



PROPERTY DESCRIPTION

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

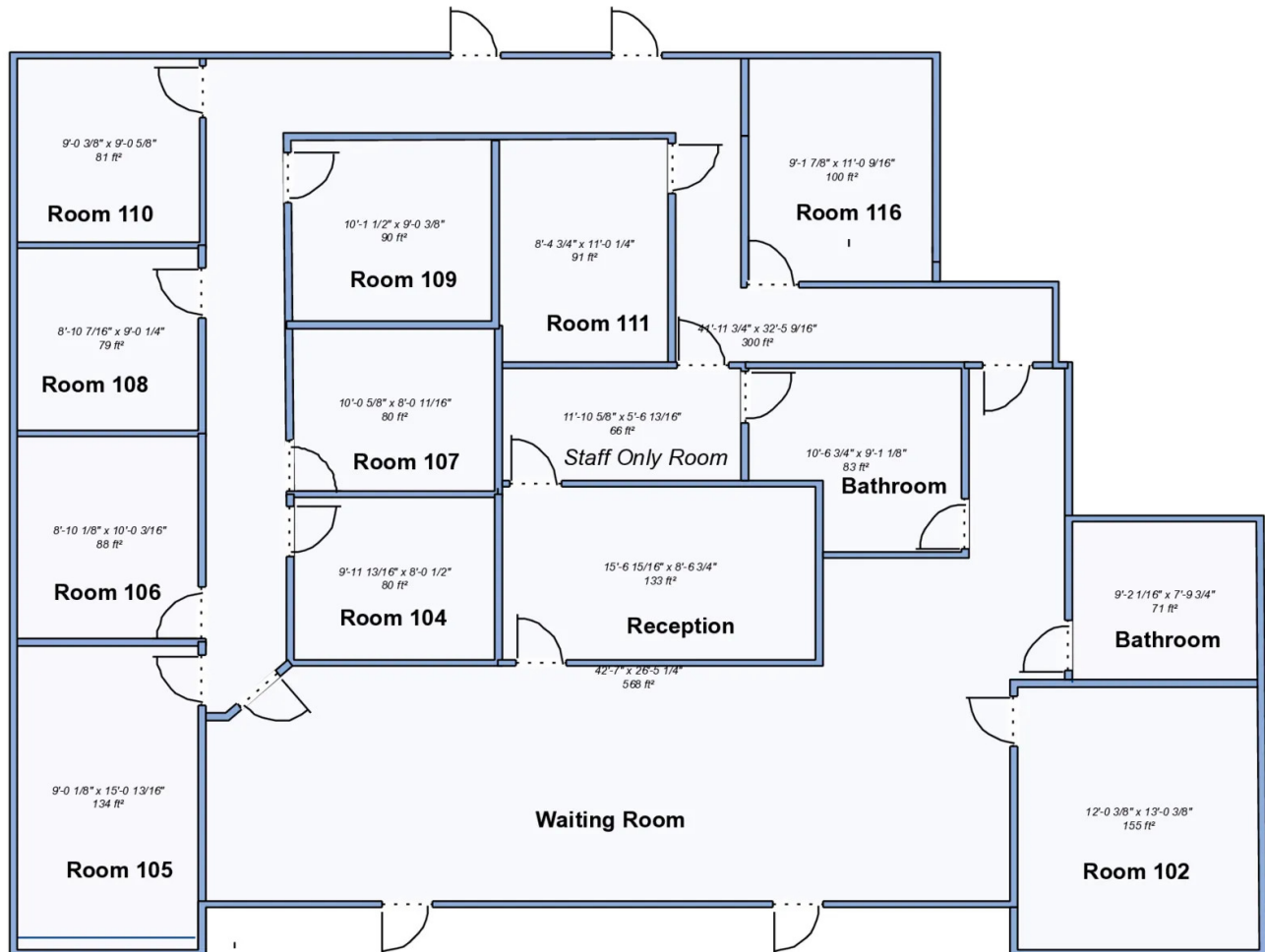
- Move In Ready Medical Office
- Includes 5 Plumbed Exam Rooms, 2 Procedure Rooms, Lab, and a Large Waiting Room
- Located within South Lake Medical Arts Center
- Close Proximity to Orlando Health Hospital in Clermont and HWY 50

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,420 SF
Lot Size:	8,409 SF
Building Size:	5,944 SF

