FIRST CAPITAL Property Group
Commercial Real Estate Services

MEDICAL OFFICE SPACE FOR LEASE

255 N. Lakemont Ave, Winter Park, FL 32792

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P: 407.872.0177 ext. 119

Contact: Michael Castrilli
Vice President of Brokerage Services
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For Lease: $25.00 / SF, NNN

Suite 101: ±4,900 SF

Parking Ratio: 5 / 1,000

2ND GEN MEDICAL LAYOUT

FIRST FLOOR SUITES

COVERED PHYSICIAN PARKING

- Located directly across Lakemont Avenue from Advent Health Winter Park, a 422-bed Acute Care Facility
- First-floor 2nd-generation medical build out
- Co-tenancy includes Labcorp & Rothman Orthopaedic
- Covered portico for patient pick-up and drop-off
- Prominent monument signage visibility with building oriented toward Advent Health's Lakemont Emergency Entrance

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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SURROUNDING MEDICAL PRACTICES

1. Urology Center of Winter Park
2. Winter Park Chiropractor
3. Comprehensive Dermatology & Dermatology Surgery
4. Lakemont Dental
5. Orlando Lifestyle Dentistry
   Blue Ocean Dermatology
6. Lakemont Pediatrics
   Winter Park Internal Medicne
7. Internal Medicine Physician
8. AdventHealth Medical Group Family Medicine Senior Health
9. Heidrich & Heidrich Dentistry
10. Winter Park Health Foundation
11. Easterseals Day Break at the Miller Center - Adult Care
12. Peggy & Philip B. Crosby Wellness Center
    AdventHealth Sports Med & Rehab Winter Park
13. Parkview Rehabilitation Center at Winter Park
14. Winter Park OB-GYN
15. Women's Center for Health
16. Dentist
17. AdventHealth Oncology and Hematology
18. Neuroimaging Winter Park
19. Upperline Health
20. Winter Park Hernia Center
21. Central Florida Institute of Oral Surgery & Dental Implants

NEARBY RETAIL

22. Publix, Dunkin', Mellow Mushroom, FedEx, Pet Supermarket, First Watch, Aloma Cinema Grill
23. Sprouts Farmer's Market, Spectrum, Bolay
24. Outback Steakhouse, Toasted, Bank of America, TMobile, Menchies, Cold Stone Creamery
25. Walgreen's

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MARKET HIGHLIGHTS

Winter Park is considered the premier urban village in Florida, with an average household income of $181,990 and an average household value of $804,636 within 5 minutes of the property

The Downtown Winter Park Historic District is listed on the National Register of Historic Places, the official list of the nation's most historic areas worthy of preservation

Home to Winter Park Chain of Lakes, Historic Rollins College, Park Avenue Shopping District , and AdventHealth Winter Park

Park Avenue Shopping District hosts over 40 cultural events annually, such as Winter Park Sidewalk Art Fesitval, which alone draws over 350,000 visitors each year

AdventHealth Winter Park is a 422-bed acute care Hospital, hosting the AdventHealth Orthopedic Institute, which has performed more orthopedic surgeries than any other hospital in the state of Florida

AdventHeath Winter Park has created the first and only ER in Central Florida specifically designed for seniors, with a team of physicians and clinicians with specialized training in geriatric emergency medicine

Ranked #1 Best Hospital in Greater Orlando by U.S. News and World Report, AdventHealth Winter Park is part of the AdventHealth Central Florida Division, which encompasses more than 20 hospitals and ERs in seven counties

In 2019 AdventHealth Winter Park debuted the Nicholson Pavilion, an $85 million, 160,000 SF expansion, which brings an additional 140 private patient rooms as well as the Center for Health & Wellbeing, a $42 million project.

