



FOR LEASE

40107 HWY 27. Davenport, Fl 33837

**4000 SF / Second Floor in
Freestanding 2 story buiding
directly across the street from
Advent Health Hospital
Base Rent: \$25
NNN: \$9.00**



PRESENTED BY
MELANIE KAYALEH
DIRECTOR OF COMMERCIAL
(407) 782-1989
MELANIE@CHOICECOMMERCIALGROUP.COM
FLORIDIAN REAL ESTATE GROUP
483 MONTGOMERY PLACE
ALTAMONTE SPRINGS, FL 32714



Premier Medical Office Opportunity | Davenport, FL Unmatched Location in a Thriving Healthcare Corridor

Position your practice in one of Central Florida's fastest-growing markets—directly across from AdventHealth Heart of Florida, a 202-bed full-service hospital. This highly visible, strategic location offers immediate access to a built-in patient base and a steady flow of physicians, staff, and visitors.

Property Overview

- Freestanding Medical Building
- ±17,743 SF | Two Stories
- Established medical tenancy. First floor anchored by Central Florida Cancer Institute

Available Space

- Entire Second Floor | ±4,000 SF
- Thoughtfully designed for medical Use,
- this move-in ready suite includes:

Welcoming reception area & waiting room
Dedicated phlebotomy and lab space / Private pharmacy ArEa
4 exam rooms (with potential to expand)
4 private offices (ideal for physicians, billing, or administration)
Central nurses station. Staff Breakroom. 3 restrooms

Lease Details

- Triple Net (NNN) Lease
- Separately metered utilities. Tenant pays landlord directly for HVAC usage.
- Landlord responsible for HVAC repairs & building maintenance

 Contact us today to schedule a tour and learn more.

Location Highlights

Direct Healthcare Synergy

Located immediately across from AdventHealth, this property benefits from:
Continuous daytime population of healthcare professionals and patients
Strong referral network potential
Long-term, recession-resistant demand for medical services

High-Visibility Corridor

Fronting US Highway 27, a primary Central Florida artery:
Exceptional visibility and signage opportunities
High traffic counts and daily exposure
Minutes to Interstate 4, connecting Orlando and Tampa

Rapidly Expanding Trade Area

Davenport/Four Corners is experiencing explosive growth:
Thousands of new residential units in development
Expanding population base driving increased healthcare demand
Strong long-term fundamentals for tenant success

Proximity to Major Retail Destinations

Located near Posner Park, a dominant regional shopping hub:
National retailers including Target, Best Buy, and more
Significant destination-driven traffic
Synergistic retail and service environment

Established Medical Hub

Join a growing cluster of healthcare providers:
Existing uses include oncology, imaging, and specialty care
Built-in referral ecosystem
Ideal for complementary medical or wellness services

Central Florida Connectivity

Approximately 35 miles to Orlando and 64 miles to Tampa
Convenient to major employment and tourism corridors
Serves both local residents and regional visitors

The Opportunity

This is a rare opportunity to secure premium medical space in a hospital-anchored, high-growth corridor with unmatched visibility, accessibility, and demand drivers.

