

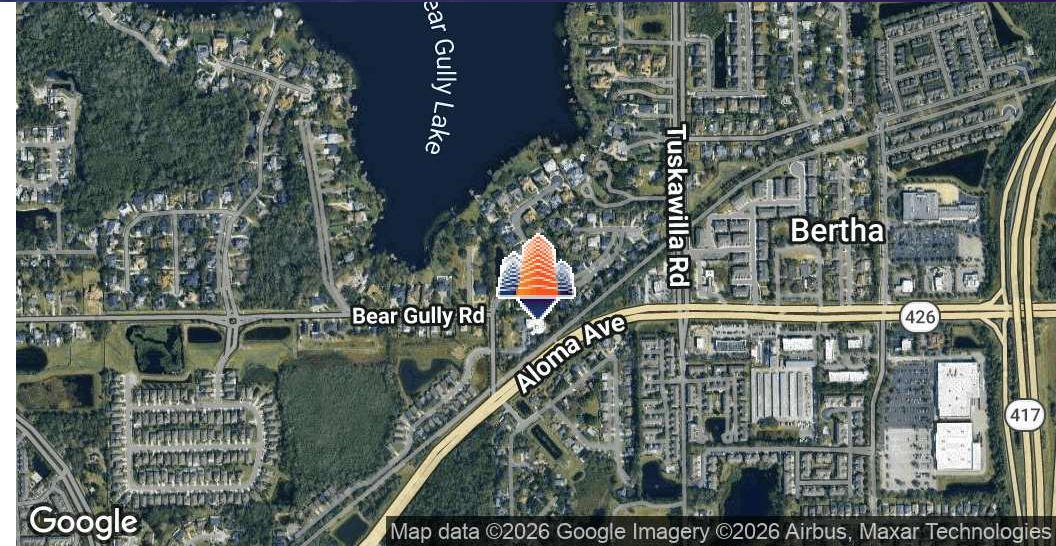
Winter Park Medical Building

4355 Bear Gully Rd, Winter Park, FL 32792



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 4,221 SF 2nd gen medical office for lease
- Modern well-maintained interior; fully equipped with reception, exam rooms, break rooms etc
- Flexible floor plan suitable for a variety of medical specialties
- Situated directly off Aloma Ave with convenient access to major corridors including SR 417, SR 436, & I-4
- Highly reputable medical submarket with proximity to leading healthcare institutions like AdventHealth
- Ample on-site parking for patients and staff
- Easy accessibility for patients from Winter Park, Orlando, and surrounding areas
- Traffic Counts: Aloma Ave | +/- 35,000 VPD

OFFERING SUMMARY

| | |
|----------------|------------|
| Lease Rate: | Negotiable |
| Available SF: | 4,221 SF |
| Lot Size: | 2.53 Acres |
| Building Size: | 9,914 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 3,723 | 35,278 | 93,884 |
| Total Population | 10,253 | 92,796 | 260,420 |
| Average HH Income | \$116,101 | \$100,941 | \$105,471 |