EMPLOYMENT POPULATION
± 52,330
(10 mins)

MEDIAN AGE
38.0
(10 mins)

		Total Population	Total Families	Total Households	Average Income	Total $ Spent on Medical Care
5 Mins	2026	18,253	4,269	7,268	$181,990	$30,021,135
	2031	19,018	4,457	7,625	$202,397	
10 Mins	2026	89,758	21,232	39,828	$142,601	$123,357,020
	2031	94,220	22,356	42,173	$158,539	
15 Mins	2026	221,709	53,397	95,984	$130,807	$273,600,162
	2031	230,651	55,804	100,897	$146,812	

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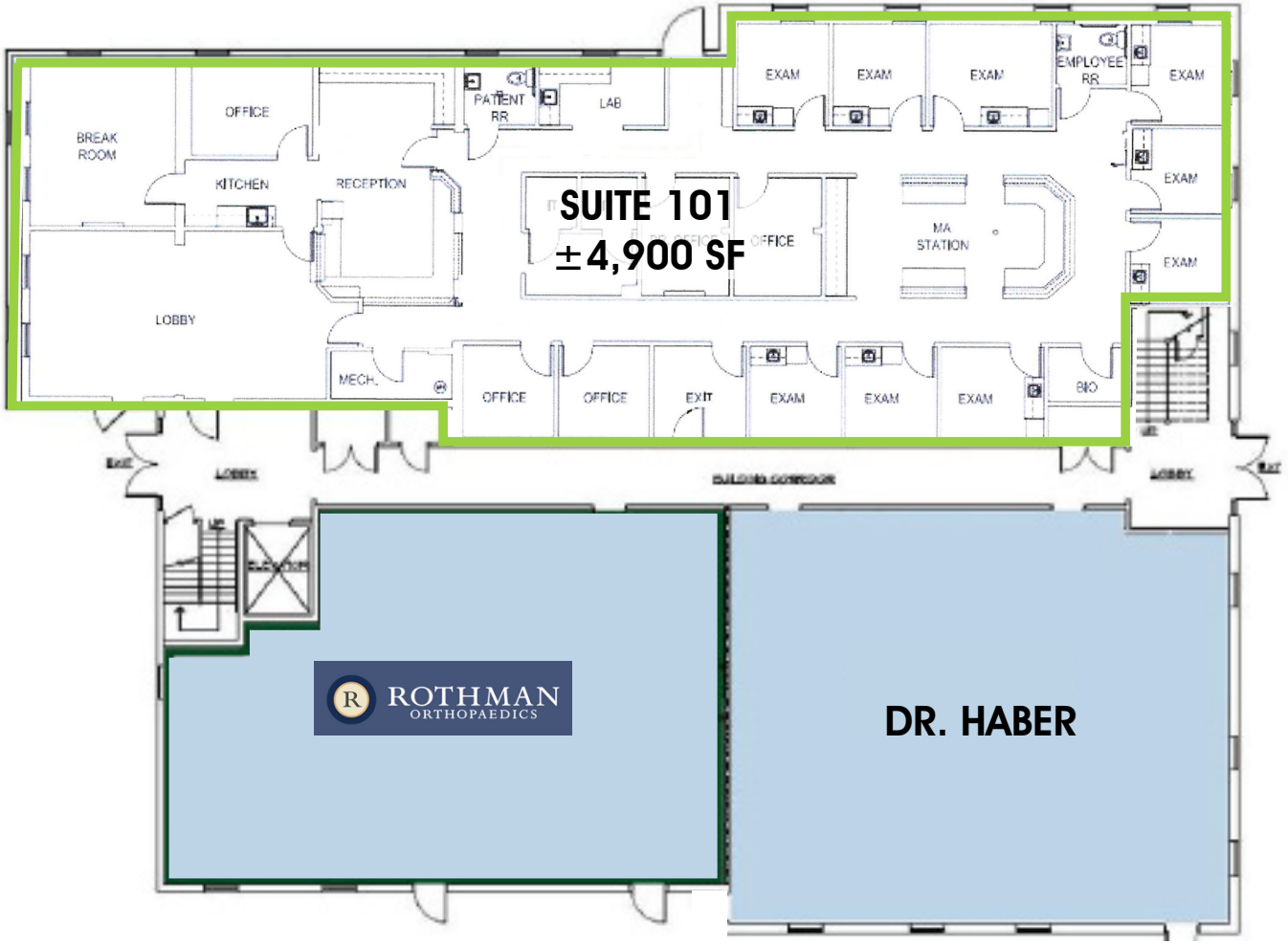
FIRST FLOOR

