

**For Sale &
Lease**

Physicians Office Building
1925 MIZELL AVE., WINTER PARK, FL 32792



LISTING DATA

Available SF: 1,075 SF

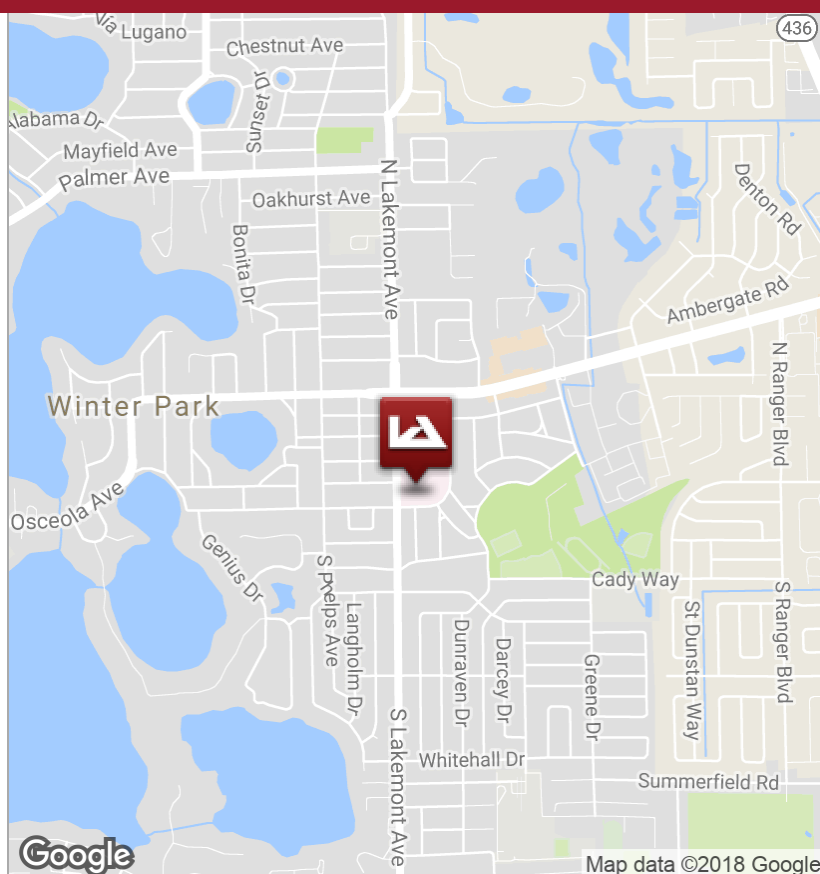
Comments: Suite 301 - Walk in ready medical space located on the 3rd floor. This medical suite is perfect for a satellite office, start up or specialist with FI Hospital staff privileges.

Located at the corner of Lakemont Ave. and Mizell Ave., this location gives easy access to the Winter Park Memorial Hospital.

ECONOMIC DATA

Sales Price: \$258,000

Asking Rent: \$15.000 SF/yr (NNN)



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

1017 E. SOUTH STREET
ORLANDO, FL 32801

For more information contact:

