

OFFICE/MEDICAL SPACE FOR LEASE

- 19,920 SF Two Story building
- Mini Suites Available up to 2,500 Square Feet
- Abundant Housing, Restaurants & Retail Nearby
- Onsite Ownership & Management
- Monument Signage Available
- 4.5/1000 Parking

AVAILABLE SPACE:

Suite 151: ±2,490 SF
 Mini Suites #138 & #143

DEMOGRAPHICS:

POPULATION

1 mile 10,810
 3 miles 77,144
 5 miles 185,615

DAYTIME BUSINESS POPULATION

1 mile 4,891
 3 miles 35,455
 5 miles 104,932

TRAFFIC COUNTS

+/-24,000 vehicles/day on Wekiva Springs Rd
 +/-38,000 vehicles/day on SR 434

AVERAGE HH INCOME

1 mile \$ 78,879
 3 miles \$ 82,311
 5 miles \$ 82,216



The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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