

MEDICAL OFFICE SPACE FOR LEASE

801 E. Dixie Avenue Leesburg, FL 34748

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For Lease: \$13.00 / SF, NNN

Suite 105: ± 6,106 SF

Parking Ratio: 5.21/ 1,000



**TENANT
IMPROVEMENT
ALLOWANCE**

Located on hard corner directly across signalized intersection from UF Health Leesburg

Situated at the front of medical center campus, with foremost street visibility

Façade signage available facing medical campus courtyard

Former clinic/laboratory space available with first floor direct walkup entrance and dedicated staff entrance

Shared parking in center of campus, with parking ratio of 5.21/1,000 SF

Co-tenancy includes Family Physicians Group and UF Health



615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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SURROUNDING MEDICAL PRACTICES



- ① UF Health Leesburg Hospital Wound Care
- ② UF Health Leesburg Hospital Urgent Care
- ③ Concentra Urgent Care
- ④ District 5 Medical Examiner's Office
- ⑤ Child Neurology & Epilepsy Center
- ⑥ Florida Heart & Vascular
Leesburg Family Medicine
- ⑦ Central Florida Physical Med
- ⑧ Dental Touch
DigiDent Labs
- ⑨ Pulmonary & Sleep Medicine
Pediatric Medicine
- ⑩ Lake Port Square Health Center
- ⑪ Lake Port Square - Retirement Community

- ⑫ Eye Care Specialists
Lake Gastroenterology Associates
Adonai Pharmacy
- ⑬ Vista Lake Assisted Living
- ⑭ Vista Lake Memory Care
- ⑮ Tri County Orthopedic Center
Cardiologist
- ⑯ UF Health Orthopaedics and Sports Medicine
- ⑰ Alliance Day Surgery Center
- ⑱ South Campus Care Center
- ⑲ Lake OB-GYN Associates of Mid-Florida, LLC
- ⑳ VIPCare - Primary Care
Lake Eye Associates & Precision Optics
Lakeside Center for Women

- ㉑ Florida Heart & Vascular
General Surgery
Mid-Florida Prosthetics & Orthotics
- ㉒ Neurological Associates of Lake County
- ㉓ Cardiovascular Associates of Lake County
- ㉔ Florida Heart & Vascular Center
- ㉕ Lake Pulmonary & Sleep Disorders Clinic
- ㉖ Otolaryngologists Plastic Surgery
Florida Cancer Specialists & Research Institute

MARKET HIGHLIGHTS

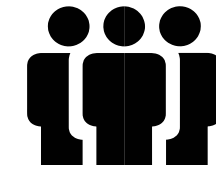
Leesburg received the "Excellence in Sports Tourism, Small Market" award in 2020 from the Florida Recreation and Parks Association, in recognition of their \$11.2 million investment into Venetian Gardens, a top-ranked venue in the Southeast for national and regional fishing competitions and water sports events

Leesburg job market is predicted to grow 51.2% over the next 10 years, a full 17.7% higher than the US average (33.5%)

UF Health is a 353-bed acute care Hospital, Lake County's largest tertiary care hospital

UF Health was designated as the Highest Performing Hospital in Heart Bypass, Heart Failure, and Chronic Obstructive Pulmonary Disease in 2020 by U.S. News & World Report






UF Health invested \$29 million in 2018 into expanding their emergency department, hosting more than 47,000 ER visits annually



**EMPLOYMENT
POPULATION**
± 10,136
(5 min radius)



MEDIAN AGE
49.4
(5 min radius)

