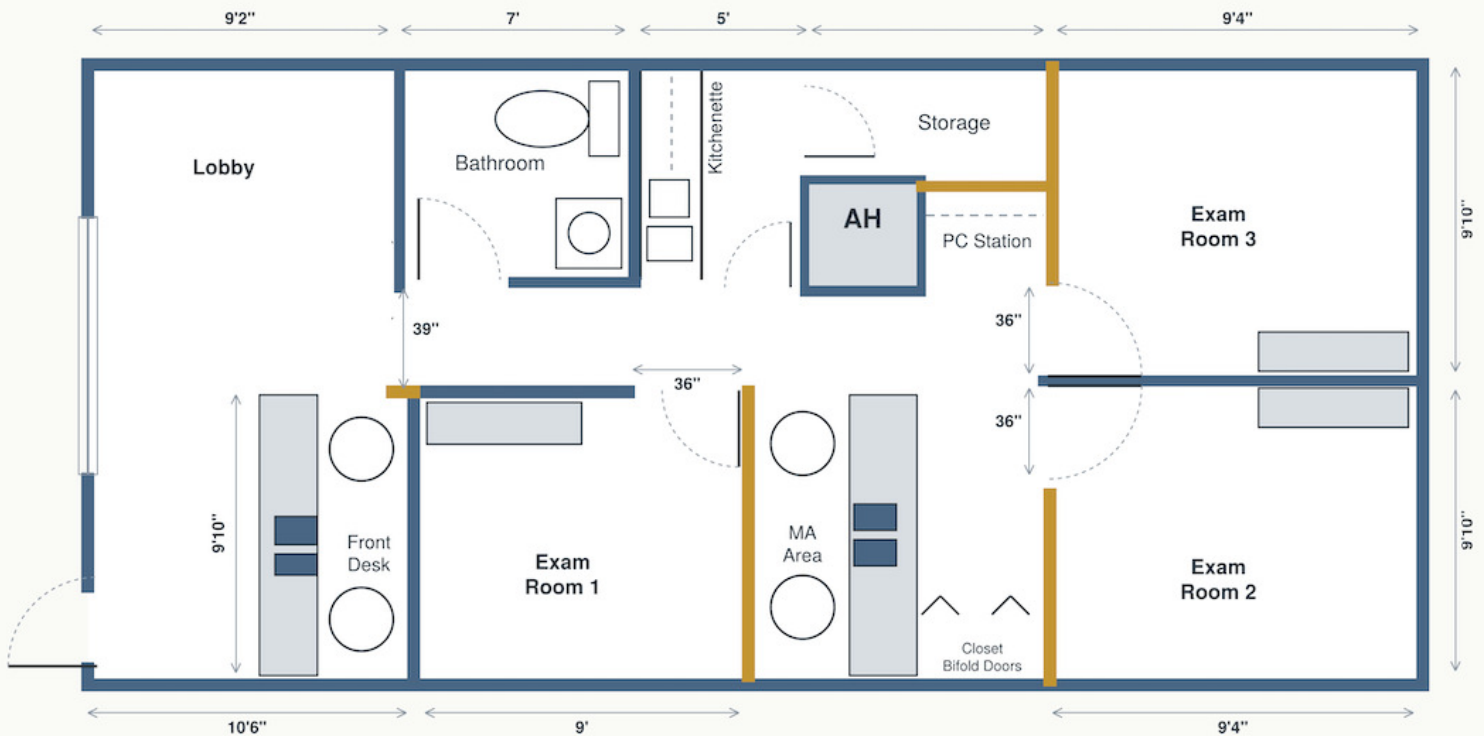
PROPERTY HIGHLIGHTS

- Turn-Key 2025 Buildout with 3 Exam Rooms, Lobby/Waiting Area, Nurses Station, and Restroom
- Fingerprint Smart Lock Entry and Energy-Efficient LED Lighting Throughout
- 5.5/1,000 Parking Ratio and Monument Signage on US-27 (30,000 AADT)

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	850 SF +/-
Lot Size:	32,374 SF +/-
Building Size:	8,320 SF +/-

