

For Lease

Ocoee Medical Building Up to 30,000± s.f. available

The Property

- 30,000± s.f. Medical office building to-be-built
- Land size: 1.67± acres
- Frontage on Old Winter Garden Road
- Adjacent to Health Central (171-bed hospital owned by Orlando Health)

The Price

- \$28.00/s.f. NNN

**3872 Old Winter Garden Rd
Gotha, FL 34734**

Jamie Barati, SIOR, CCIM

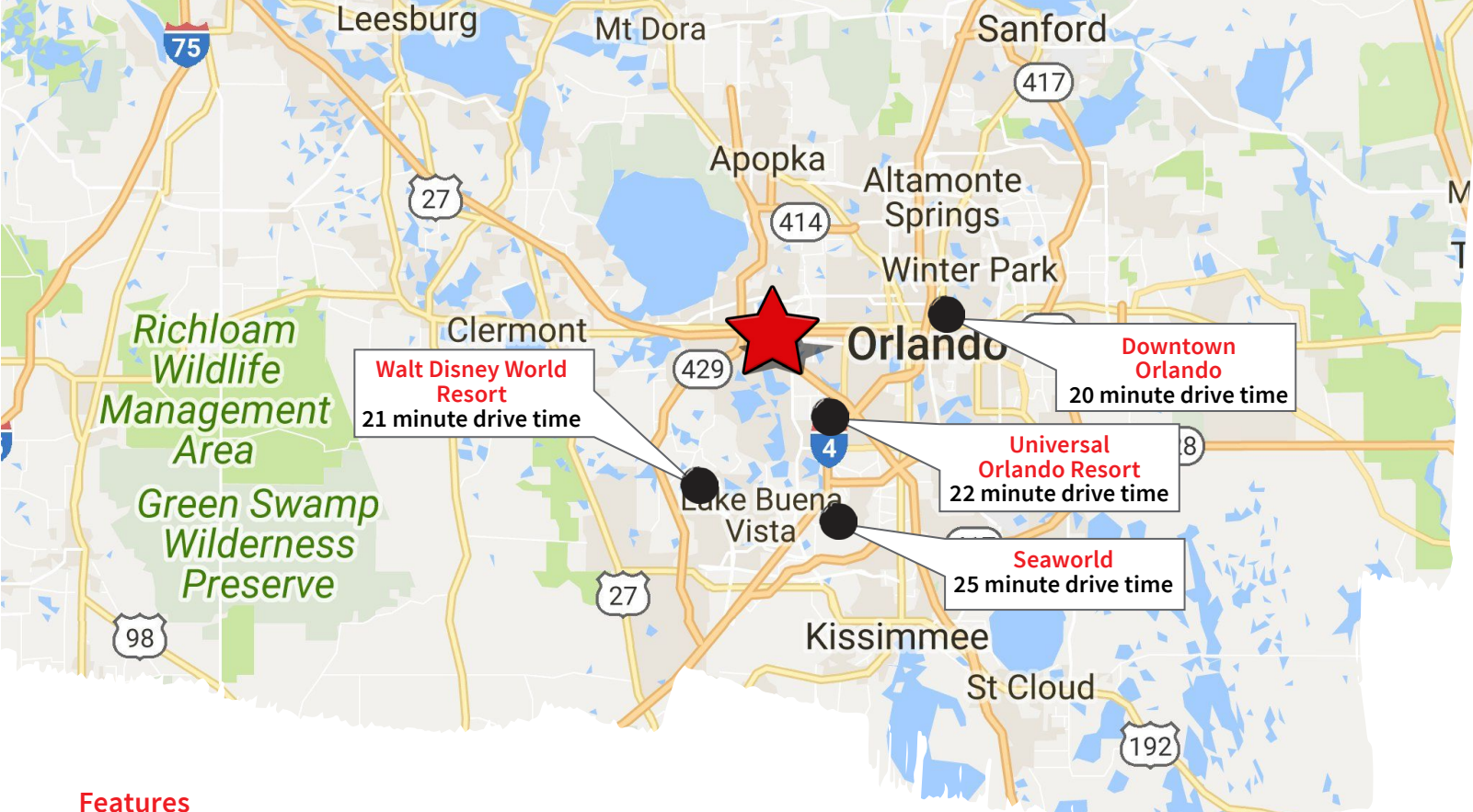
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Features

