

# FOR LEASE - MEDICAL OFFICE | 205 Central Park Ln



## Property Highlights

- Move-In Ready / Turnkey — Full medical built-out
- Six Private Patient Rooms — Each with dedicated in-room sinks.
- Spacious Waiting Room — 500+ SF with hardwood-style floors and a distinctive arched accent window.
- Reception & Server Room — Built-in reception station plus dedicated IT infrastructure space.
- Conference Room & Staff Amenities — Includes a kitchenette and dual restrooms.
- ~2,700 Square Feet — Ideal for a multi-provider group or growing specialty practice.

## Offering Summary

Lease Rate:	\$17.50 SF/yr (NNN)
Number of Units:	2
Available SF:	2,700 SF
Building Size:	6,000 SF

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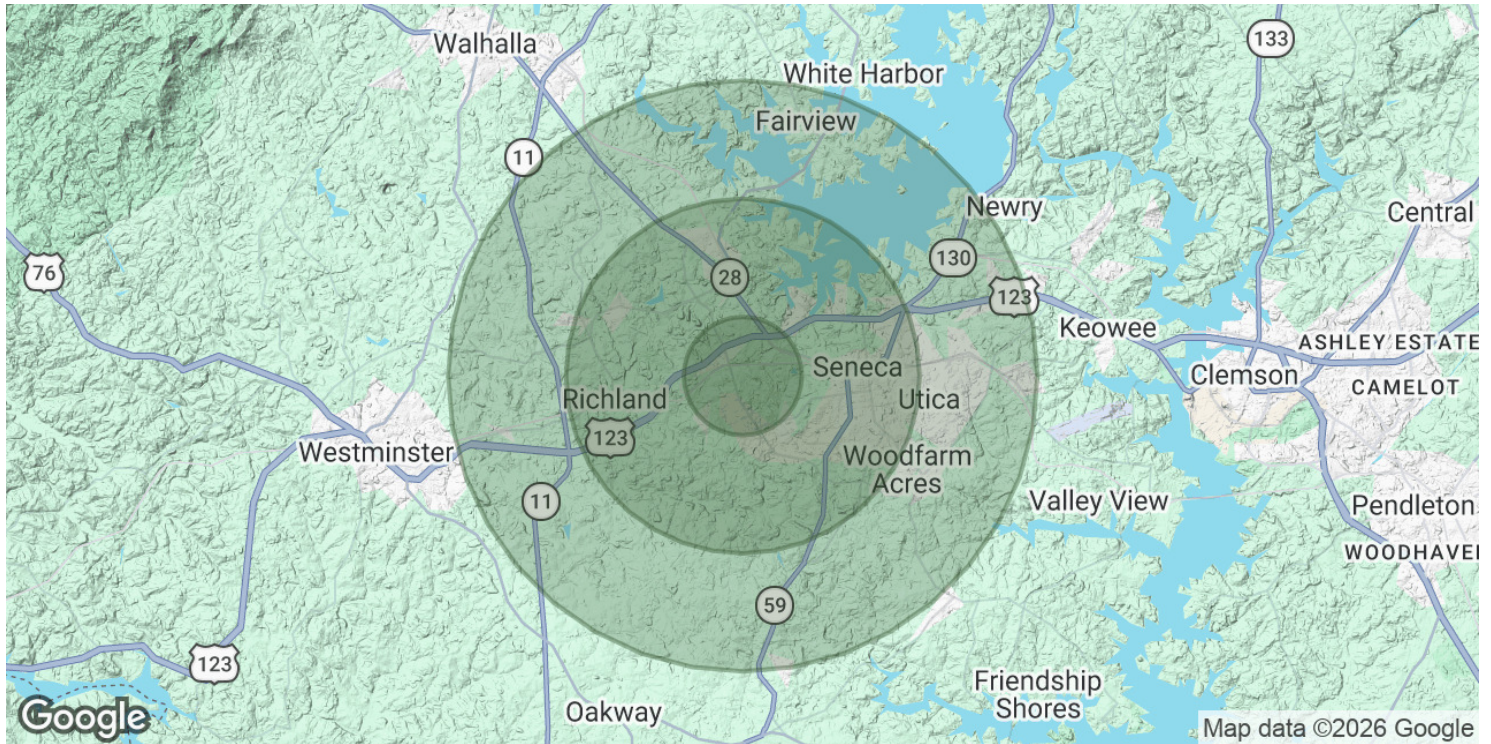
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**Population**

**1 Mile**

**3 Miles**

**5 Miles**

Total Population	1,718	12,488	26,130
Average Age	38.4	44.4	44.6
Average Age (Male)	38.6	44.3	44.9
Average Age (Female)	36.1	42.7	44.7

**Households & Income**

**1 Mile**

**3 Miles**

**5 Miles**

Total Households	742	5,275	11,224
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$67,089	\$80,489	\$83,336
Average House Value	\$228,874	\$241,244	\$276,861

2023 American Community Survey (ACS)

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