

# FOR LEASE OFFICE ~ MEDICAL ~ BUILDING



HAVEN  
PROPERTY  
GROUP

881 OAKLEY SEAVER DR  
CLERMONT, FL 34711

**TYPE** MEDICAL OFFICE BUILDING

**SIZE** 2,000 - 5,108 SF



## PROPERTY DESCRIPTION

Discover unparalleled Class A medical professional space poised for success at 881 Oakley Seaver Dr. This premier property presents a prime opportunity directly across the street from South Lake Hospital, providing unmatched convenience and accessibility for medical professionals and patients alike. With an owner willing to customize buildouts and accommodate space subdivision, tenants have the flexibility to tailor the space to their specific needs. Embrace the potential of this exceptional location, designed to elevate the standard for medical practices and professionals. Unlock the possibilities and establish a thriving presence within this meticulously crafted and strategically positioned property.

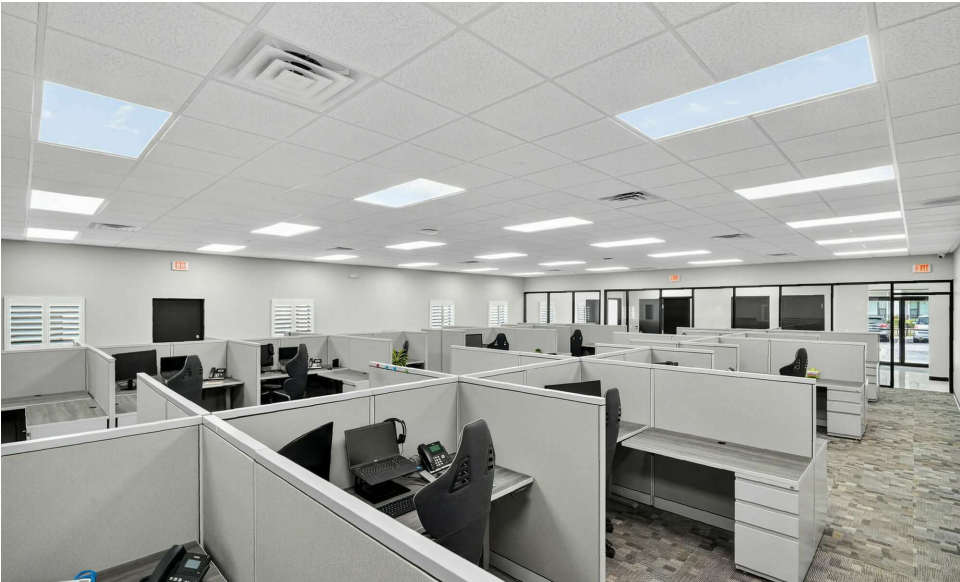
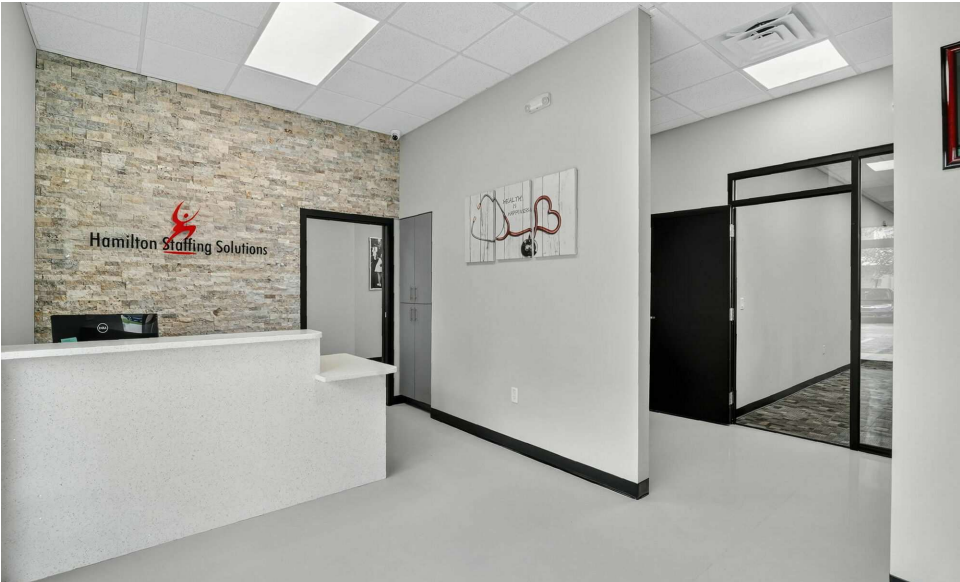
## PROPERTY HIGHLIGHTS

