

TURNKEY MEDICAL OFFICE FOR LEASE

OAKLAND, FL 34787

162 Southern Railway



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	2,288 SF +/-
Available SF:	2,288 SF +/-
Lot Size:	0.05 Acres
Number of Units:	1
Year Built:	2026
Zoning:	OAK-PUD

PROPERTY OVERVIEW

2,288 SF +/- of move in ready medical office is available For Lease in Oakland, FL. The property is currently under construction and grey shell is set to be completed Q1 2026. The property will be delivered in TURNKEY medical office condition - perfect for any medical office speciality. The property will include at least 4 exam rooms with sinks, 2 bathrooms, check-in/check-out, reception, and break room.

162 Southern Railway is surrounded by additional medical office and professional office users. The property is located adjacent to the entrance for the Florida Turnpike and is located just off HWY 50 (55,500 Annual Average Daily Traffic) in Oakland. 162 Southern Railway has great access to Clermont and Winter Garden, both are major submarkets of Orlando and healthcare hubs.

PROPERTY HIGHLIGHTS

- Brand New! - TURNKEY Medical Office For Lease
- Available Q2/Q3 2026
- Includes 4 Exam Rooms w/ Sinks, Reception, 2 Bathrooms, and a Breakroom
- Moments from Florida Turnpike
- Located Off HWY 50 (55,500 AADT)
- 5/1,000 Parking Ratio

PRESENTED BY
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OFFICE BUILDING
For Lease

ADDITIONAL PHOTOS

OAKLAND, FL 34787

162 Southern Railway



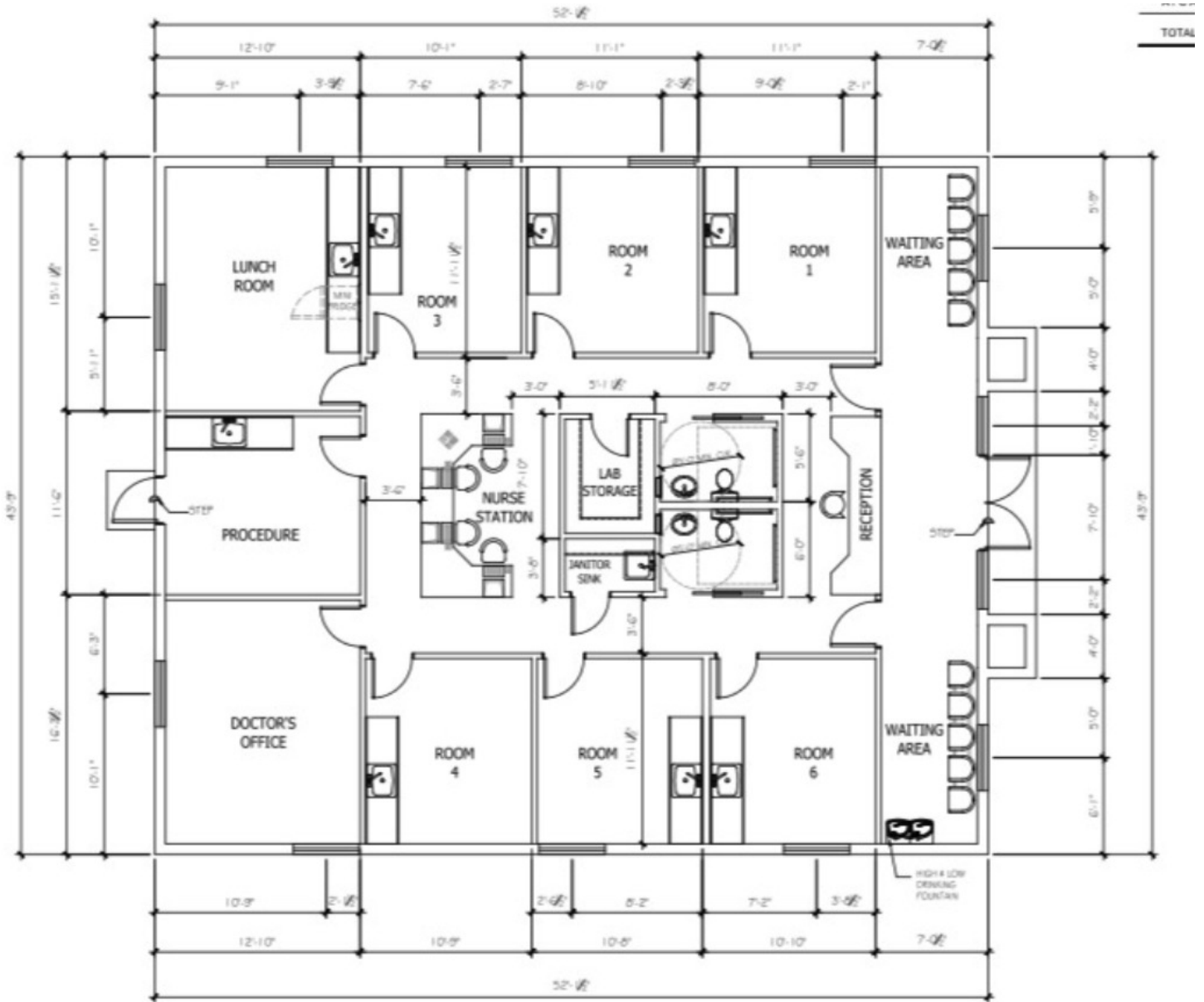
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SPEC FLOOR PLAN