Jason Bantel, CCIM
jbantel@lee-associates.com
D: 321.281.8509

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

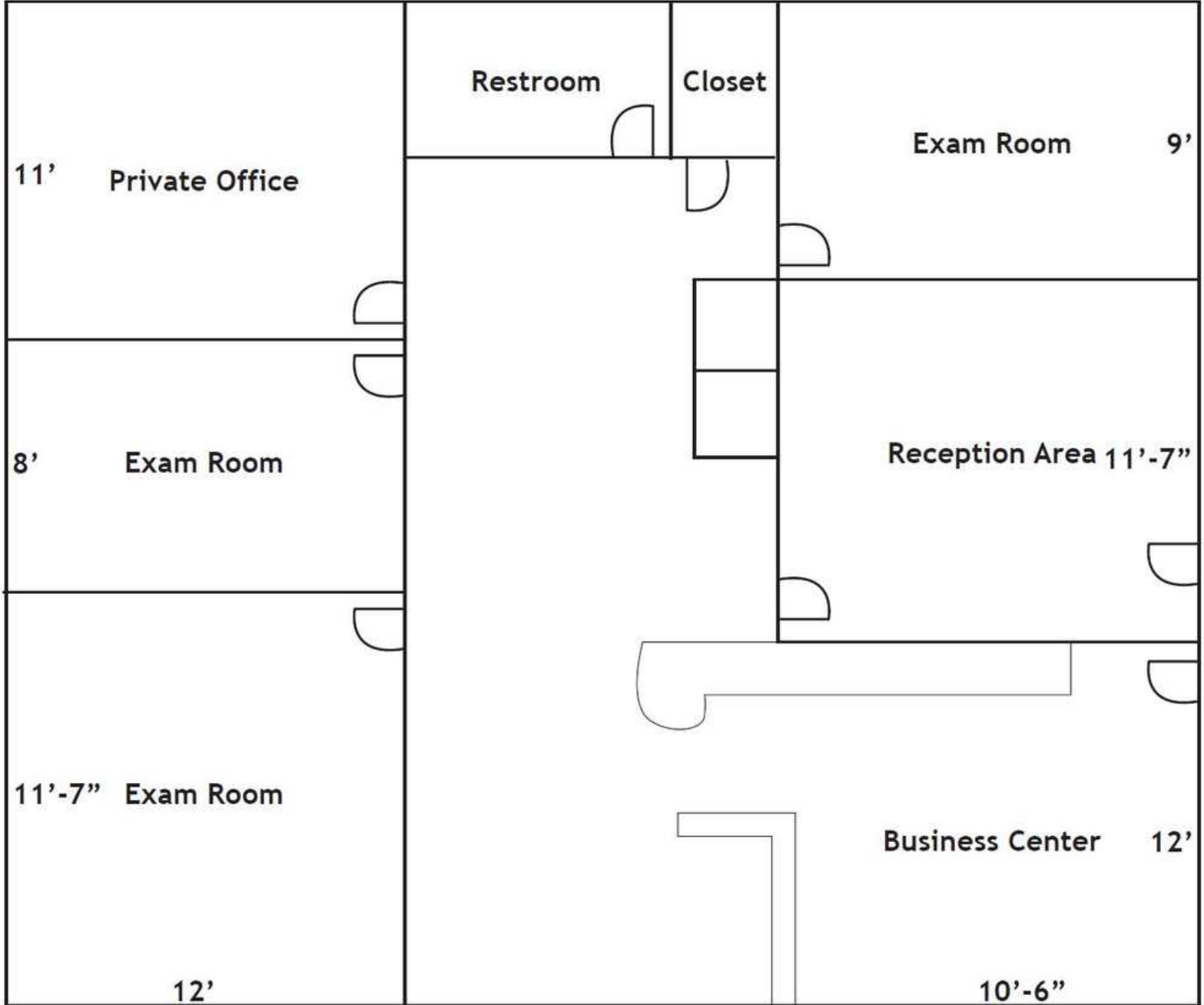
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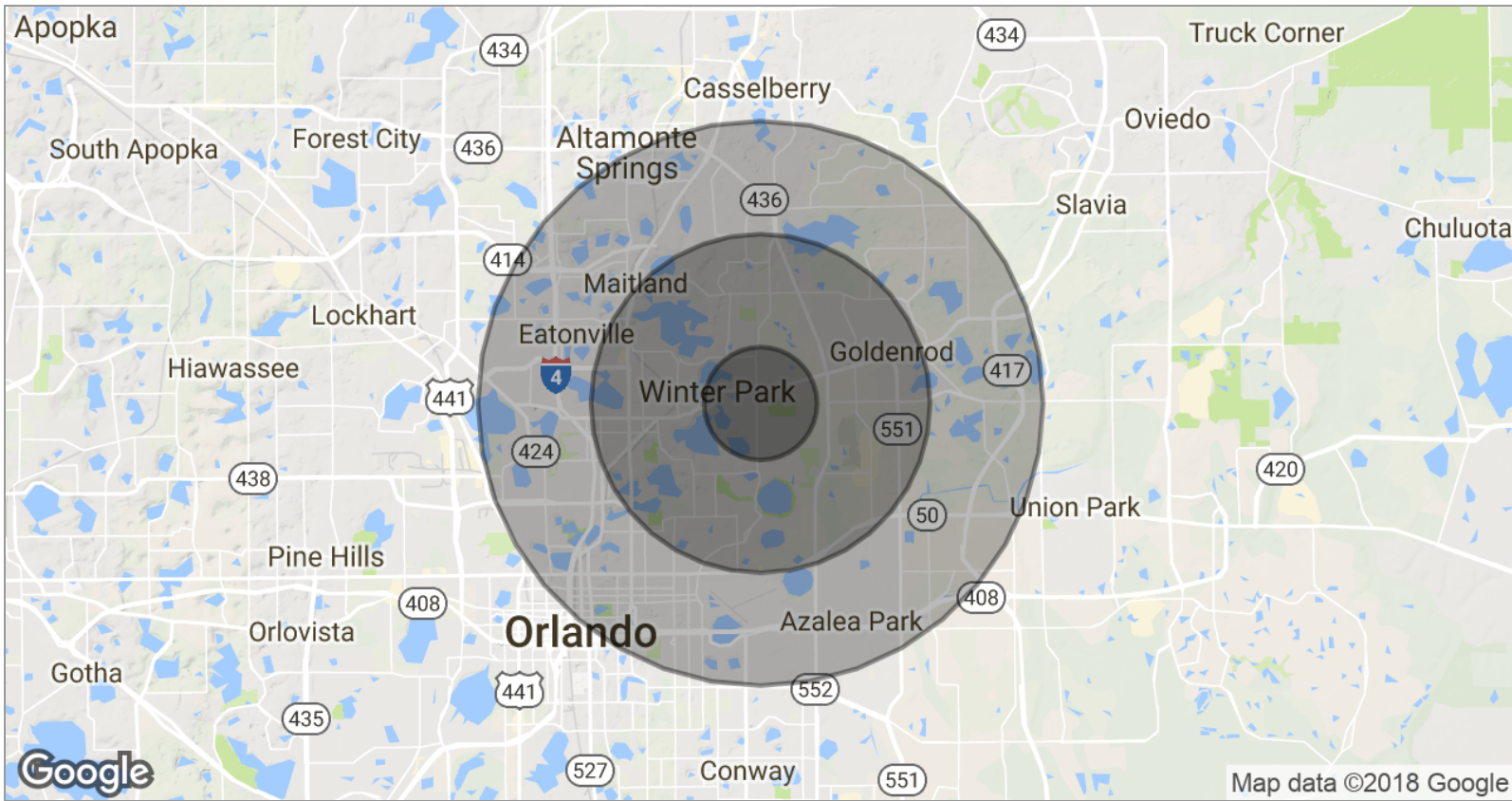


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	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	10,618	88,928	252,365
MEDIAN AGE	42.7	38.2	36.8
MEDIAN AGE (MALE)	37.8	36.1	35.5
MEDIAN AGE (FEMALE)	47.9	40.2	38.4
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	4,670	37,899	103,730
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$94,985	\$84,412	\$73,759
AVERAGE HOUSE VALUE	\$456,490	\$397,344	\$316,038
RACE			
% WHITE	86.6%	83.0%	81.1%
% BLACK	5.7%	7.2%	8.3%
% ASIAN	3.7%	2.7%	3.0%
% HAWAIIAN	0.1%	0.0%	0.0%
% INDIAN	0.3%	0.3%	0.3%
% OTHER	1.8%	4.5%	5.1%
ETHNICITY			
% HISPANIC	10.0%	14.6%	21.1%

* Demographic data derived from 2010 US Census

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