Lakemont Ave Entrance

Parking Lot Entrance to Lobby

Covered Parking Lot Entrance



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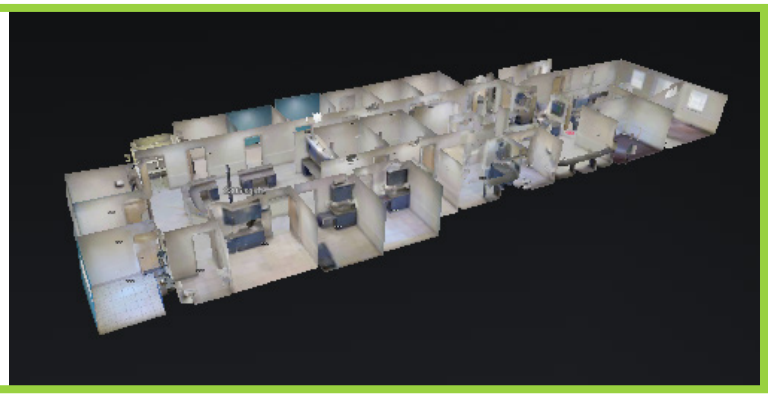
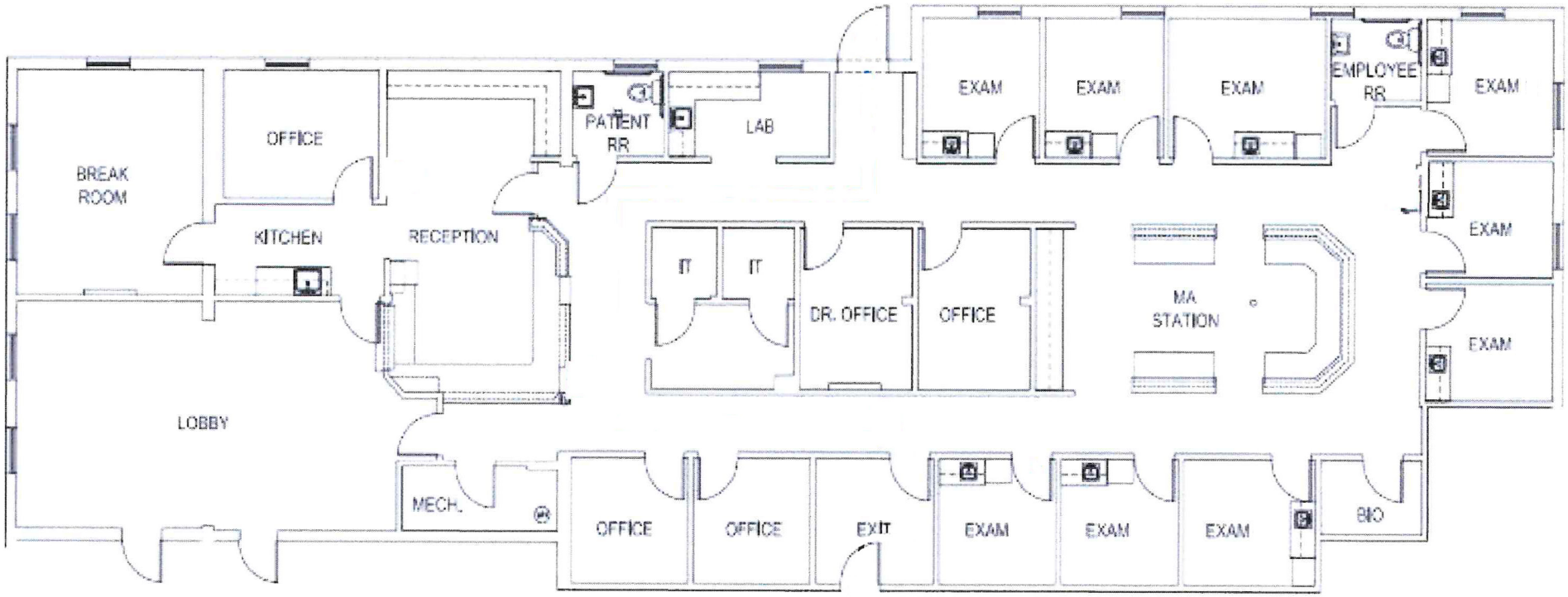
SUITE 101: ± 4,900 SF

Layout includes: 9 exam rooms, nurses' station, laboratory space, 2 restrooms, dedicated lobby, kitchen and staff breakroom

TAKE A VIRTUAL TOUR VIA MATTERPORT

Visit: https://FCPG.com/Lakemont/





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