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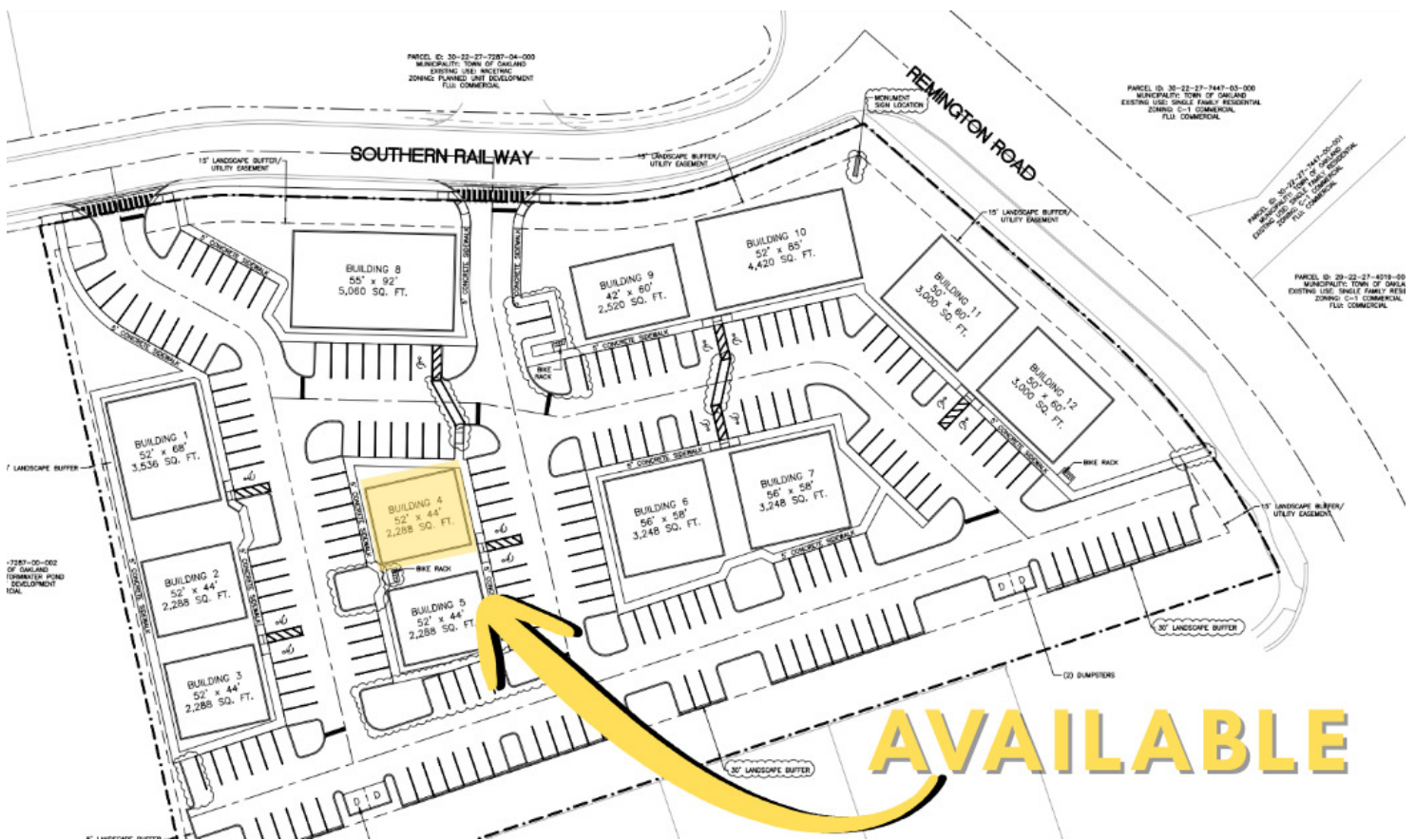
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AVAILABLE

