

For Lease

# Winter Park Medical/Office Building

2,256 SF | \$21.00 / SF

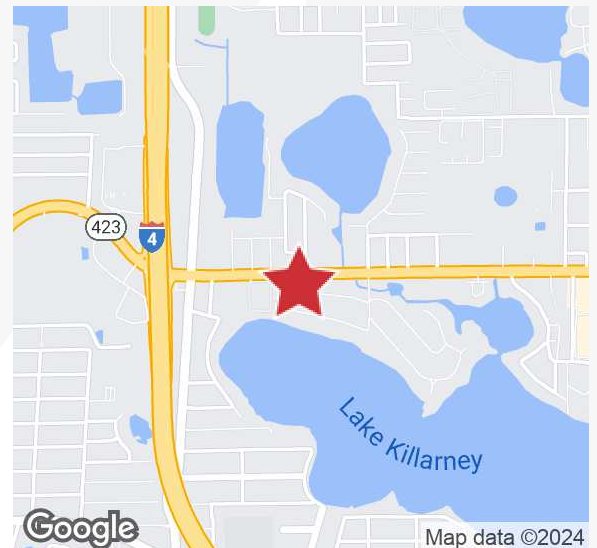


## 2306 Lee Road

Winter Park, Florida 32789

### Property Highlights

- 2,256± SF free-standing building
- \$25/SF tenant improvement allowance
- Great exposure on busy Lee Road - 37,500 AADT
- Plumbing available in majority of rooms
- 2 waiting rooms, dual reception areas, 3 offices, 7 exam rooms with plumbing, nurse's station, kitchenette and 4 restrooms
- Lynx bus stop across the street
- Turn lanes allow easy access from both directions on Lee Road
- Walking distance to Starbucks



For more information

**Hillary S. Bressler**

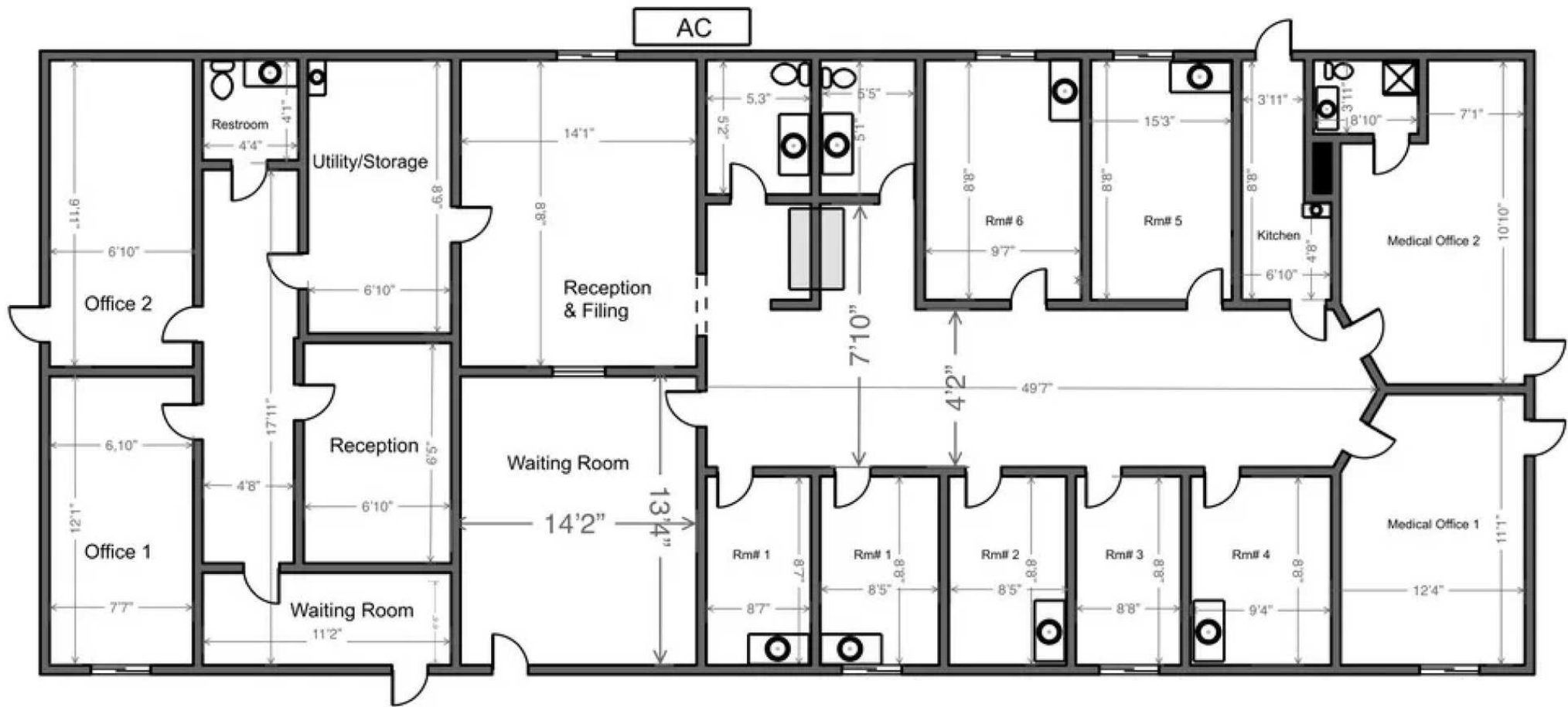
O: 407 949 0729  
hbressler@realvest.com

