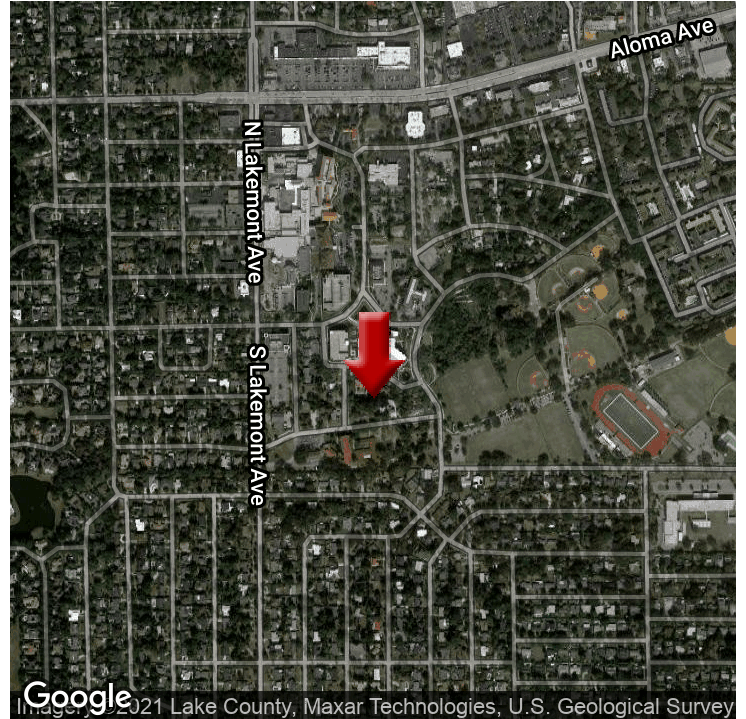


OFFICE FOR LEASE

2061 DUNDEE DRIVE - OFFICE

2061 Dundee Drive, Winter Park, FL 32792



OFFERING SUMMARY

NUMBER OF UNITS:	1
AVAILABLE SF:	1,202 SF
LEASE RATE:	\$27.50 SF/yr (NNN)
LOT SIZE:	0.23 Acres
BUILDING SIZE:	1,467 SF
ZONING:	O-2
MARKET:	Winter Park
SUBMARKET:	Greater Orlando

PROPERTY OVERVIEW

This free-standing professional office building is great for a small legal practice, CPA, chiropractor, financial advisor, etc. Great location just off Lakemont Avenue, walking distance from Advent Health Hospital, in an area of professional and medical offices. This 1,202 SF space is well-appointed and features three designated offices, a reception area, kitchen area with storage, front and back entrances and two restrooms, one complete with a shower. Building was just painted and has updated windows, a nice front porch area and fresh new landscaping in front. Shared parking with 2071 Dundee Drive.

PROPERTY HIGHLIGHTS

- Excellent Location off Lakemont Avenue
- Close to Advent Health & Professional and Medical Offices
- Front and Rear Entrances
- 3 Designated Offices
- Reception Area
- Kitchen Area with Storage
- 2 Restrooms - One with Shower
- Building Just Painted
- Updated Windows
- Fresh New Landscaping

