

Winter Park - Free-Standing Medical Building



OFFERING SUMMARY

Sale Price:	\$595,000
Total Building Sizes:	2,068 SF
Lot Size:	0.2 Acres
Price / SF:	\$287.72
Zoning:	O-2 City of WP

PROPERTY OVERVIEW

Steps to AdventHealth - Winter Park Hospital
Rare, Free-Standing Medical Property
Ample parking
Excellent long-term redevelopment location

PROPERTY HIGHLIGHTS

- Physician seller retiring
- Perfect for sole practitioner or satellite office
- Entire renovation down to exterior walls (1993).
- Traditional patient waiting area.
- Check-in & out windows with separate billing area.
- 4 exam rooms - with sinks.
- Nurse's station / Lab & staff breakroom.
- Private physician exit & shower.

LEE ZERIVITZ, SIOR, CCIM
Managing Partner
407.644.CITY
lee@citycommercial.com

CITY COMMERCIAL
1101 Symonds Ave.
Winter Park, FL 32789
CITYcommercial.com



FOR SALE

2071 DUNDEE DRIVE | WINTER PARK, FL 32792

2071 DUNDEE



LEE ZERIVITZ, SIOR, CCIM
Managing Partner
407.644.CITY
lee@citycommercial.com

CITY COMMERCIAL
1101 Symonds Ave.
Winter Park, FL 32789
CITYcommercial.com



FOR SALE

2071 DUNDEE DRIVE | WINTER PARK, FL 32792

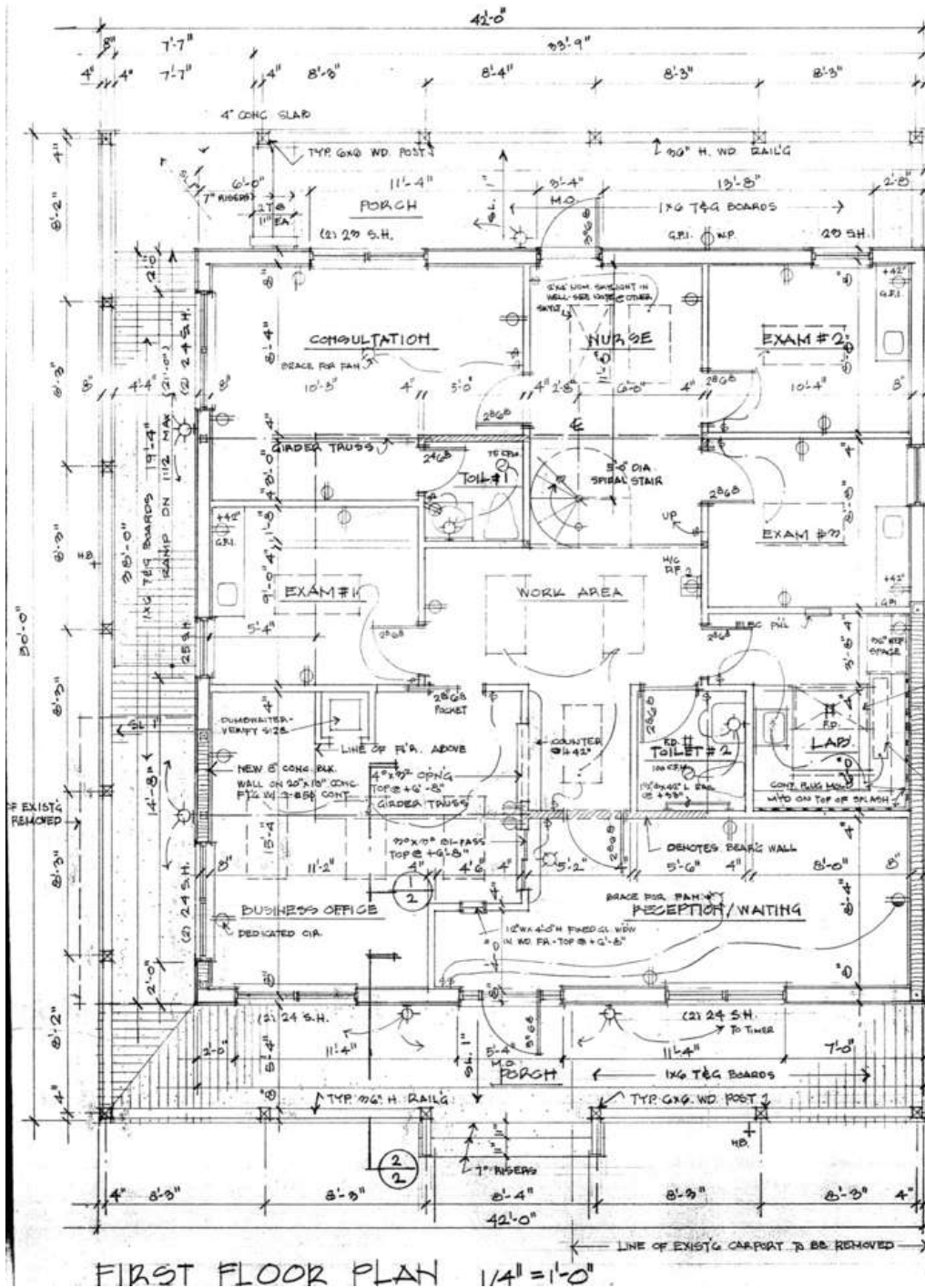


LEE ZERIVITZ, SIOR, CCIM
Managing Partner
407.644.CITY
lee@citycommercial.com

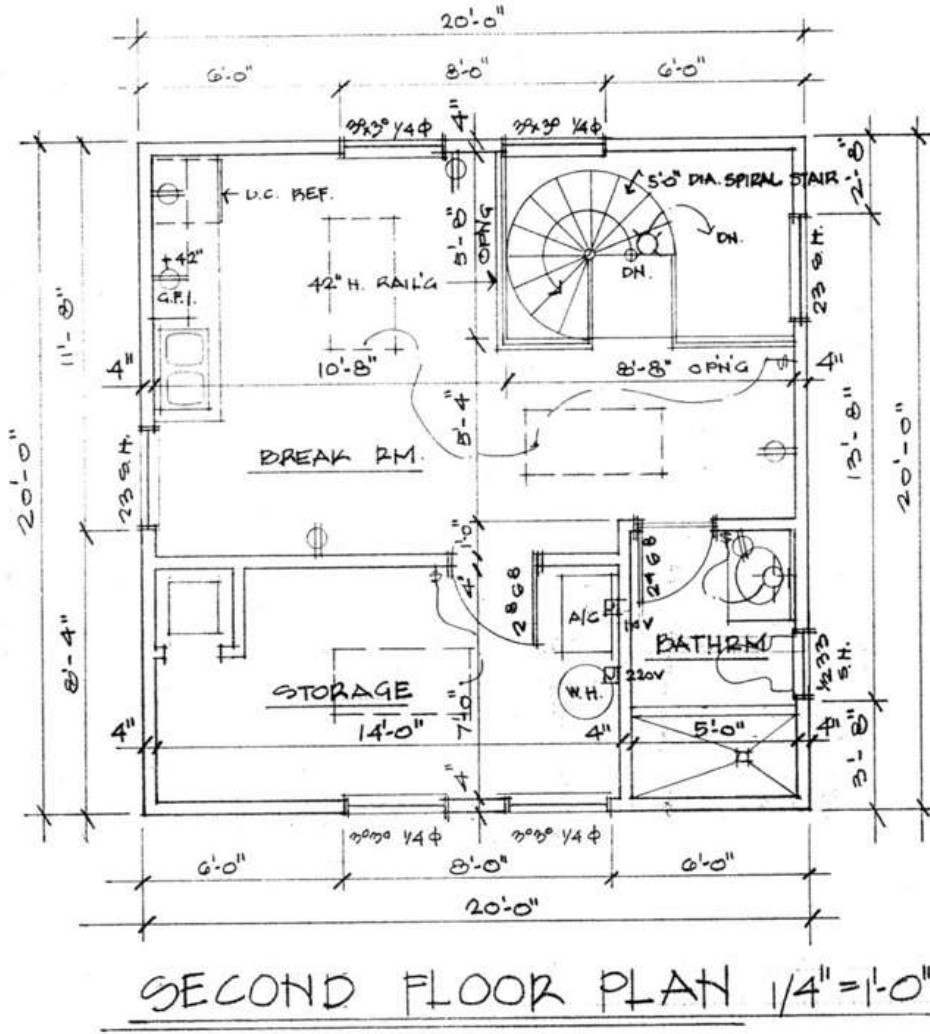
CITY COMMERCIAL
1101 Symonds Ave.
Winter Park, FL 32789
CITYcommercial.com



2071 DUNDEE - 1st FL SPACE PLAN



2071 DUNDEE - 2nd FL SPACE PLAN





Walgreens Pharmacy

Glenwood Dr

Winter Park Chiropractor

Florida Cancer Specialists & Research Institute

Comprehensive Dermatology &...