- Class A Medical Professional Space
- Directly across the street from the South Lake Hospital
- Owner willing to buildout / split the space

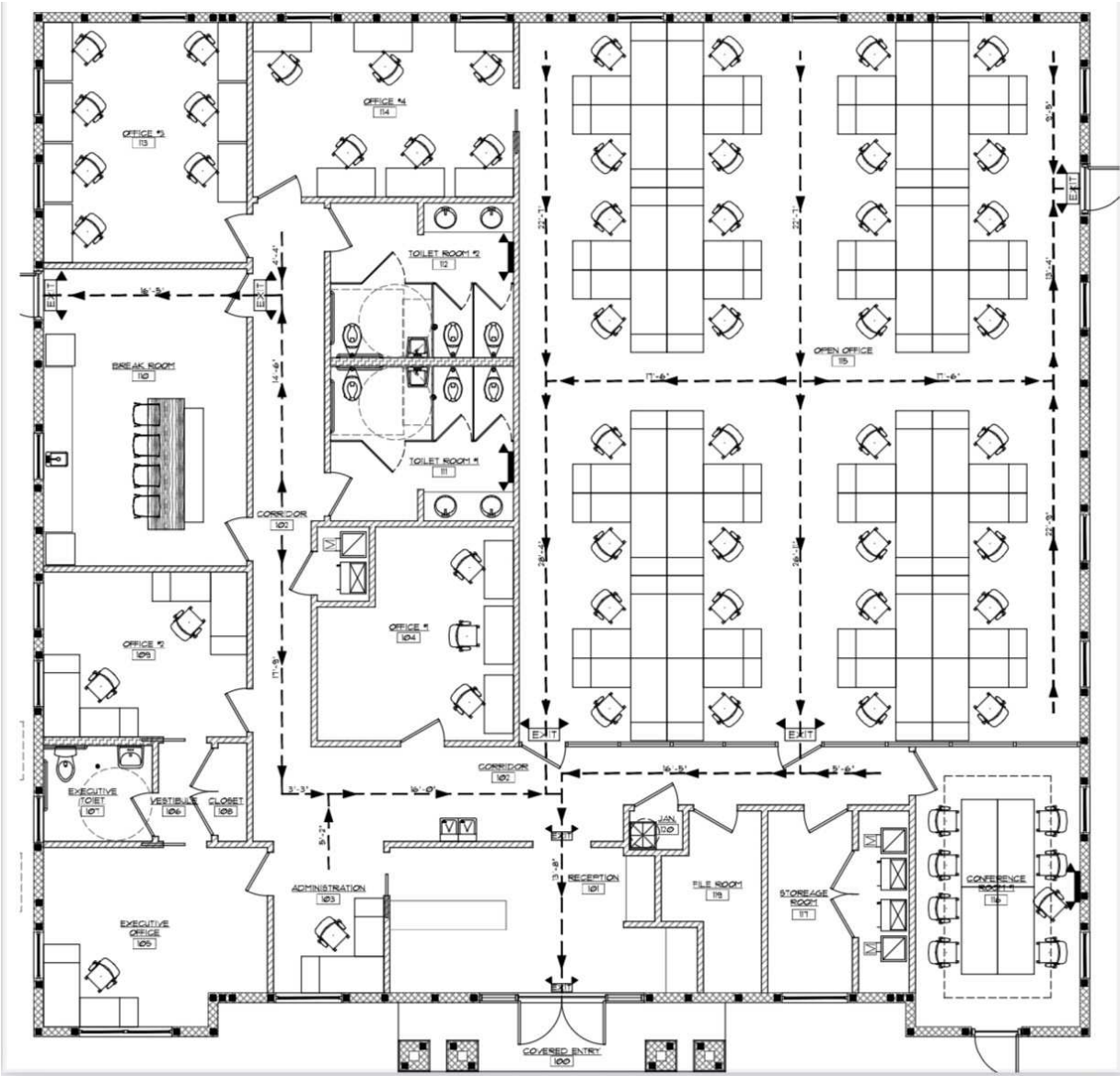
[360° VIRTUAL TOUR](#)