KW COMMERCIAL
6900 Turkey Lake Rd, Ste. 1-3
Orlando, FL 32819

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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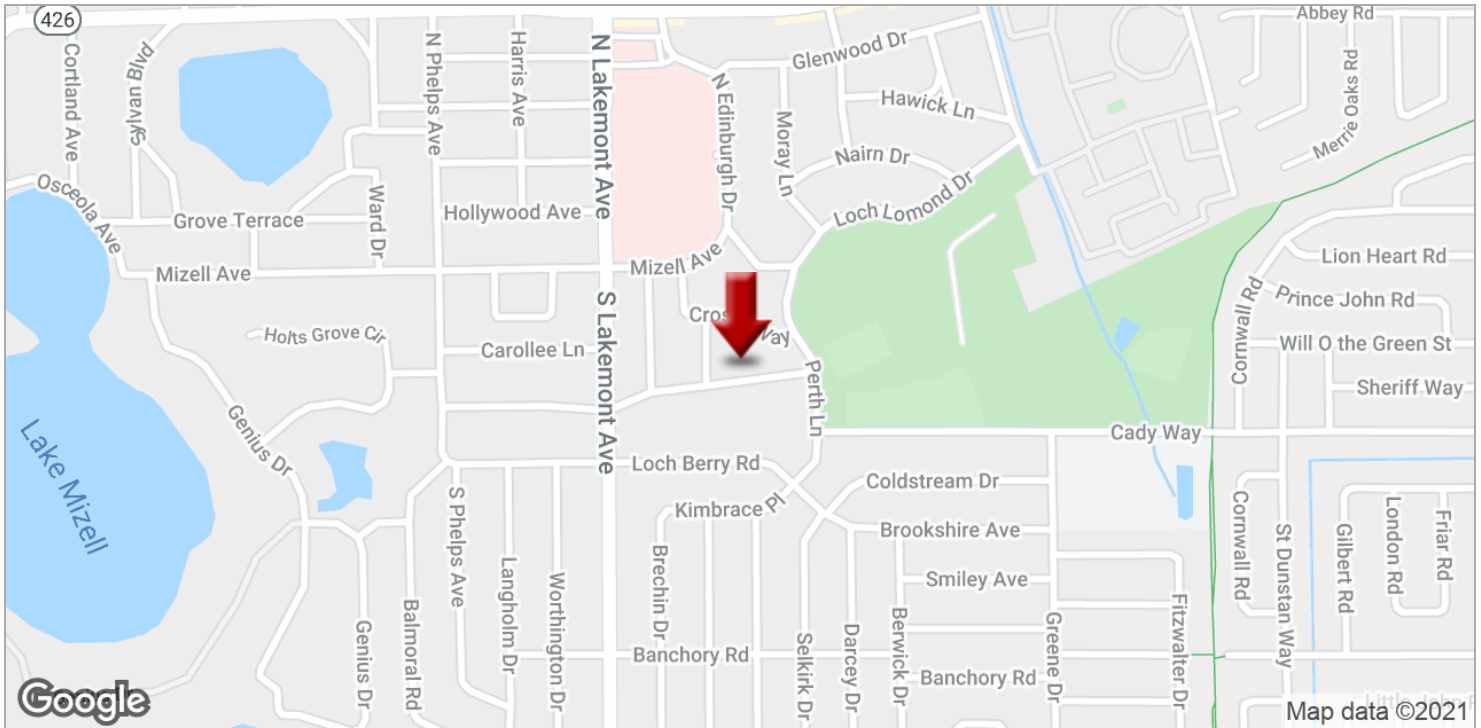
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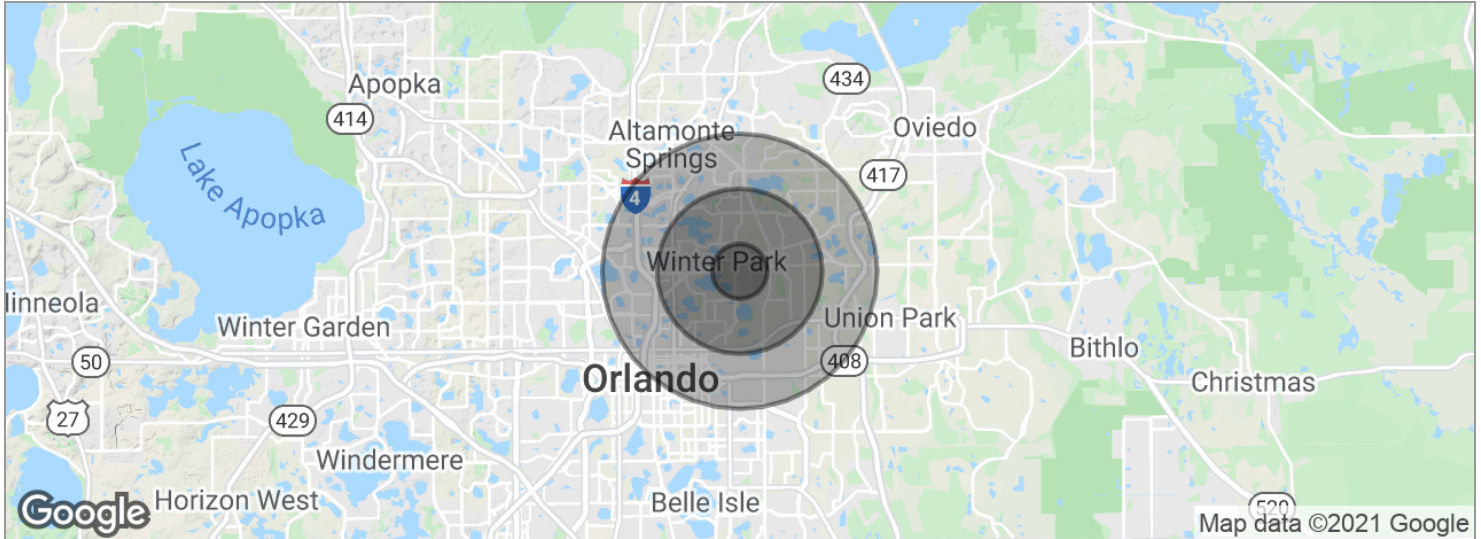
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,040	88,918	254,758
Median age	42.6	37.8	36.7
Median age (male)	37.7	35.8	35.4
Median age (Female)	47.8	39.9	38.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,866	37,898	104,514
# of persons per HH	2.3	2.3	2.4
Average HH income	\$88,899	\$83,144	\$73,513
Average house value	\$445,869	\$393,996	\$315,749

* Demographic data derived from 2010 US Census

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