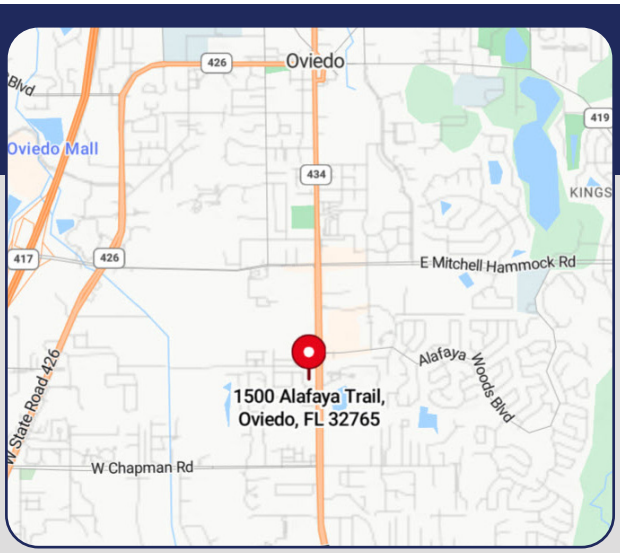
FOR LEASE



CEDAR CREEK PLAZA

1500 Alafaya Trail, Oviedo, FL 32765



2nd generation medical space in Oviedo, Florida. Fully built-out with plumbing in exam rooms, lab room, open receptionist area, updated medical offices. Private physician offices, rear parking, back door access. Inline unit at center of building.

The space includes eight exam rooms with sinks, two exam rooms without sinks, imaging room, storage rooms, janitorial room, nurse's station, lab area with plumbing, large breakroom, records storage room, two large ADA compliant restrooms, and employee ADA compliant restrooms. Less than two-miles from Advent Health, HCA Florida, SR 417, SR 434, and SR 419.

DEMOGRAPHICS	3-MILES	5-MILES	10-MILES
Population	68,620	175,181	618,231
Households	24,247	58,065	227,165
Average HH Income	$122,545	$116,971	$107,168
Median Age	37	33.2	37.4

Clark Brandt
D 407.373.6827
C 407.497.3910
clark@bywater.com

THE BYWATER COMPANY

1209 Edgewater Drive
Suite 100
Orlando, FL 32804
407.206.7300 Main
www.bywater.com

The information contained herein was obtained from sources deemed reliable and is assumed to be correct. It is not guaranteed by The Bywater Company.

CEDAR CREEK PLAZA

1500 Alafaya Trail, Oviedo, FL 32765

PROPERTY HIGHLIGHTS

- 3,000 SF available in Suite 1032
- 25,902 SF building on 3.59 acres
- Built in 2008
- Fully built-out
- Move-in condition
- Reception area
- Private restrooms
- Plug and play cabling
- High ceilings
- Six per 1,000 SF parking ratio (112 spaces)
- Monument signage included
- Suite signage available
- PUD zoning
- City of Oviedo water and sewer
- Duke Energy electric
- Full fire suppression
- Upgraded power
- Masonry construction
- ***$24.00/SF, NNN***











