

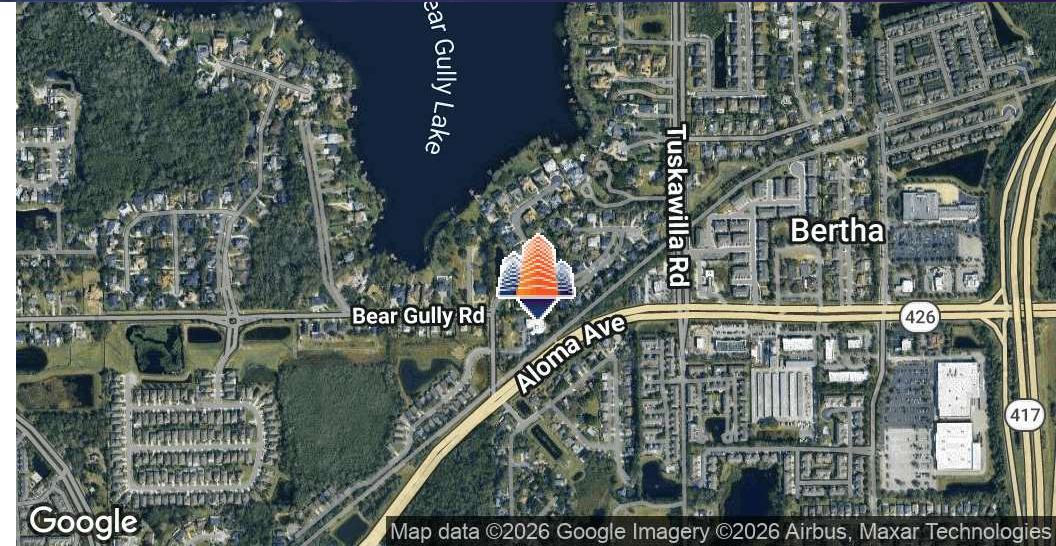
Winter Park Medical Building

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; turnkey layout 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
- Monument signage directly fronting Aloma Ave
- 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

Nick Barbato

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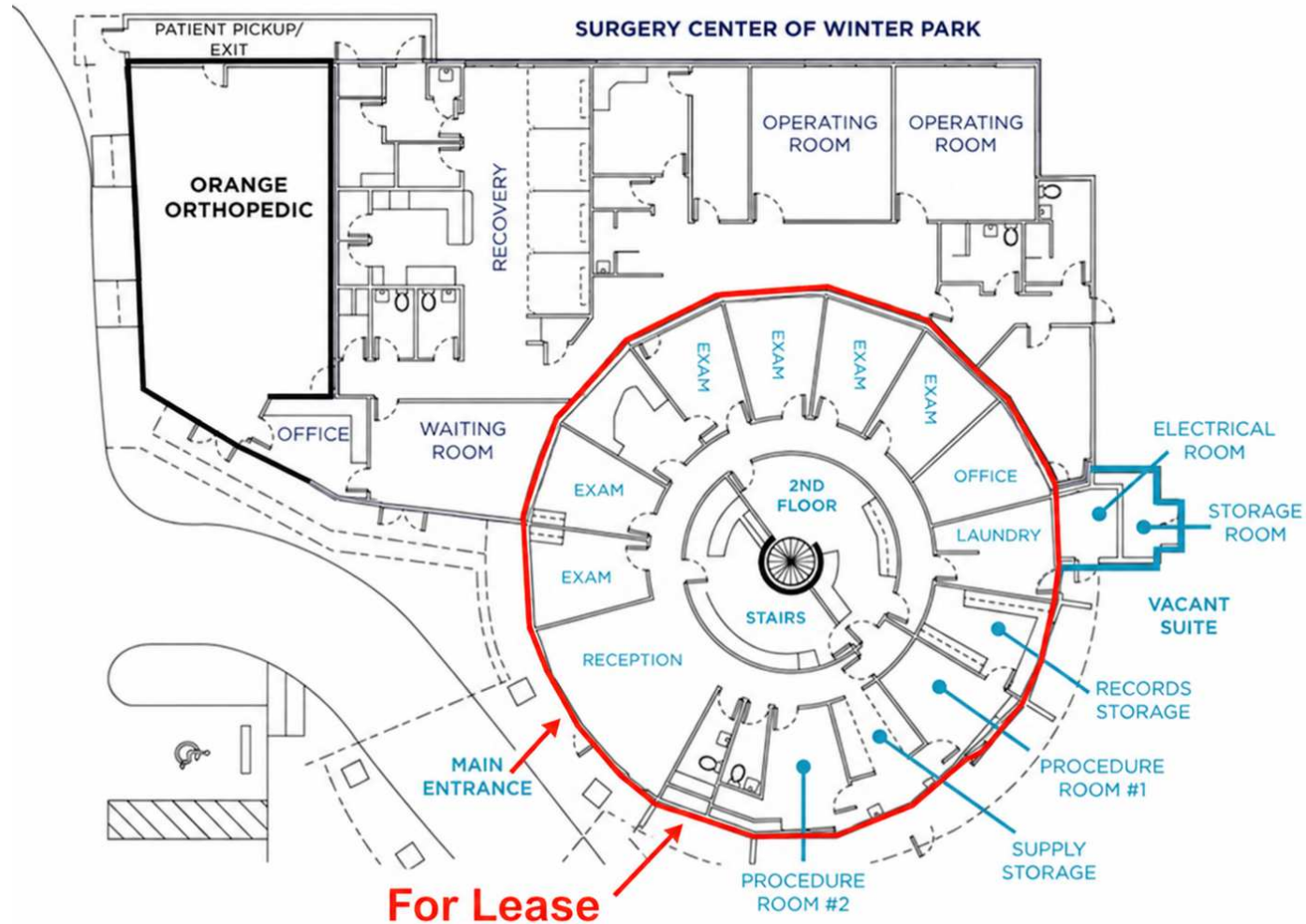
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FLOOR PLAN



