CREA
COMMERCIAL REAL ESTATE
ADVISORS

130 Ridge Center Dr., Suite 202

DAVENPORT, FL 33837

MEDICAL/OFFICE FOR LEASE



PROPERTY DESCRIPTION

AVAILABLE APR 2027 2,400 SF +/- Move-in ready medical office space available built in 2022. The property is zoned EC and provides a 4/1,000 SF parking ratio, which supports steady patient turnover throughout the day. Perfect for a primary care, pediatric, or multi-provider.

The property is located just off US Highway 27 and approximately 1 mile +/- from the I-4 interchange, giving patients direct access from across Polk County and the Orlando metro. Deer Creek Crossings, a retail center on US Highway 27, is within 0.2 miles +/-, and the Posner Village and Posner Park shopping district, including Target, is 0.8 to 1.3 miles +/- to the north. AdventHealth Heart of Florida, the area's full-service hospital with on-campus imaging, is 2.4 miles +/- south on US Highway 27.

PROPERTY HIGHLIGHTS

- Move-In Ready Medical Office Space
- 8 to 10 Exam Rooms
- 4/1,000 SF Parking Ratio and EC Zoning
- Perfect for a Primary Care or Multi-Provider Practice

OFFERING SUMMARY

Lease Rate:	$37 SF/yr (NNN)
Number of Units:	1
Available SF:	2,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,428	7,374	21,140
Total Population	3,341	20,510	60,973
Average HH Income	$66,390	$92,509	$92,822

Ashley Walker
Founder & President
407.430.3462
ashley@creaflorida.com

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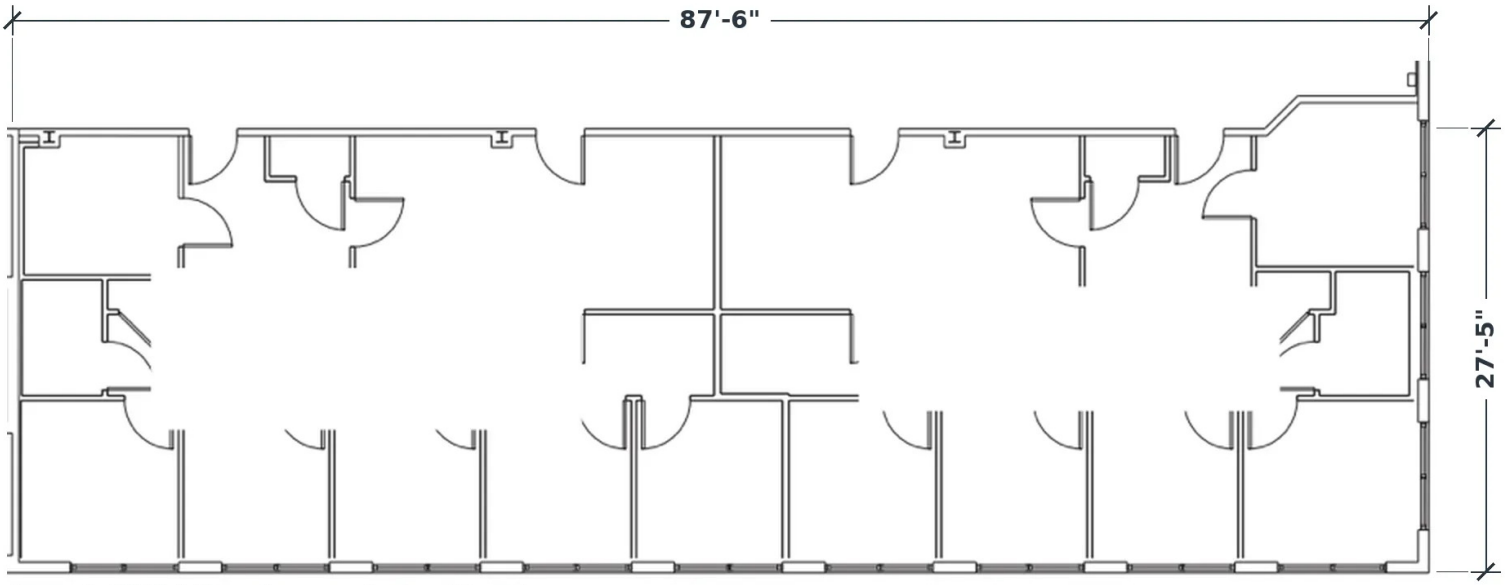
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Approx. 2,400 SF | Dimensions approximate, not to scale