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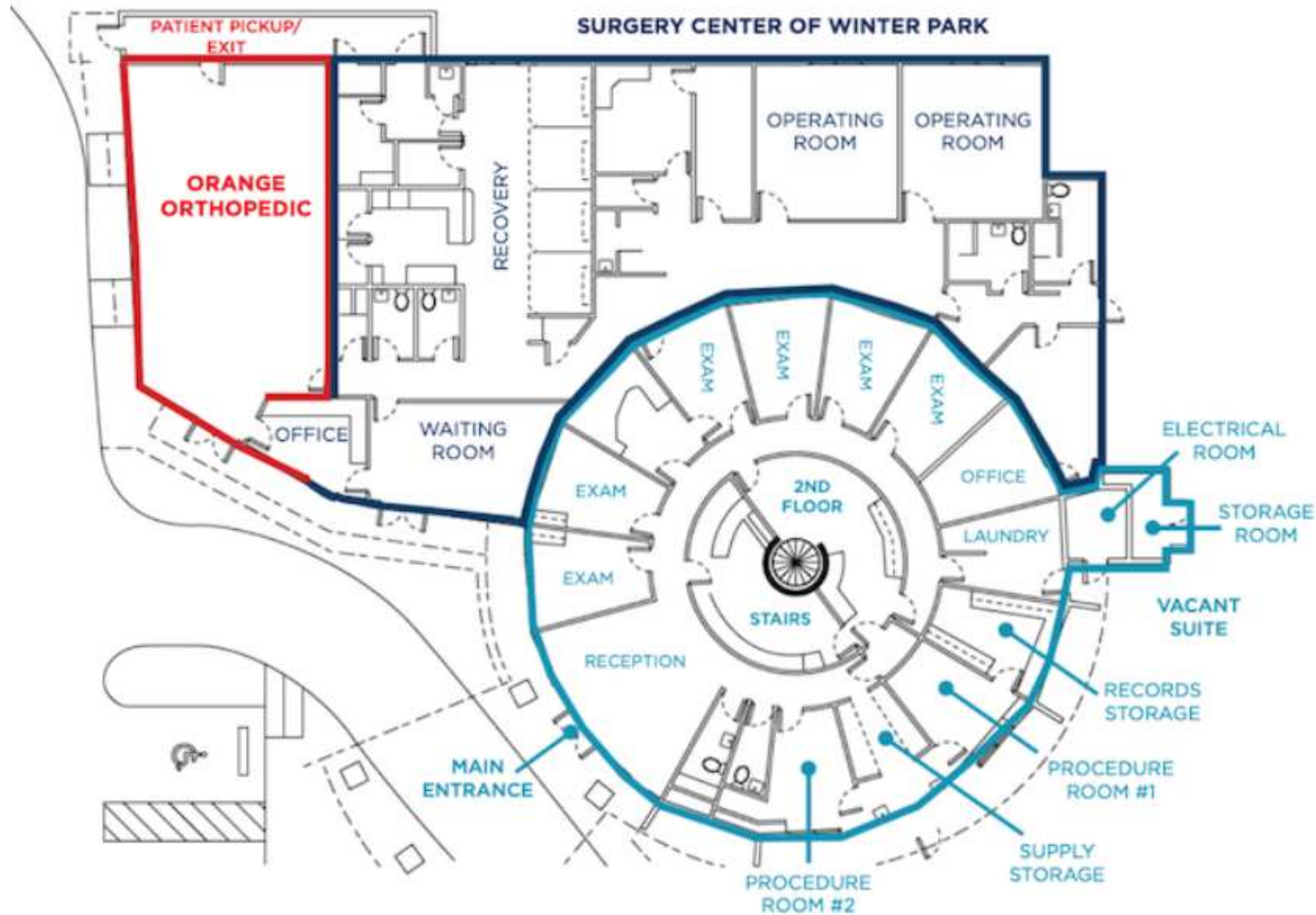
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FLOOR PLAN



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EQUITY
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PROPERTY PHOTOS



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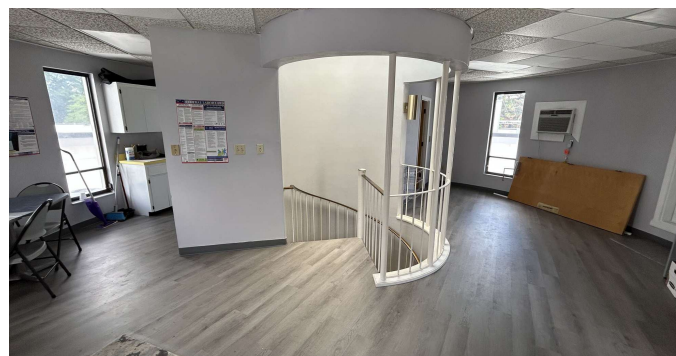
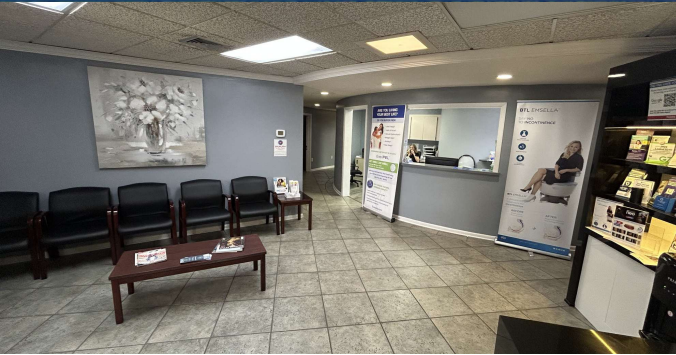
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INTERIOR PHOTOS



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EQUITY
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RETAILER MAP



