

**FOR SALE  
or LEASE**

MEDICAL OFFICE CONDO



## 1879 Nightingale Lane # A2

TAVARES, FLORIDA 32778

### 5,154 SF OFFICE CONDO

Discover the pinnacle of healthcare real estate in the heart of Florida with this exclusive offering: a 5,154 square foot Medical Office Condo equipped with an Ambulatory Surgical Center. The meticulously planned space offers a flexible layout that can be tailored to suit various medical practices and specialties.



FOR SALE

**\$1,999,999**

OR FOR LEASE

**\$38/NNN**

**Ambulatory Surgical Center  
& Medicare Approved Facility  
near AdventHealth Waterman**



call us

**Marlene S. Behlman, CCIM**  
813.477.0626

call us

**Nick Woodard, CCIM**  
727.457.9690

web

**thetorchteam.com**



## KEY HIGHLIGHTS

- Ambulatory Surgical Center
- Medicare Approved Facility
- Near Advent Hospital
- Stunning Common Areas
- Large Outdoor Patio
- Backup Generator



## DEMOGRAPHICS

### BASED ON A 5 MILE RADIUS

Population: 79,946

Median Household Income:  
\$55,503

Median Home Value:  
\$256,526

Median Net Worth: \$147,434

## 1879 Nightingale Lane Suite A2

Just placed on the market, this unique Ambulatory Surgical Center (ASC) in Tavares, Florida, stands as a rare offering in the vicinity. It presents an optimal solution for any local medical entity aiming to broaden its reach or an external medical group seeking to establish a foothold in one of Florida's rapidly growing healthcare landscapes. This remarkable facility encompasses approximately 5,150 square feet on the ground floor of a multi-tenant medical building with scenic views of Lake Juniata. Constructed in 1996 and having undergone recent renovations, this Class A building boasts a sleek, modern aesthetic and is outfitted with beautiful common areas.

### Premier Medical Office

The expansive medical condo occupies nearly all of the building's first floor, featuring a comprehensive suite of medical facilities: an operating room, a room for minor procedures, various private offices, multiple examination rooms, dual waiting areas, and a patient recovery room. Additional amenities include a cooled outdoor breakroom with a tranquil lake view. The office suite is recognized as a Medicare Approved Facility and is backed by a dedicated generator exclusive to the unit. This space also offers a dedicated entrance, ensuring privacy and ease of access beyond the main lobby entry.

### Surrounding Area

Nestled just off US 441 within the tri-city area of Mt. Dora, Tavares, and Eustis, part of the Greater Orlando region, the center benefits from its proximity to The Villages — a bustling and expansive retirement community. This strategic position is an unparalleled advantage, making it a magnet for patients throughout Central Florida, a region witnessing remarkable population growth for over a decade.

There is an operating business in facility, and it is imperative the sellers are NOT disturbed. Please contact Nick Woodard to schedule a showing (by appointment only.)



## DEMOGRAPHICS

### BASED ON A 5 MILE RADIUS

Population 65+: 32.1%

Median Age: 51.6

Total Healthcare Spending:  
\$202,105,857

% Medicare Spending:  
25.8%

**disclaimer.** This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. A variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction.

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# PREMIER MEDICAL OFFICE



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