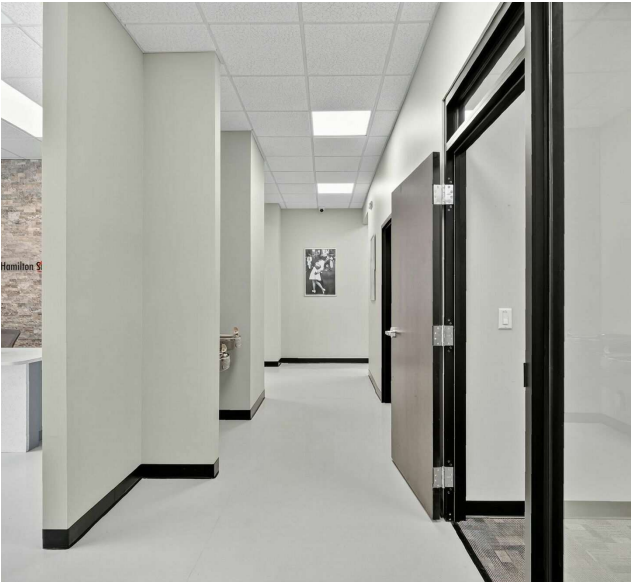
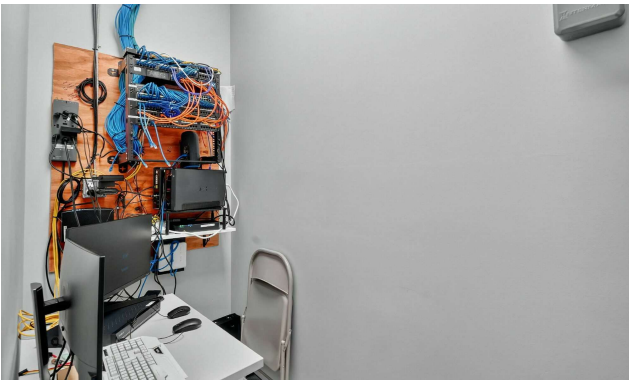
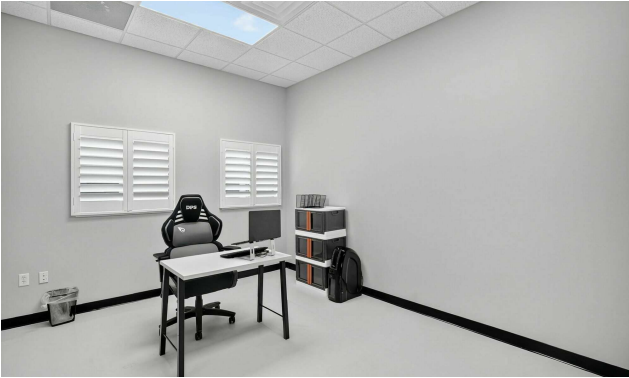
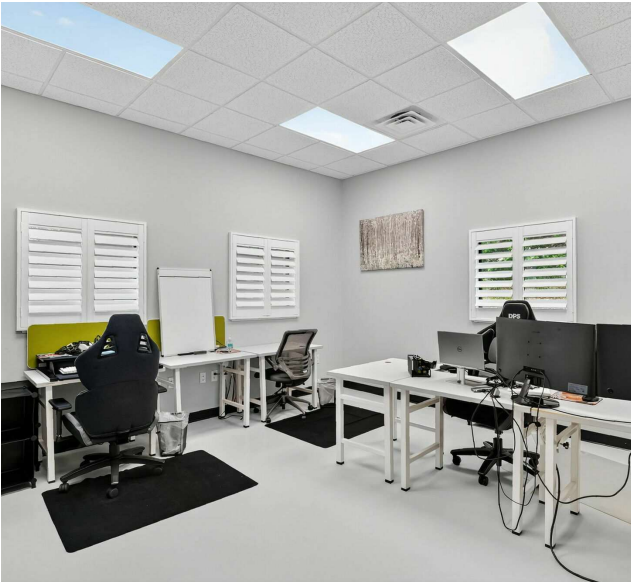
## LOCATION DESCRIPTION