For Lease

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PROPERTY PHOTOS



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INTERIOR PHOTOS



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EQUITY
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AERIAL



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EQUITY
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RETAILER MAP



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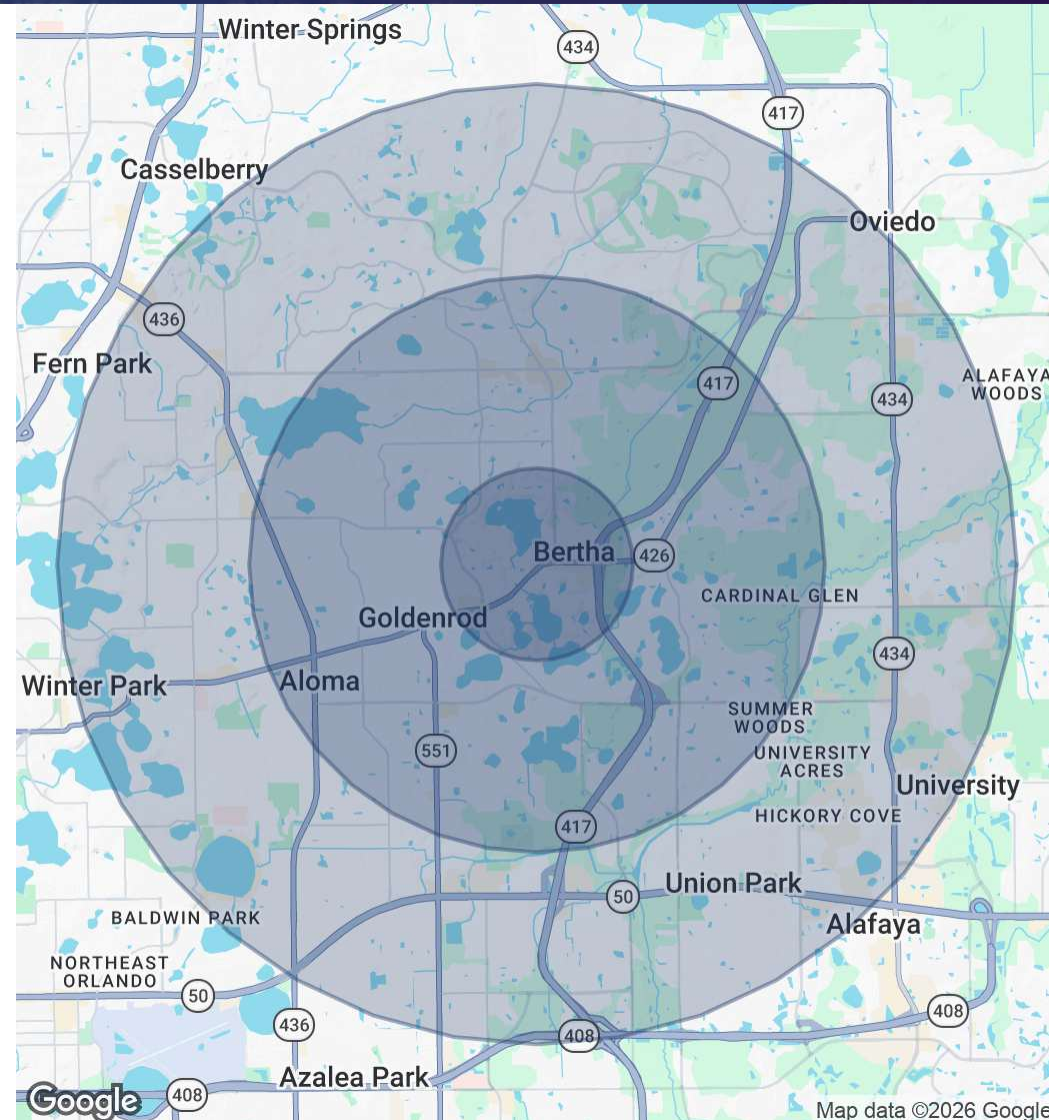
EQUITY
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DEMOGRAPHICS MAP & REPORT

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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