CREA
COMMERCIAL REAL ESTATE
ADVISORS

1540 Citrus Medical Ct # D

OCOEE, FL 34761

MEDICAL OFFICE FOR LEASE



PROPERTY DESCRIPTION

3,576 SF +/- medical office building is available for lease inside the Citrus Medical and Executive Office Park, an established group of physician practices just south of West Colonial Drive. Perfect for a primary care or specialty group that wants clinical space plus billing, scheduling and back-office staff under one roof.

The property is adjacent to Arthritis Center of Orlando and EverHealth Institute within 0.1 miles +/-. Orlando Health Health Central Hospital is within 0.3 miles +/-, SimonMed Imaging is within 0.5 miles +/- and Orlando Health Imaging Centers Ocoee is less than 1 mile away. Moments from SR 50 / West Colonial Drive (52,000 Annual Average Daily Traffic) at Blackwood Avenue, within 0.4 miles +/-, with SR 408 access via Clarke Road 1.0 miles +/- away.

PROPERTY HIGHLIGHTS

- 4,000 SF +/- Medical Office Building For Lease
- Within the Citrus Medical and Executive Office Park
- Adjacent to Arthritis Center of Orlando
- Within 0.3 Miles +/- of Orlando Health Health Central

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,576 SF
Lot Size:	4,997 SF
Building Size:	4,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,485	24,169	76,333
Total Population	7,096	75,359	238,469
Average HH Income	$88,679	$112,033	$108,974