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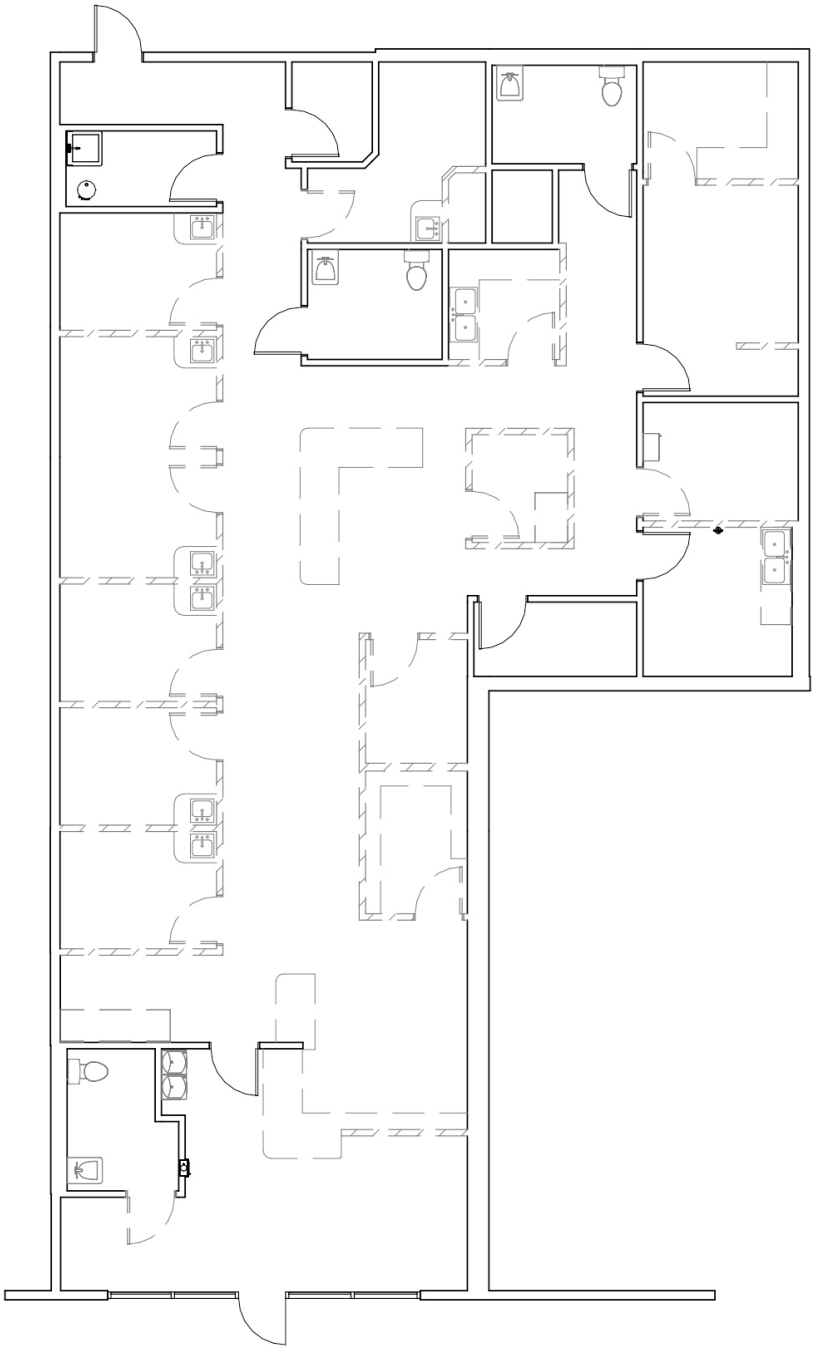
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FLOOR PLAN



THE BYWATER COMPANY

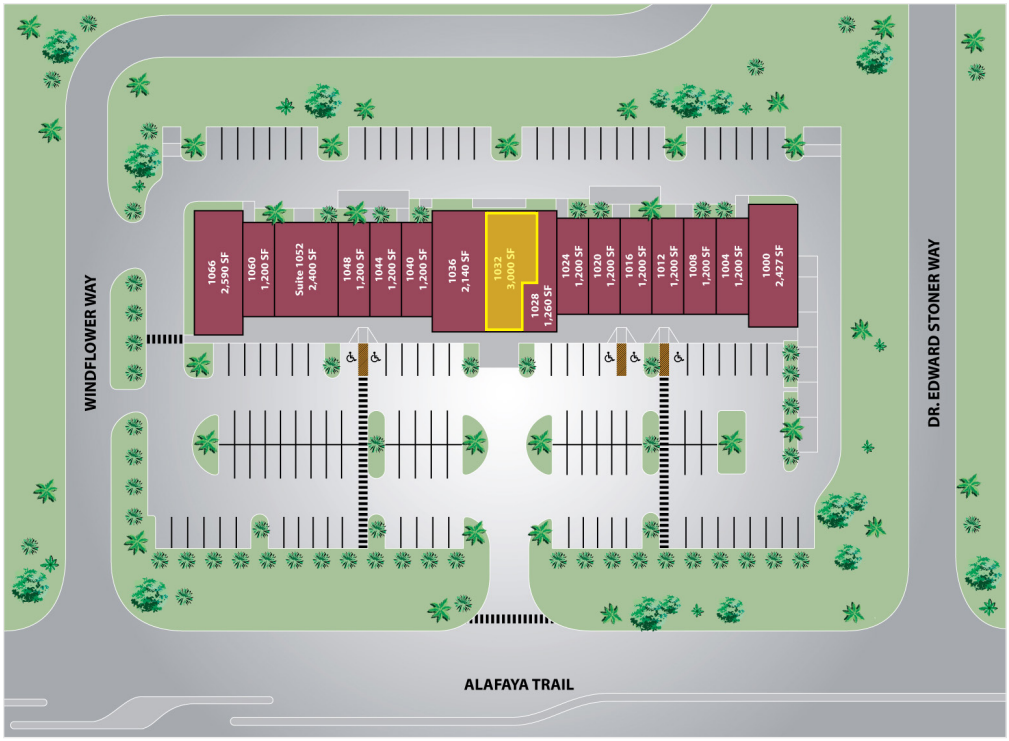
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