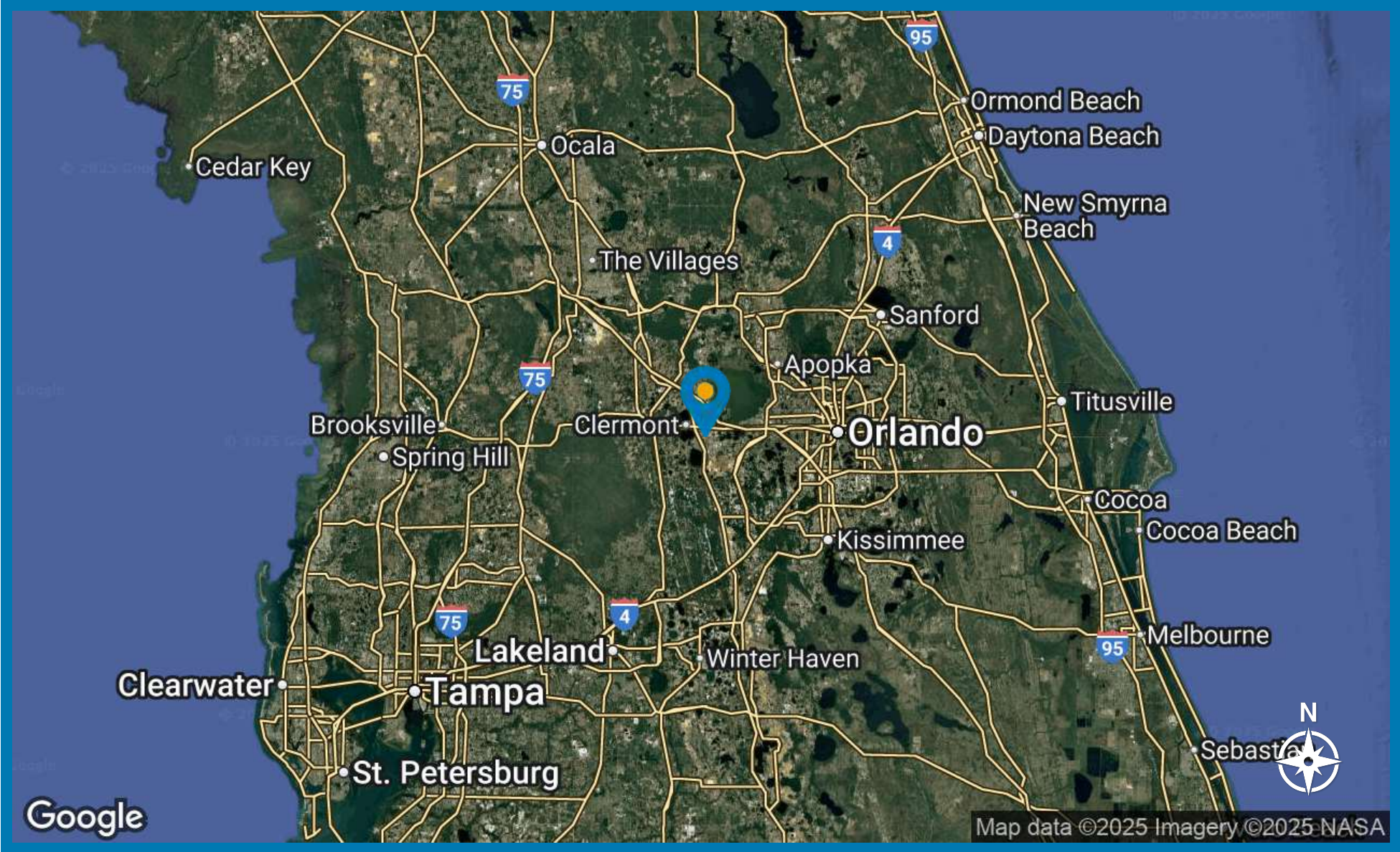
Nestled in the heart of Clermont, Southlake Medical Arts Center offers professionals an ideal location within close proximity to essential amenities and notable landmarks. Situated within minutes of Downtown Clermont, tenants can enjoy easy access to a variety of dining options, boutique shops, and recreational activities. Additionally, the property is conveniently located near South Lake Hospital, providing easy access for medical professionals and their patients. With its prime location, Southlake Medical Arts Center offers a balance of convenience and community, making it an attractive choice for office and medical tenants seeking a vibrant and accessible work environment.