**Al Fishalow**

O: 407 949 0731  
afishalow@realvest.com

**Lease Rate: \$21.00 / SF NNN**

# Floor Plan





## Interior Photos

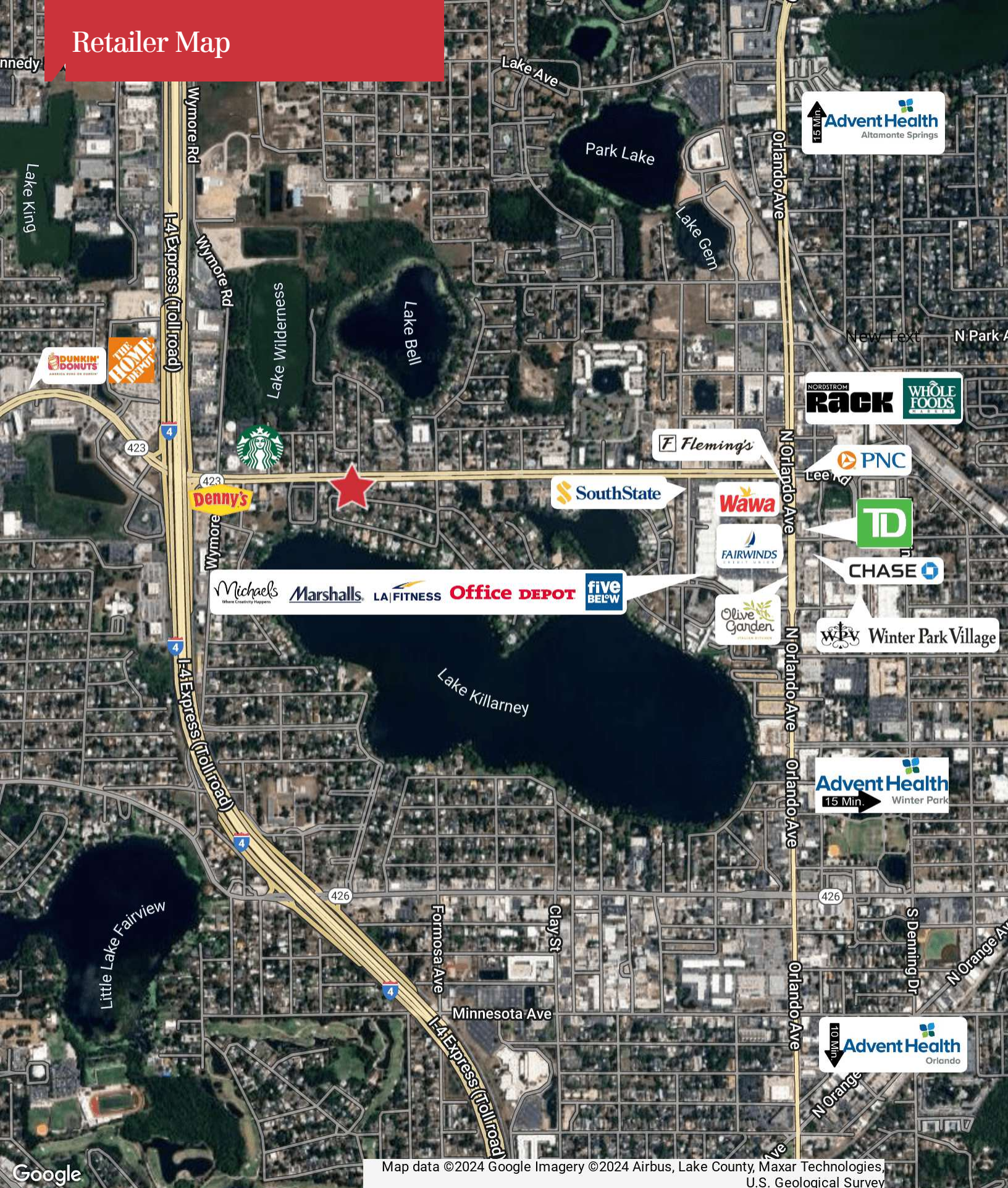








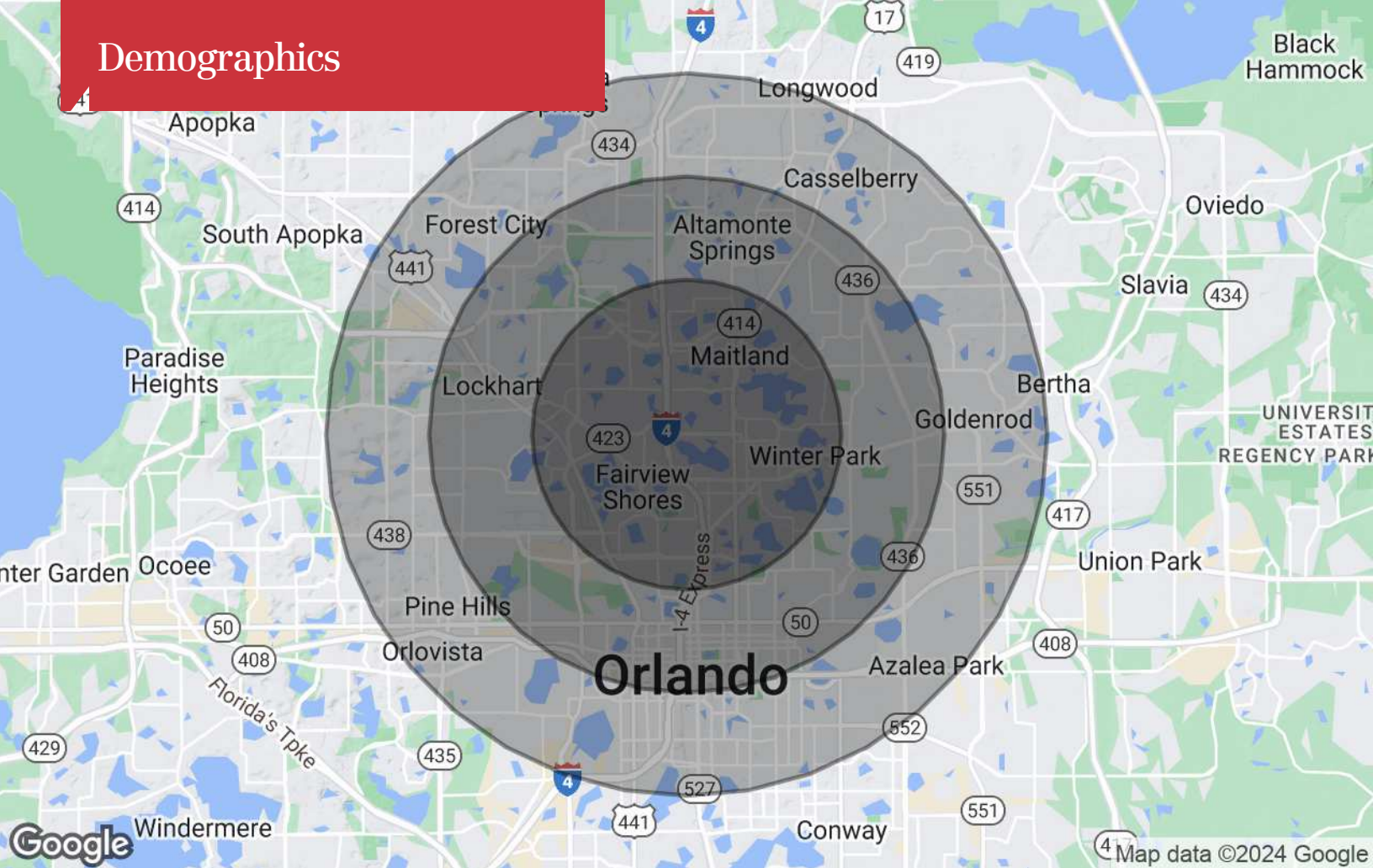
# Retailer Map



Map data ©2024 Google Imagery ©2024 Airbus, Lake County, Maxar Technologies, U.S. Geological Survey



# Demographics



## Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	79,132	271,056	546,579
MEDIAN AGE	40.1	37.9	37.9
MEDIAN AGE (MALE)	39.1	36.9	36.6
MEDIAN AGE (FEMALE)	42.0	39.7	39.6

## Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	37,419	128,037	235,928
# OF PERSONS PER HH	2.1	2.1	2.3
AVERAGE HH INCOME	\$100,033	\$80,208	\$72,887
AVERAGE HOUSE VALUE	\$353,429	\$267,564	\$238,959

\* Demographic data derived from 2020 ACS - US Census