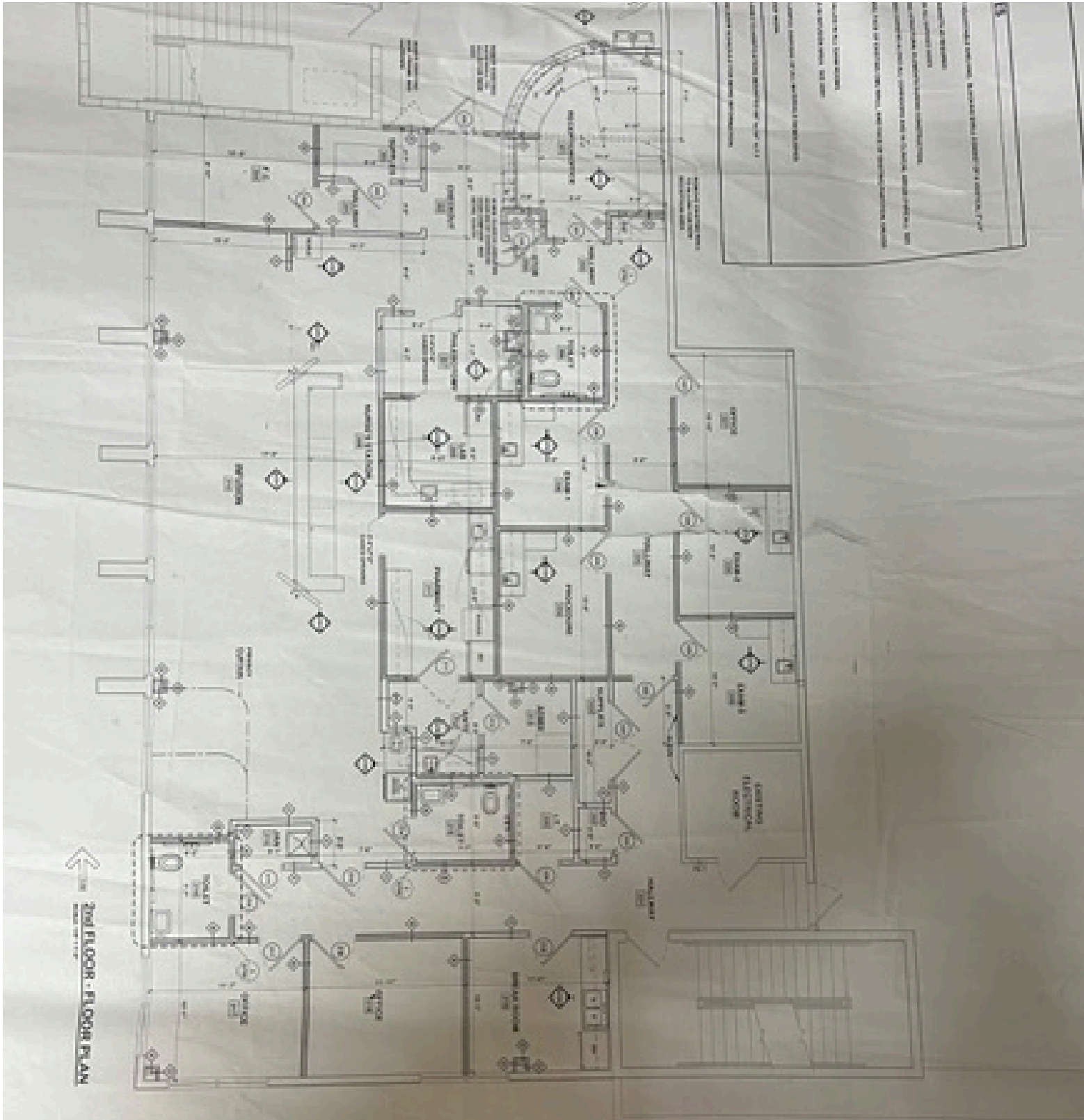
📞 Contact us today to schedule a tour and learn more.

