CREA
COMMERCIAL REAL ESTATE
ADVISORS

148 Southern Railway - Unit B

148 SOUTHERN RAILWAY, OAKLAND, FL 34847

MEDICAL OFFICE FOR LEASE



PROPERTY DESCRIPTION

1,800 SF +/- medical office suite is available for lease in a brand new medical/office built in 2025. The suite will be delivered in shell condition and has room for a reception/waiting area, treatment or exam rooms, a provider office, and a staff break area. The building sits on 0.12 AC +/- and is zoned OAK-PUD. Perfect for a dental, psychology, or ophthalmology practice

The property is adjacent to Central Florida Total Healthcare (within 0.1 miles +/-) and sits near the corner of W Colonial Dr (SR 50) and Remington Rd within the Oakland Exchange development. Nearby medical users include AdventHealth Winter Garden is 3.6 miles +/- away, and Orlando Health South Lake Hospital is 4.8 miles +/- away.

PROPERTY HIGHLIGHTS

- 1,800 SF +/- Medical Office Suite For Lease
- Built in 2025
- Adjacent to Central Florida Total Healthcare
- Less Than 1 Mile to Florida's Turnpike
- Perfect for Dental, Psychology, or Ophthalmology Practices

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	1,800 SF
Lot Size:	0.12 Acres
Year Built	2025

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,488	12,055	27,727
Total Population	4,188	35,310	83,860
Average HH Income	$159,444	$132,101	$135,798

Ashley Walker
Founder & President
407.430.3462
ashley@creaflorida.com

CREA
360 West Plant Street
Winter Garden, FL 34787
creaflorida.com

CREA
COMMERCIAL REAL ESTATE
ADVISORS

148 Southern Railway - Unit B

148 SOUTHERN RAILWAY, OAKLAND, FL 34847

MEDICAL OFFICE FOR LEASE



Ashley Walker
Founder & President
407.430.3462
ashley@creaflorida.com

CREA
360 West Plant Street
Winter Garden, FL 34787
creaflorida.com

CREA
COMMERCIAL REAL ESTATE
ADVISORS

148 Southern Railway - Unit B

148 SOUTHERN RAILWAY, OAKLAND, FL 34847

MEDICAL OFFICE FOR LEASE



Ashley Walker
Founder & President
407.430.3462
ashley@creaflorida.com

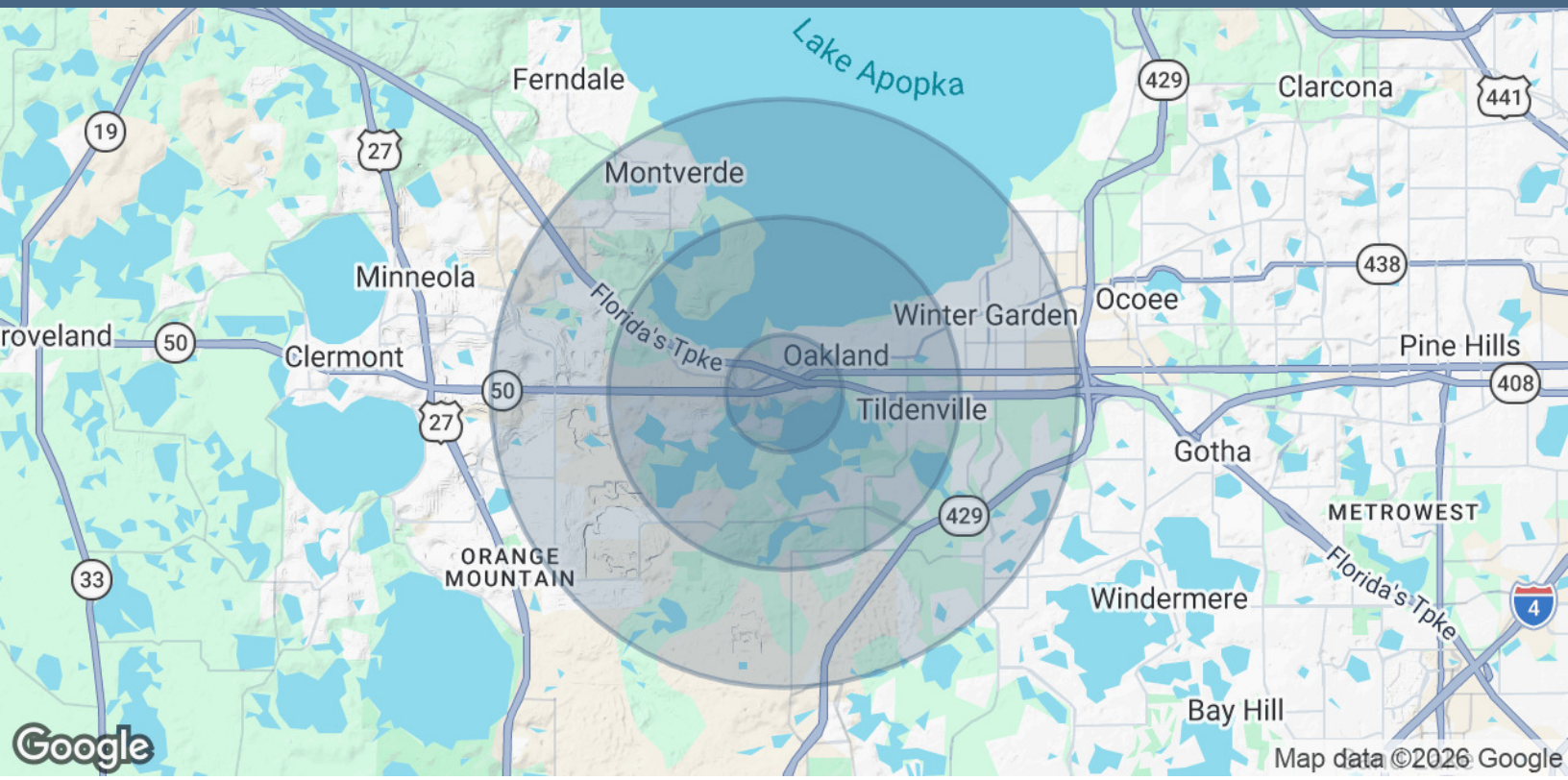
CREA
360 West Plant Street
Winter Garden, FL 34787
creaflorida.com

CREA
COMMERCIAL REAL ESTATE
ADVISORS

148 Southern Railway - Unit B

148 SOUTHERN RAILWAY, OAKLAND, FL 34847

MEDICAL OFFICE FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,188	35,310	83,860
Average Age	43.6	39.7	40.7
Average Age (Male)	41.1	38.9	39.9
Average Age (Female)	45.3	39.7	40.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,488	12,055	27,727
# of Persons per HH	2.8	2.9	3.0
Average HH Income	$159,444	$132,101	$135,798
Average House Value	$533,008	$433,879	$472,403

2023 American Community Survey (ACS)

Ashley Walker
Founder & President
407.430.3462
ashley@creaflorida.com

CREA
360 West Plant Street
Winter Garden, FL 34787
creaflorida.com