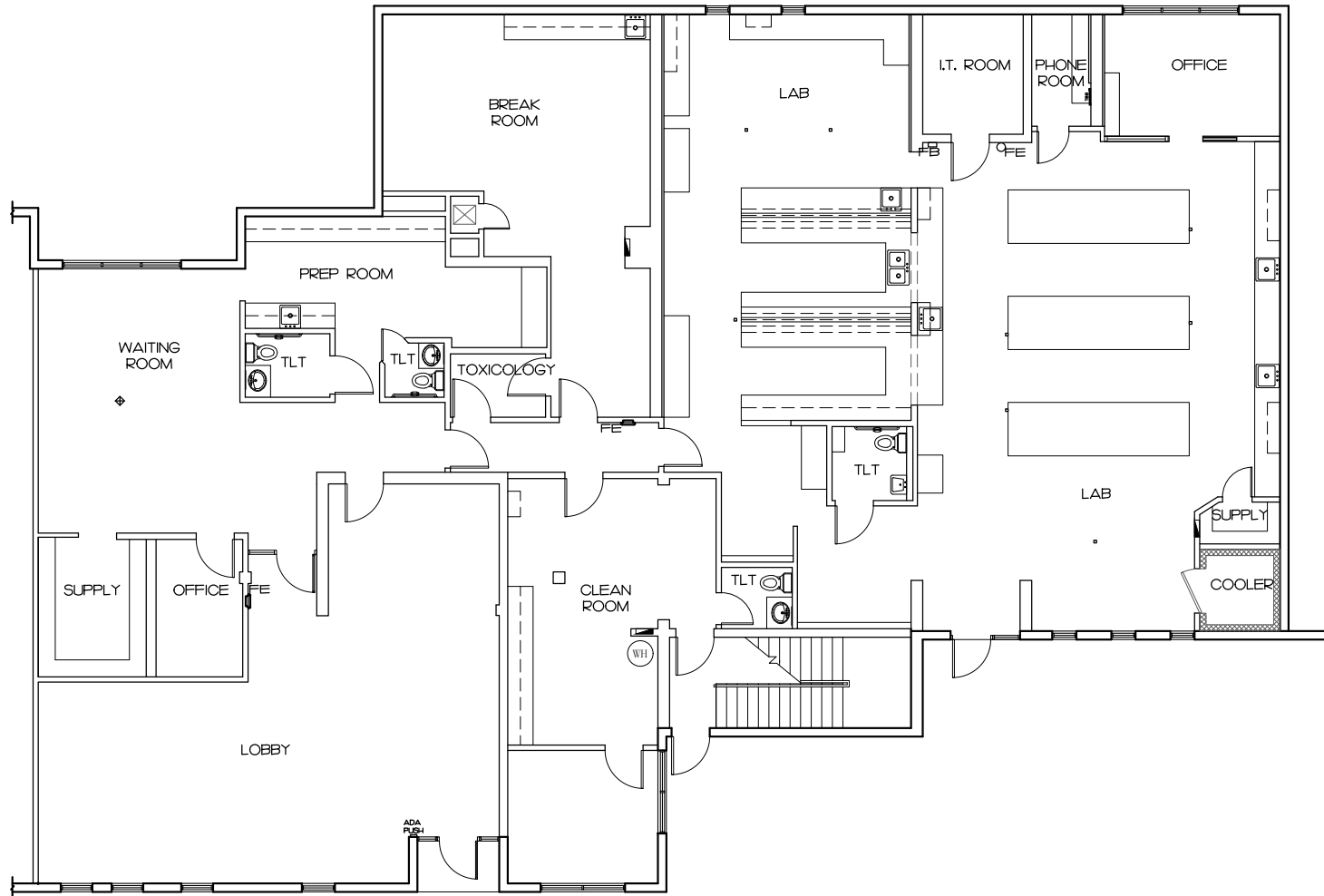
		 Total Population	 Total Families	 Total Households	 Average Income	 Total \$ Spent on Medical Care
5 Mins	2023	12,122	2,697	4,972	\$68,569	\$8,521,727
	2028	12,193	2,718	5,052	\$78,813	
10 Mins	2023	35,489	9,067	15,198	\$65,230	\$25,007,514
	2028	35,630	9,129	15,434	\$75,267	
15 Mins	2023	78,846	22,340	35,761	\$72,342	\$66,870,373
	2028	79,575	22,671	36,595	\$82,989	

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Suite 105 FLOORPLAN



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