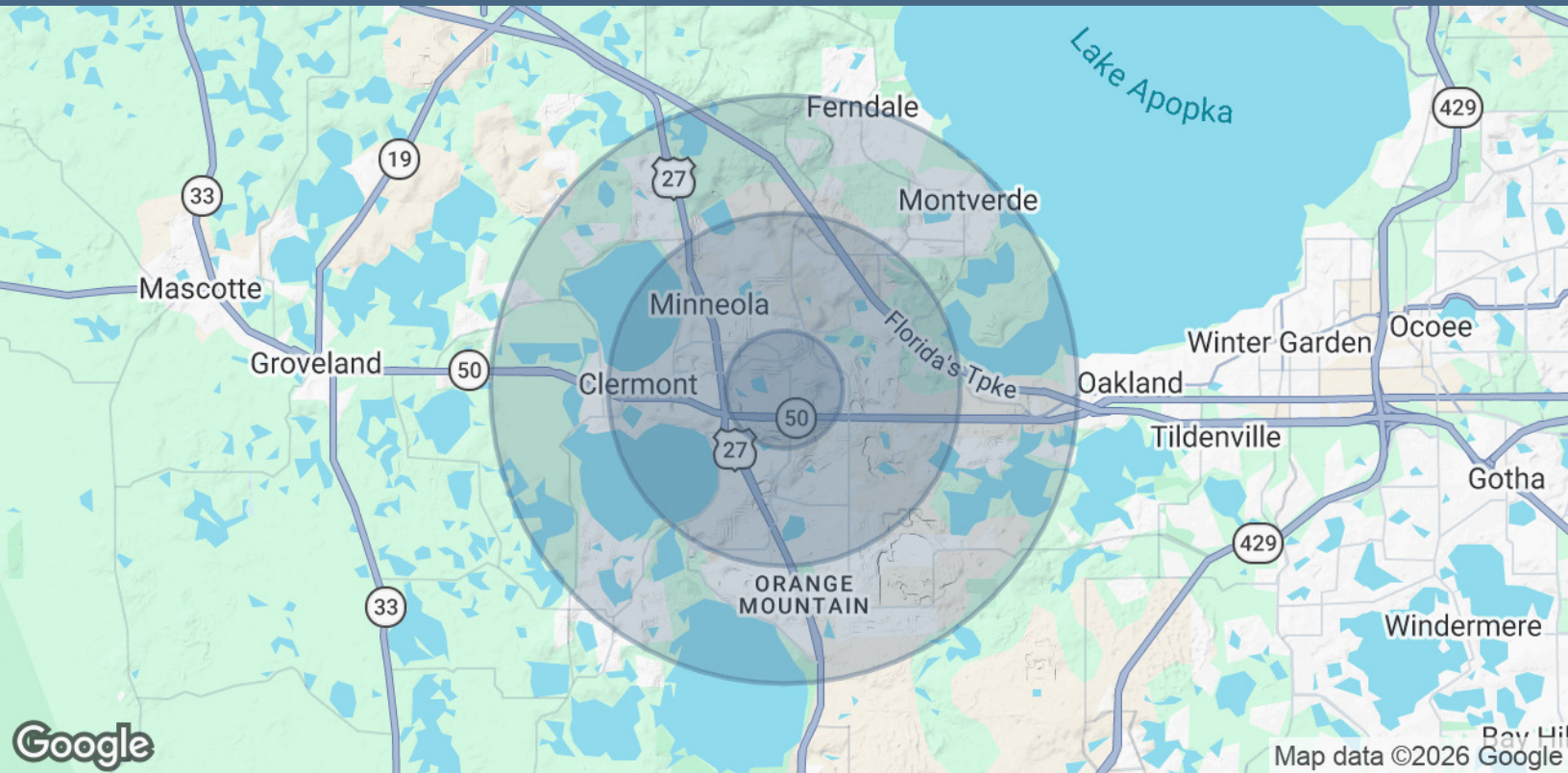
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,843	18,925	32,919
Total Population	8,339	53,364	91,930
Average HH Income	\$98,884	\$102,437	\$111,987





805 Oakley Seaver Dr, Clermont, FL 34711





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,339	53,364	91,930
Average Age	36.9	41.9	42.8
Average Age (Male)	34.0	41.4	42.5
Average Age (Female)	36.4	40.3	41.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,843	18,925	32,919
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$98,884	\$102,437	\$111,987
Average House Value	\$359,439	\$387,780	\$410,896

2023 American Community Survey (ACS)