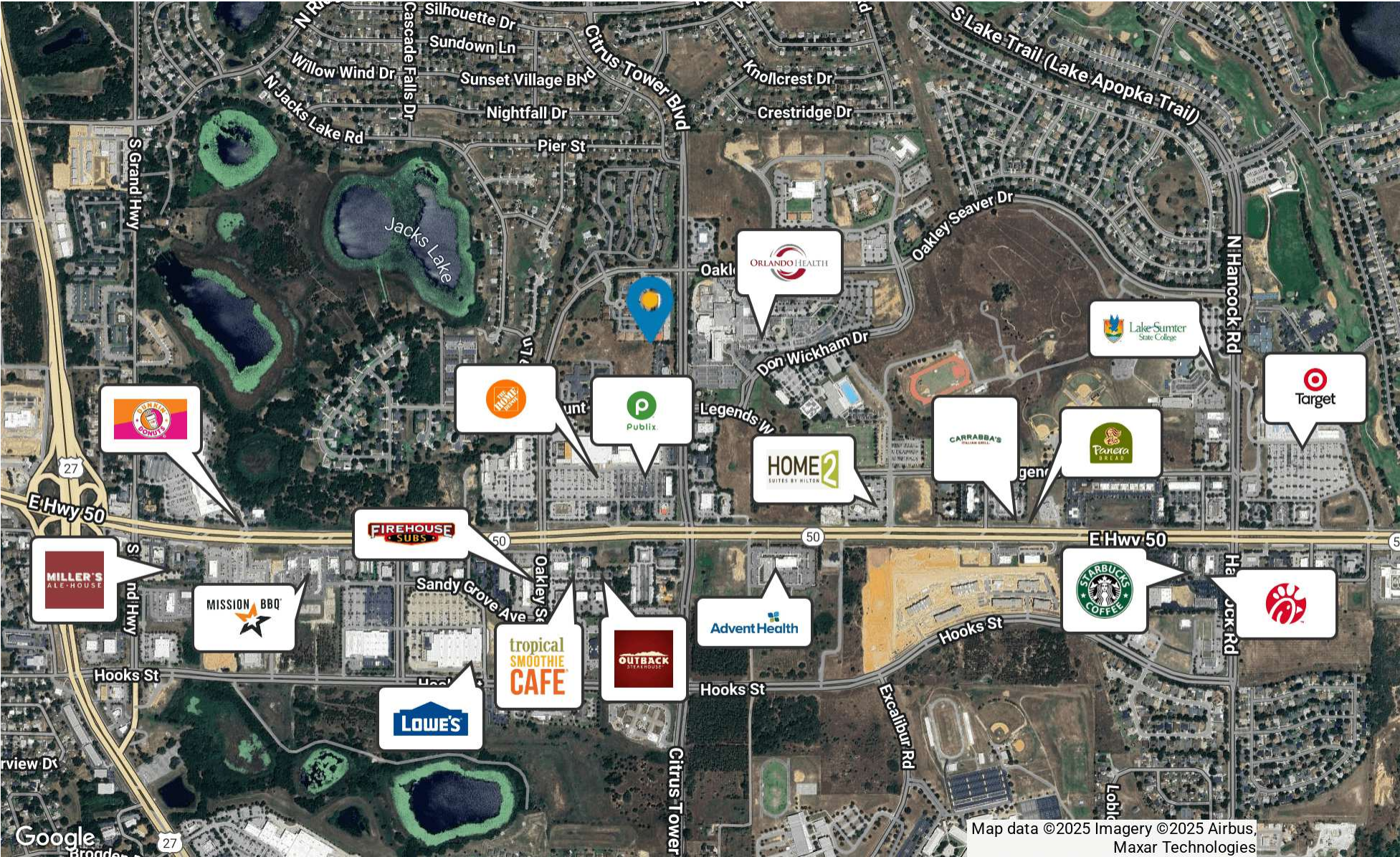


# FLOOR PLAN









| POPULATION           | 1.3 MILES | 3.5 MILES | 6 MILES |
|----------------------|-----------|-----------|---------|
| Total Population     | 12,966    | 70,515    | 116,870 |
| Average Age          | 41        | 43        | 43      |
| Average Age (Male)   | 39        | 42        | 42      |
| Average Age (Female) | 42        | 44        | 44      |

| HOUSEHOLDS & INCOME | 1.3 MILES | 3.5 MILES | 6 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,808     | 26,761    | 43,176    |
| # of Persons per HH | 2.7       | 2.6       | 2.7       |
| Average HH Income   | \$95,833  | \$105,593 | \$113,562 |
| Average House Value | \$364,431 | \$408,642 | \$425,793 |

Demographics data derived from AlphaMap

