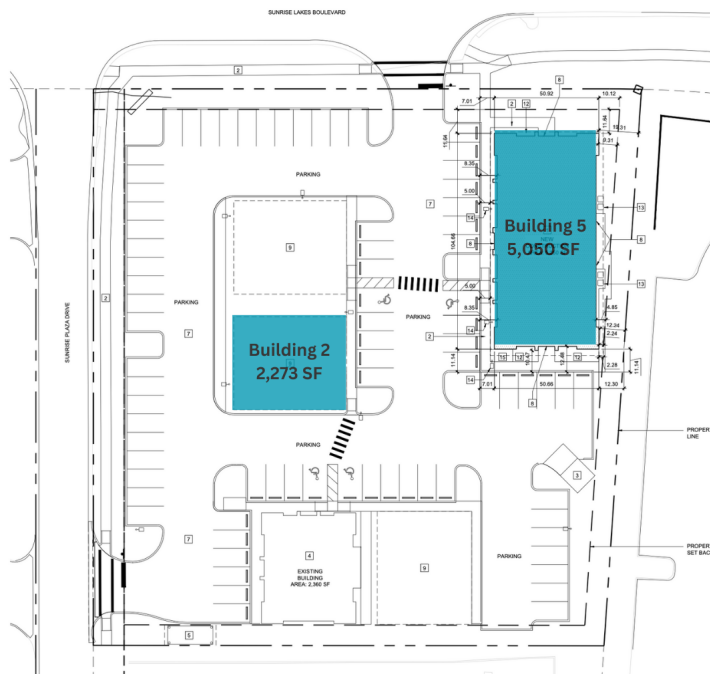


## PRIME MEDICAL OFFICE OPPORTUNITY

16608 SUNRISE LAKES BLVD, CLERMONT, FL 34714

Sunrise Medical Office Park - Buildings 2 & 5



### OFFERING SUMMARY

Sale Price:	\$795,550 - \$1,495,550
Building Size:	2,273 SF - 5,050 SF
Available SF:	2,273 sf - 5,050 sf
Lot Size:	0.06 - 0.12 Acres
Number of Units:	1
Year Built:	2024
Zoning:	PUD

### PROPERTY OVERVIEW

2 MEDICAL OFFICE SHELL BUILDINGS FOR SALE. Sunrise Medical Office Park is an exceptional opportunity for medical professionals seeking to establish their practice in the heart of a thriving healthcare community. Presenting two meticulously planned shell buildings ideally positioned at 16608 Sunrise Lakes Blvd, just a stone's throw away from the esteemed Orlando Health South Lake Hospital.

### PROPERTY HIGHLIGHTS

- Only 1.5 miles from Orlando Health South Lake Hospital
- Two Separate Grey Shell Buildings (2,270 sf and 5,050 sf) are available for sale
- 5.44/1000 Parking Ratio
- Equipped with modern infrastructure and utilities to support the latest in healthcare technology and equipment.
- Great Owner-User or Investment Opportunity
- Delivery June 2024