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LOCATION MAP

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162 Southern Railway



Google

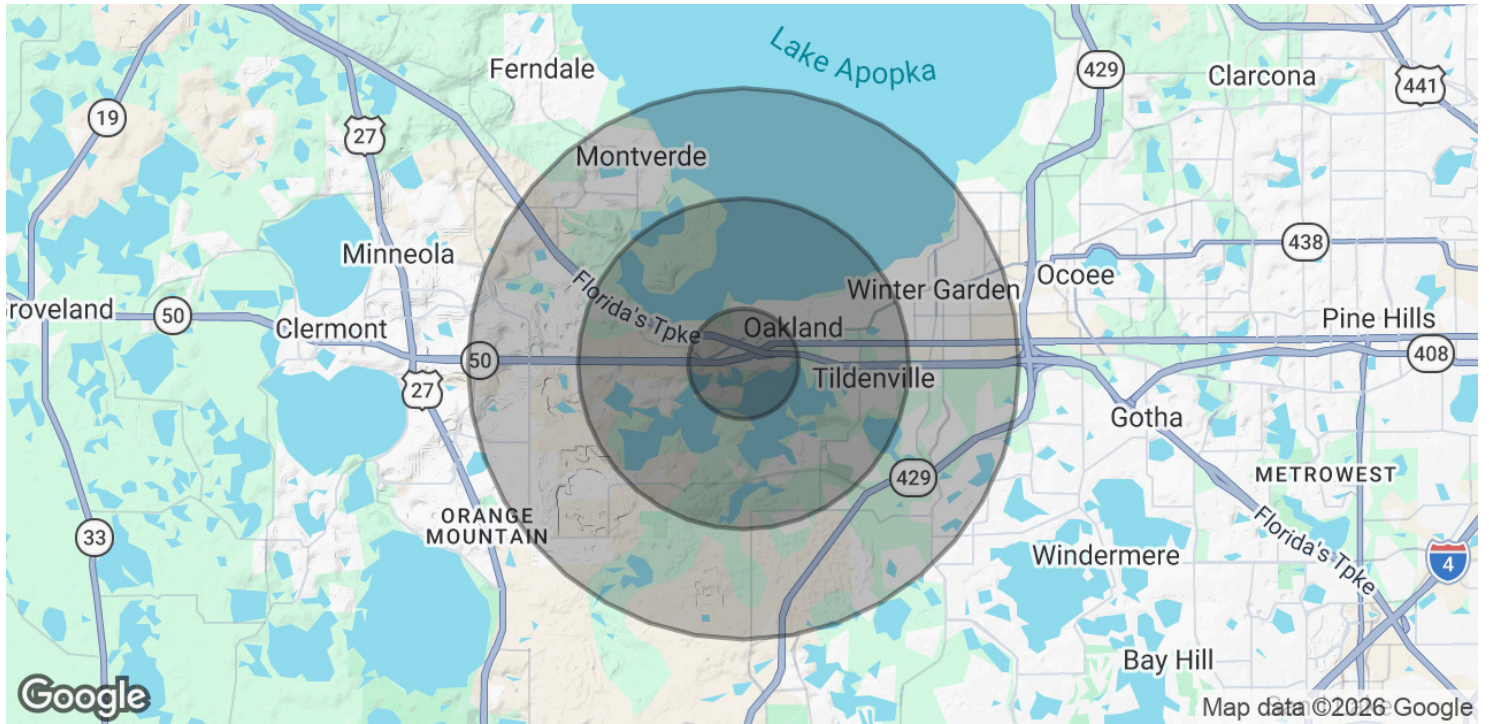
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,358	32,562	92,315
Average Age	39	39	40
Average Age (Male)	38	38	39
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,178	11,448	32,267
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$168,179	\$153,418	\$137,524
Average House Value	\$577,520	\$559,357	\$513,906

2020 American Community Survey (ACS)

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