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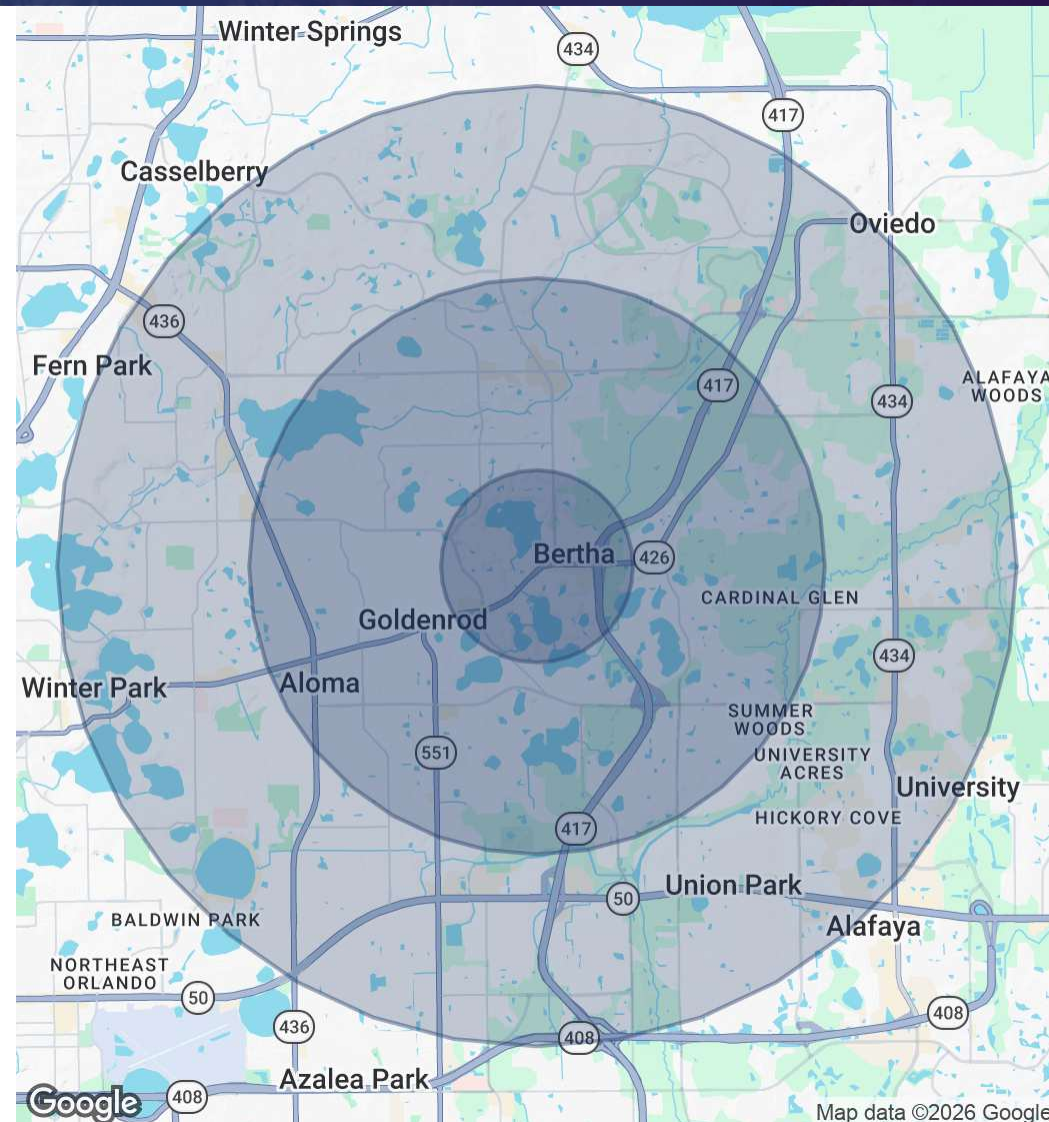
EQUITY
INVESTMENT
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DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|------------------|--------|---------|---------|
| Total Population | 10,253 | 92,796 | 260,420 |
| Average Age | 37.3 | 36.2 | 36.4 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,723 | 35,278 | 93,884 |
| # of Persons per HH | 2.8 | 2.6 | 2.8 |
| Average HH Income | \$116,101 | \$100,941 | \$105,471 |
| Average House Value | \$361,682 | \$377,424 | \$403,710 |

| AGE | 1 MILE | 3 MILES | 5 MILES |
|---------|--------|---------|---------|
| 0 - 4 | 684 | 4,428 | 12,085 |
| 5 - 9 | 629 | 4,702 | 12,544 |
| 10 - 14 | 816 | 4,716 | 12,464 |
| 15 - 17 | 776 | 3,929 | 9,456 |
| 18 - 20 | 377 | 4,159 | 25,941 |
| 21 - 24 | 653 | 9,347 | 21,894 |
| 25 - 34 | 1,106 | 16,056 | 40,270 |
| 35 - 44 | 1,536 | 11,770 | 30,484 |
| 45 - 54 | 1,206 | 10,144 | 27,828 |
| 55 - 64 | 1,099 | 10,090 | 28,733 |
| 65 - 74 | 828 | 8,469 | 22,092 |
| 75 - 84 | 418 | 3,576 | 11,440 |
| 85+ | 130 | 1,429 | 5,218 |



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