- Ample parking
- Prominent and visible location
- Building signage
- New construction with high-end finishes

Available Space

- 2,000 - 30,000 s.f.
- Ability to build space to suit user's needs
- Likely uses:
 - Ambulatory surgical
 - Out-Patient uses
 - Large/medium practices

Location summary

- Ocoee Medical Building is located on Old Winter Garden Road, adjacent to Health Central Hospital
- Adjacent to Ocoee/Winter Garden/Windermere communities
- Easy access to SR 408, SR 429 and Highway 50

Demographics snapshot



227,080

Population within 5 miles



78,111

Households within 5 miles



\$92,323

Average household income within 5 miles



7,698

Businesses within 5 miles



64,198

Employees within 5 miles

Traffic Counts

Old Winter Garden Road 25,500 VPD

West Colonial Drive 41,000 VPC

Source: FCOT 2018

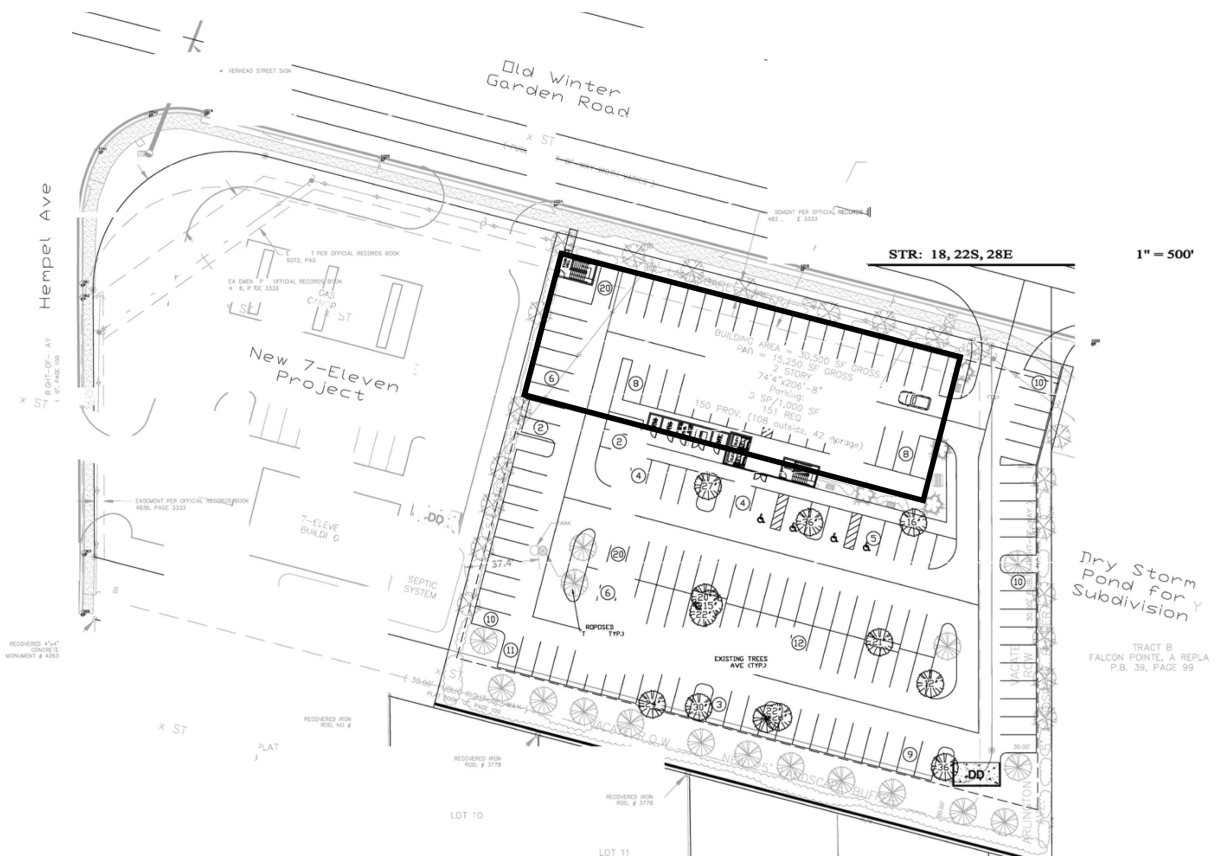


West Colonial Dr (41,000 VPD)



Old Winter Garden Rd (25,500 VPD)

SUBJECT SITE



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