PRESENTED BY  
**ASHLEY WALKER**  
407.430.3462  
awalker@millenia-partners.com

OFFICE BUILDING  
**For Sale**

## CUSTOM PAGE

16608 SUNRISE LAKES BLVD, CLERMONT, FL 34714  
Building 5 - Sunrise Medical Office Park



PRESENTED BY  
**ASHLEY WALKER**  
407.430.3462  
awalker@millenia-partners.com

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# LOCATION MAP

16608 SUNRISE LAKES BLVD, CLERMONT, FL 34714  
Sunrise Medical Office Park - Buildings 2 & 5



Google

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

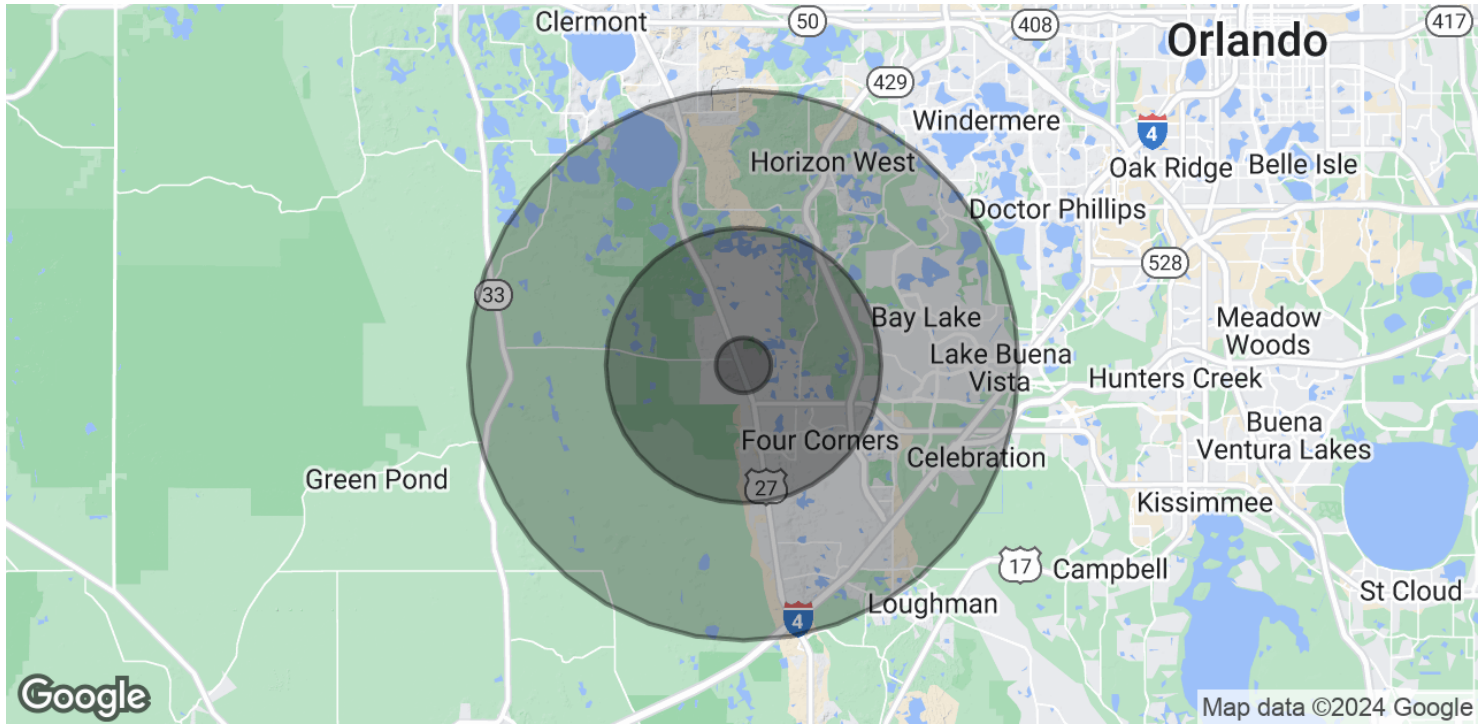
PRESENTED BY  
**ASHLEY WALKER**  
407.430.3462  
awalker@millenia-partners.com

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## DEMOGRAPHICS MAP & REPORT

16608 SUNRISE LAKES BLVD, CLERMONT, FL 34714  
Sunrise Medical Office Park - Buildings 2 & 5



### POPULATION

#### 1 MILE

#### 5 MILES

#### 10 MILES

Total Population	7,762	42,412	144,338
Average Age	33.0	39.1	36.7
Average Age (Male)	25.2	37.3	36.4
Average Age (Female)	38.0	39.7	36.8

### HOUSEHOLDS & INCOME

#### 1 MILE

#### 5 MILES

#### 10 MILES

Total Households	2,450	23,035	75,364
# of Persons per HH	3.2	1.8	1.9
Average HH Income	\$48,036	\$43,533	\$59,576
Average House Value	\$175,353	\$187,945	\$276,952

\* Demographic data derived from 2020 ACS - US Census

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OFFICE BUILDING

For Sale