Hospital

Jennifer Ortega DMD

AdventHealth Winter Park

Greenwich Ave

Lakemont Pediatrics

Moray Ln

Winter Park Internal Medicine

N Lakemont Ave

Hollywood Ave

Lakemont Park Ob/gyn

Winter Park Ob/gyn

Winter Park Rehabilitation Center

Mizell Ave

Mizell Ave

Heidrich & Heidrich Dentistry

Center for Health and Wellbeing

SUBJECT PROPERTY

Burks Cir

Benmore Dr

Crosby Way

Wonderland

Carolle Ln

Winter Park Child Care Center

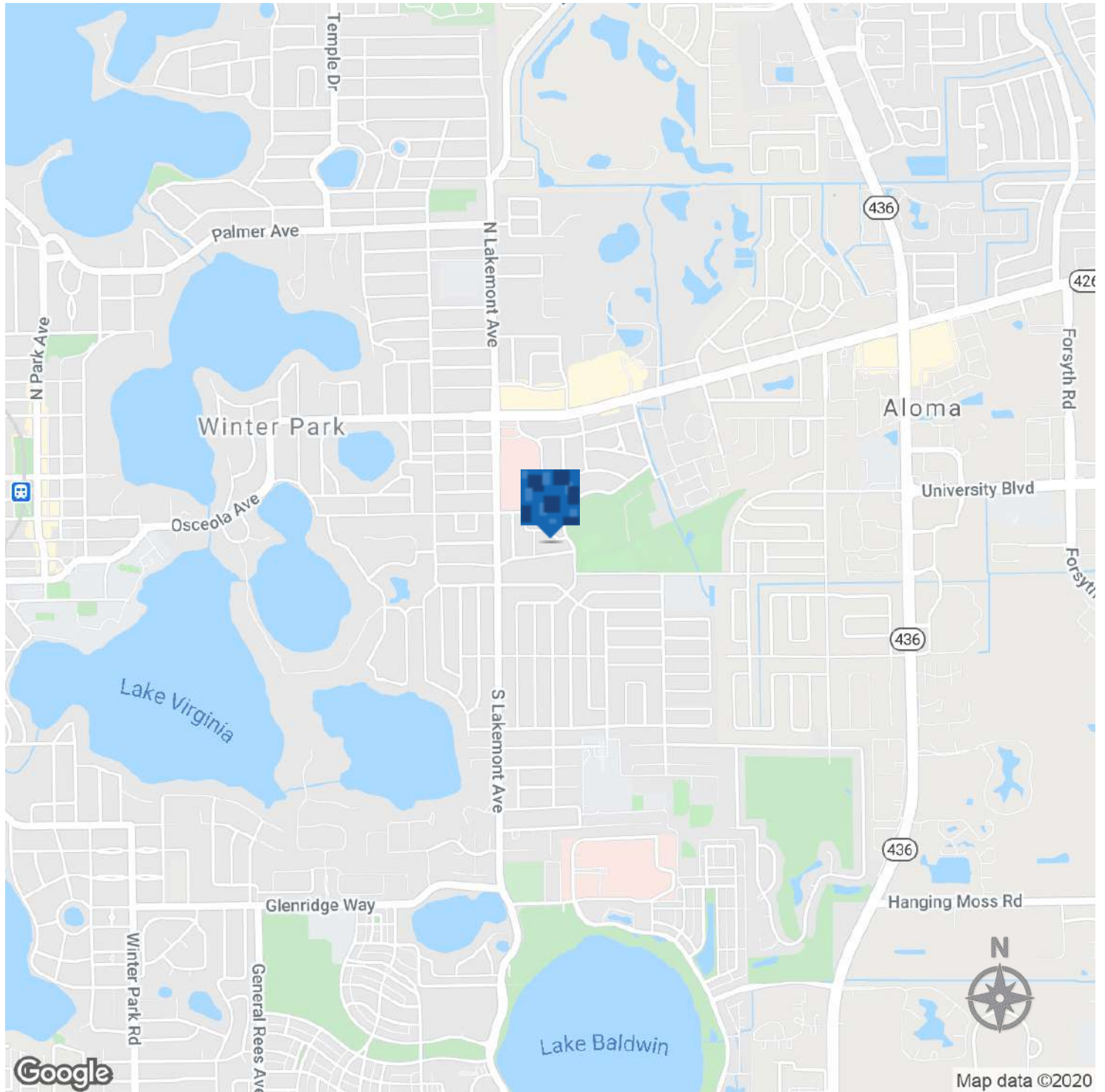
AdventHealth Medical Group Senior Health at...

Health Foundation

Dundee Dr

Google

Location Map



LEE ZERIVITZ, SIOR, CCIM
Managing Partner
407.644.CITY
lee@citycommercial.com

CITY COMMERCIAL
1101 Symonds Ave.
Winter Park, FL 32789
CITYcommercial.com



Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,087	88,940	254,980
Average age	42.6	37.8	36.6
Average age (Male)	37.7	35.8	35.4
Average age (Female)	47.8	39.9	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,888	37,885	104,586
# of persons per HH	2.3	2.3	2.4
Average HH income	\$88,254	\$83,267	\$73,522
Average house value	\$442,198	\$395,012	\$315,449

* Demographic data derived from 2010 US Census