Ashley Walker
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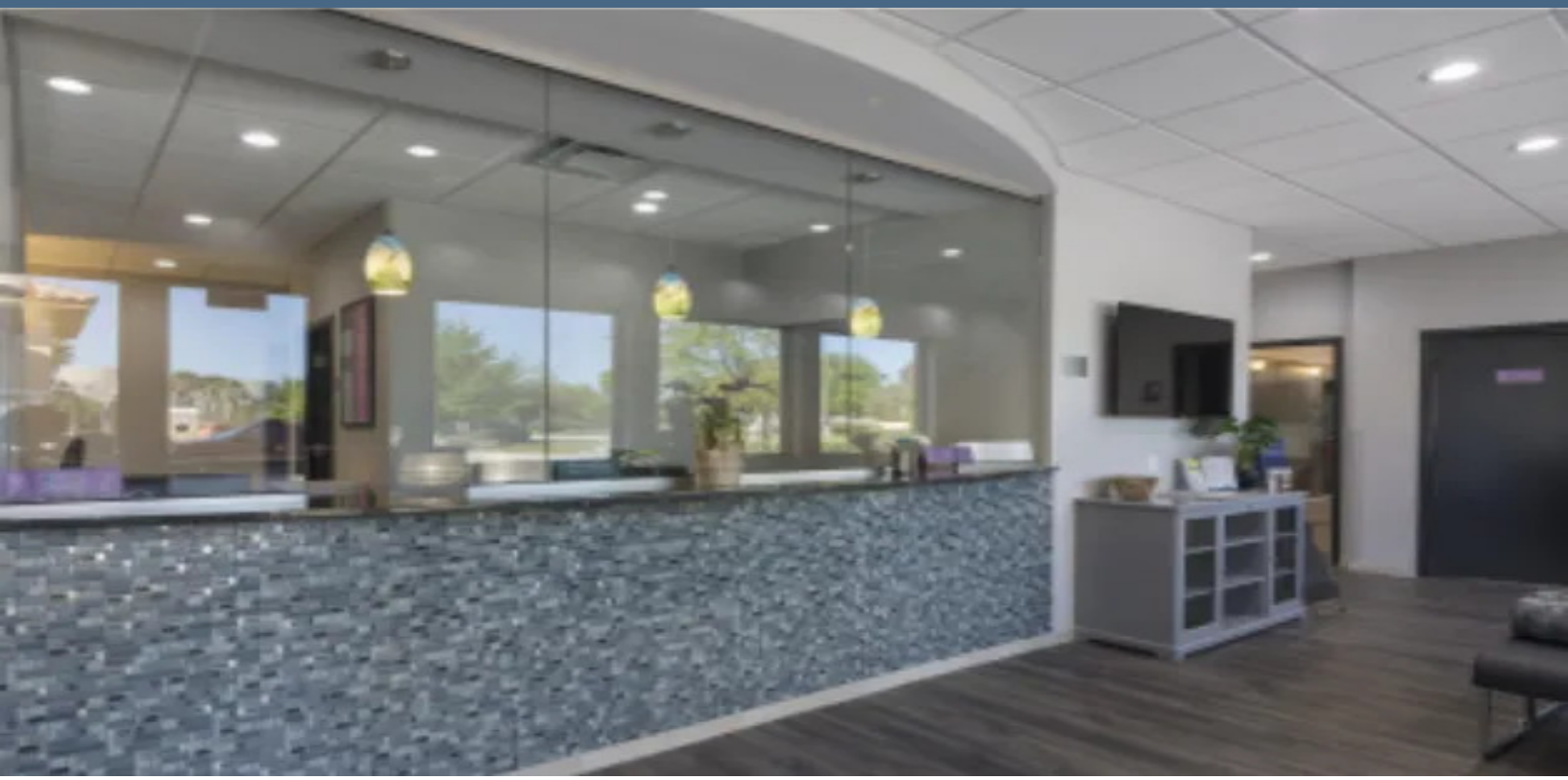
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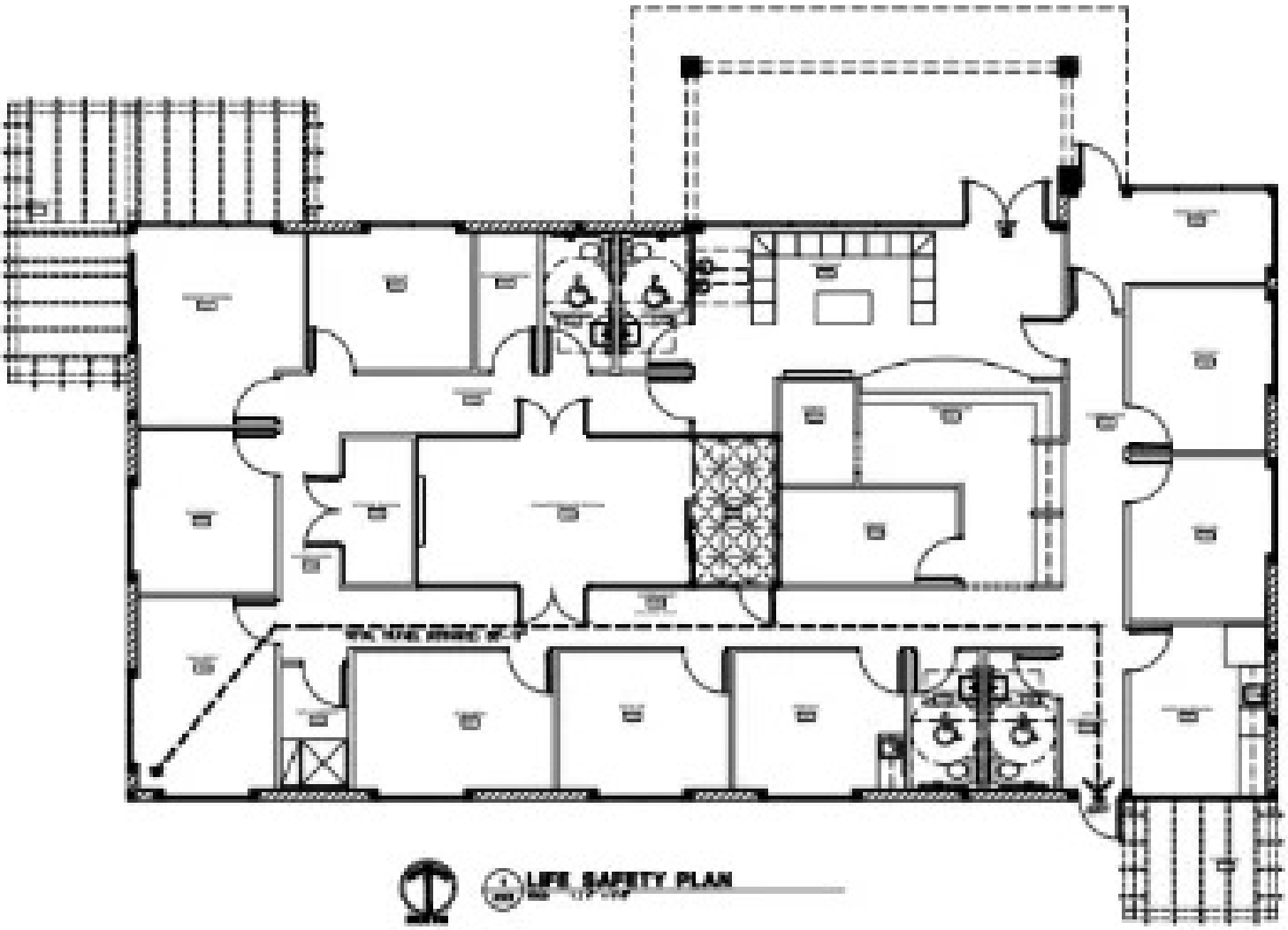
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OFFICE BUILDING **FOR LEASE**