Suite 202 Floor Plan

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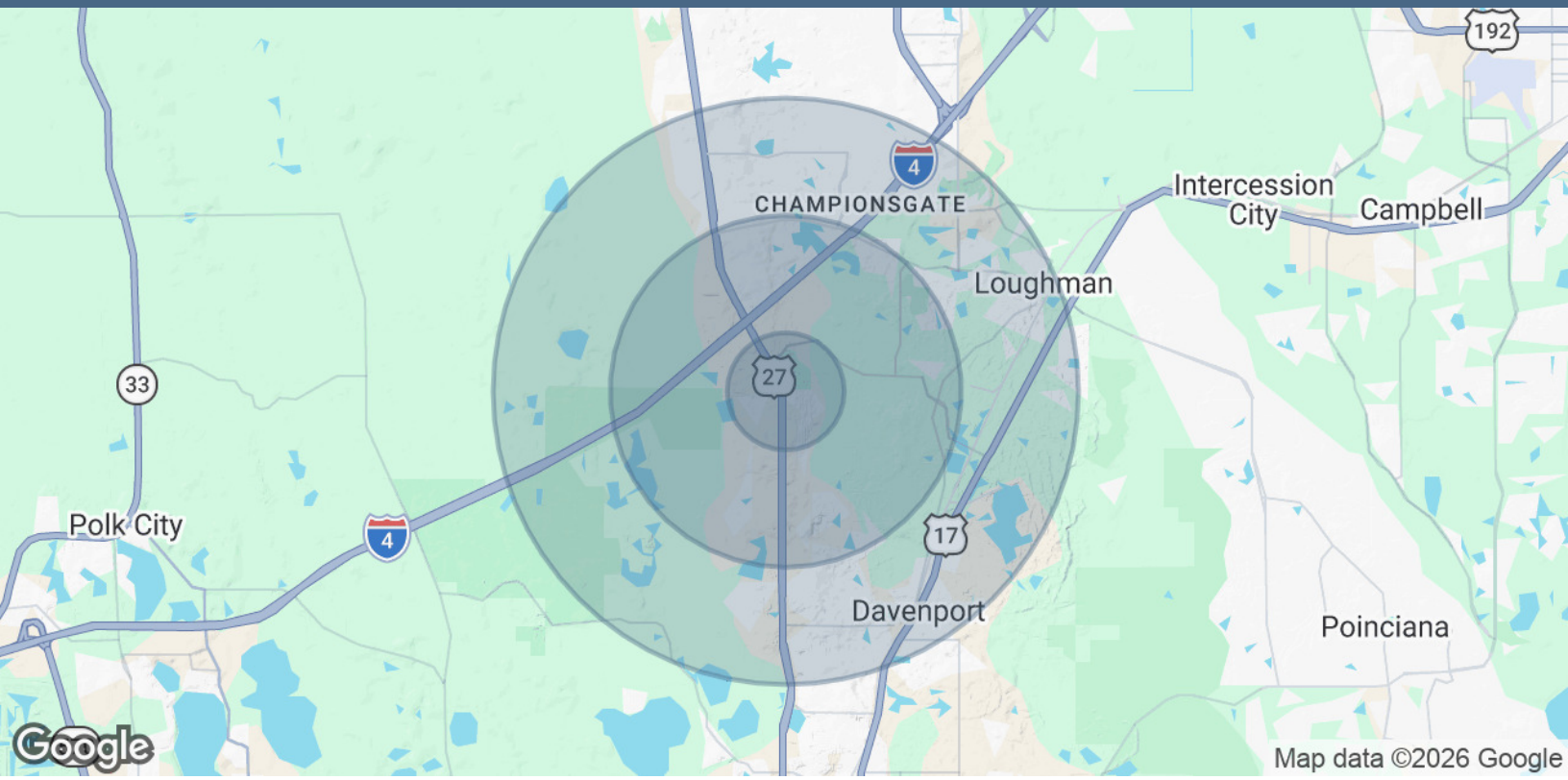
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,341	20,510	60,973
Average Age	45.9	39.4	37.2
Average Age (Male)	49.2	39.2	36.7
Average Age (Female)	43.1	39.5	37.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,428	7,374	21,140
# of Persons per HH	2.3	2.8	2.9
Average HH Income	$66,390	$92,509	$92,822
Average House Value	$210,317	$282,424	$319,418

2023 American Community Survey (ACS)

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