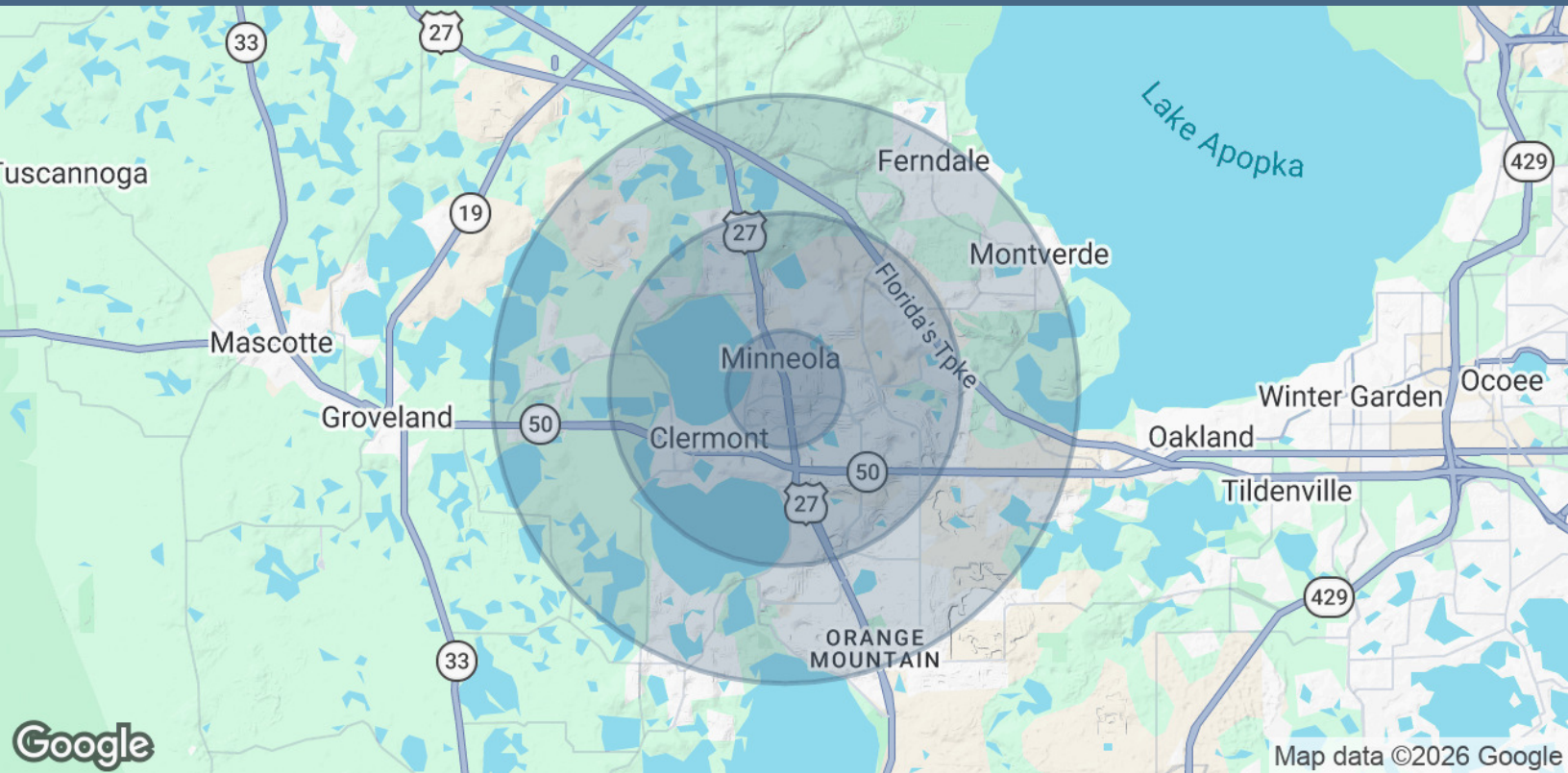
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,136	15,949	32,428
Total Population	9,146	45,927	90,724
Average HH Income	\$81,135	\$99,907	\$110,591



Floor plan

Ashley Walker
Founder & President
407.430.3462
ashley@creaflorida.com

CREA
360 West Plant Street
Winter Garden, FL 34787
creaflorida.com



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,146	45,927	90,724
Average Age	36.5	40.1	42.8
Average Age (Male)	36.1	39.5	42.4
Average Age (Female)	36.9	38.6	42.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,136	15,949	32,428
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$81,135	\$99,907	\$110,591
Average House Value	\$358,467	\$385,283	\$402,808

2023 American Community Survey (ACS)