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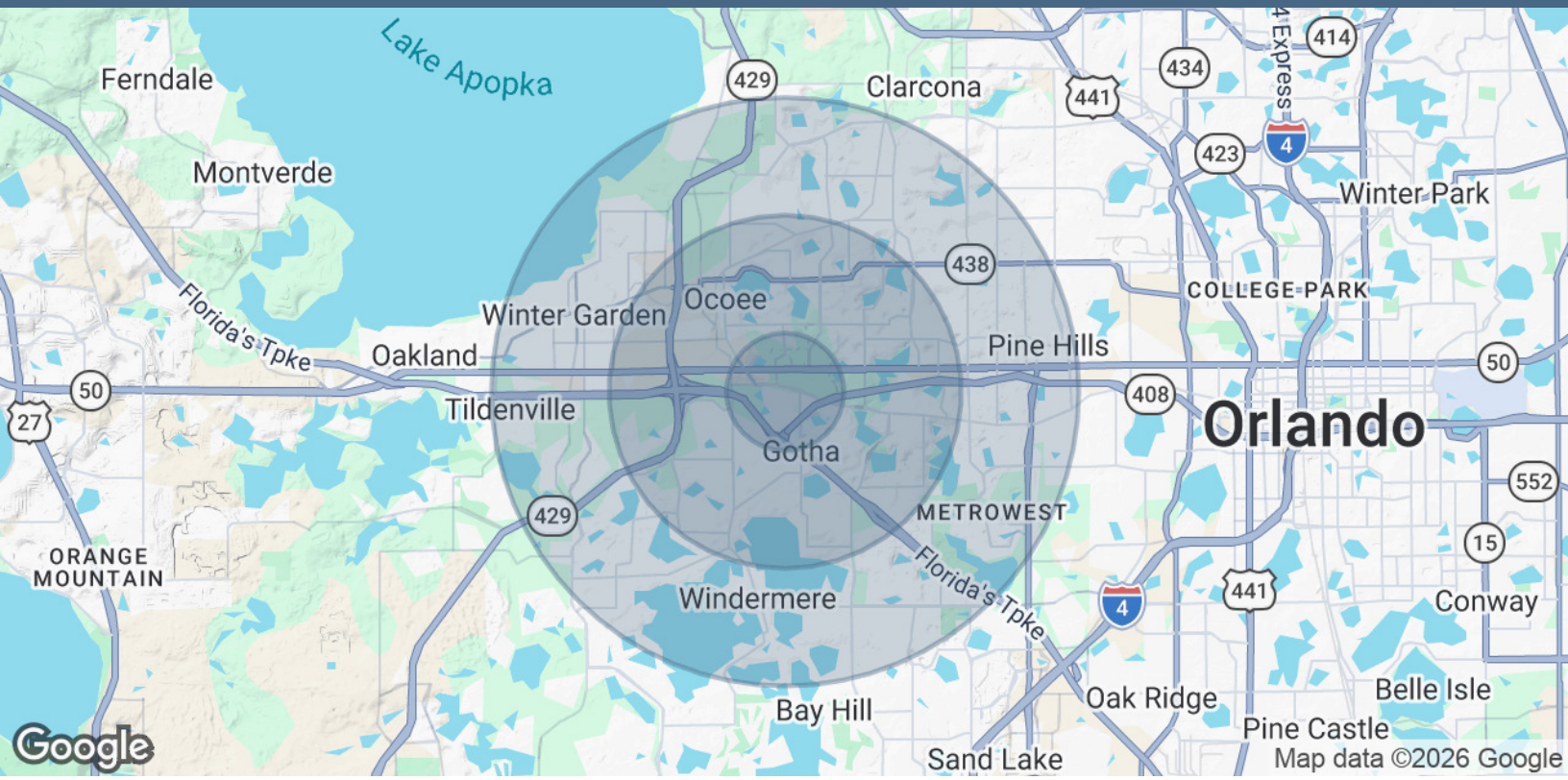
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,096	75,359	238,469
Average Age	35.6	37.7	36.8
Average Age (Male)	35.0	37.7	36.5
Average Age (Female)	36.2	37.2	36.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,485	24,169	76,333
# of Persons per HH	2.9	3.1	3.1
Average HH Income	$88,679	$112,033	$108,974
Average House Value	$347,991	$422,149	$388,430

2023 American Community Survey (ACS)

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