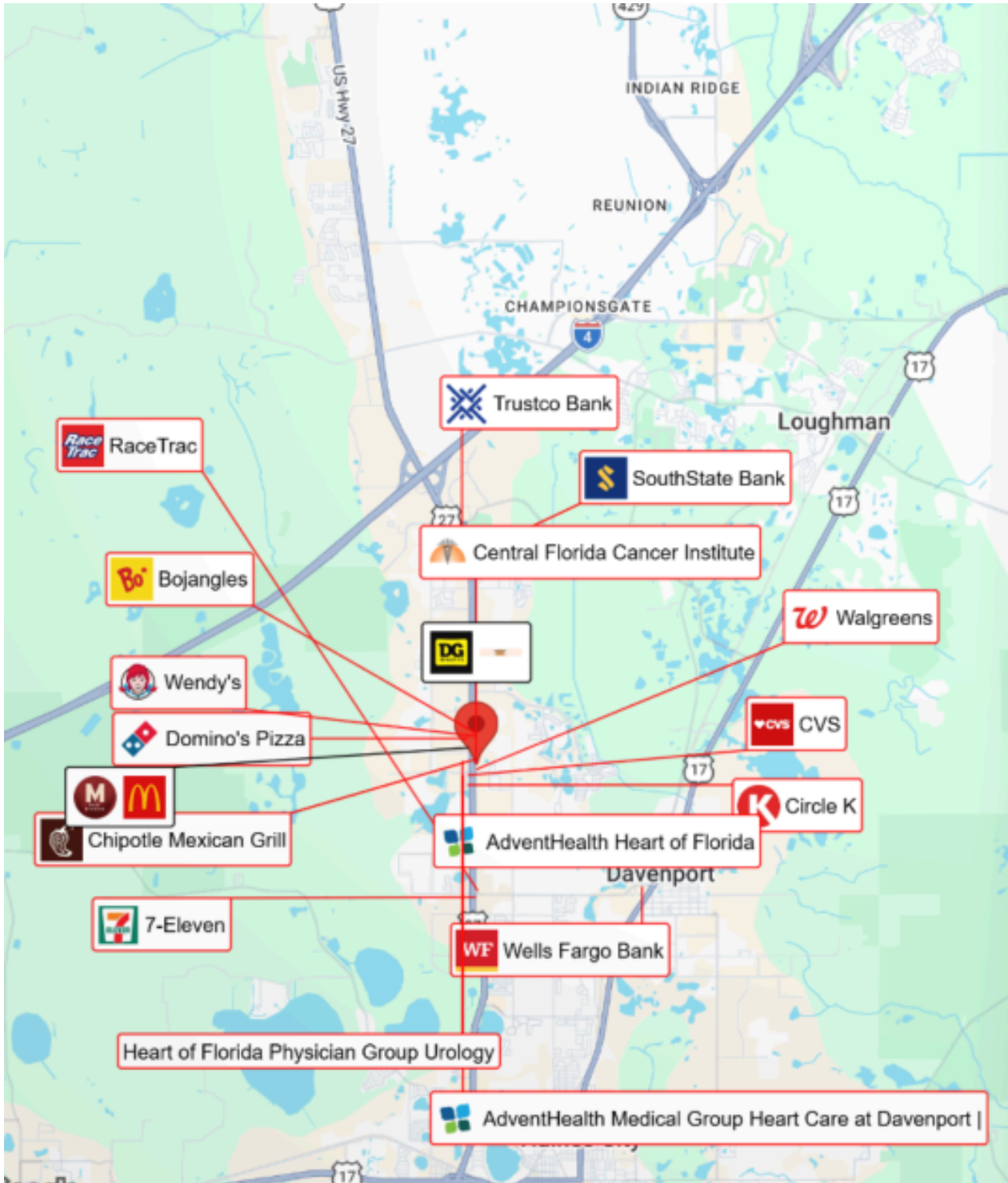


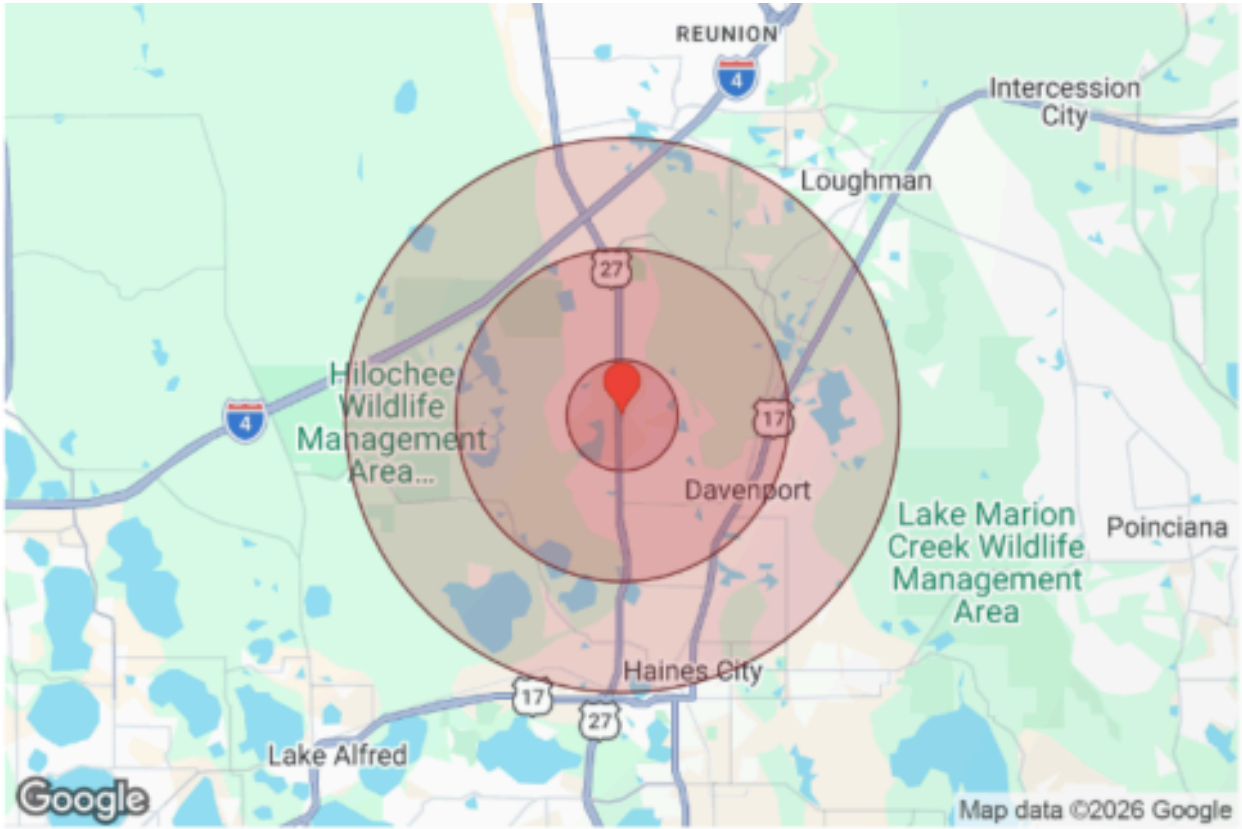












Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,687	23,237	45,753
Female	4,925	24,239	47,499
Total Population	9,612	47,477	93,251
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,857	20,415	37,935
Black	1,475	6,675	15,079
Am In/AK Nat	6	47	103
Hawaiian	2	14	37
Hispanic	3,910	18,369	35,911
Asian	202	1,026	2,219
Multiracial	153	878	1,809
Other	7	52	159
Housing	1 Mile	3 Miles	5 Miles
Total Units	3,925	20,040	39,432
Occupied	3,362	16,998	33,129
Owner Occupied	2,627	13,136	24,261
Renter Occupied	735	3,862	8,868
Vacant	564	3,042	6,303

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,735	8,494	17,702
Ages 15 - 24	1,150	5,637	11,395
Ages 25 - 54	4,006	19,794	39,437
Ages 55 - 64	1,051	4,975	9,627
Ages 65+	1,671	8,574	15,091
Income	1 Mile	3 Miles	5 Miles
Median	\$86,186	\$80,578	\$77,314
Under \$15k	197	1,188	2,539
\$15k - \$25k	42	513	1,352
\$25k - \$35k	147	765	2,153
\$35k - \$50k	453	1,996	3,478
\$50k - \$75k	530	3,386	6,553
\$75k - \$100k	697	2,919	5,280
\$100k - \$150k	824	3,809	6,896
\$150k - \$200k	213	1,104	2,236
Over \$200k	258	1,317	2,642

LET'S DISCUSS YOUR NEXT STEPS

Contact me today for further discussion, or to schedule a meeting or call for a more detailed consultation.



MELANIE KAYALEH

DIRECTOR OF COMMERCIAL

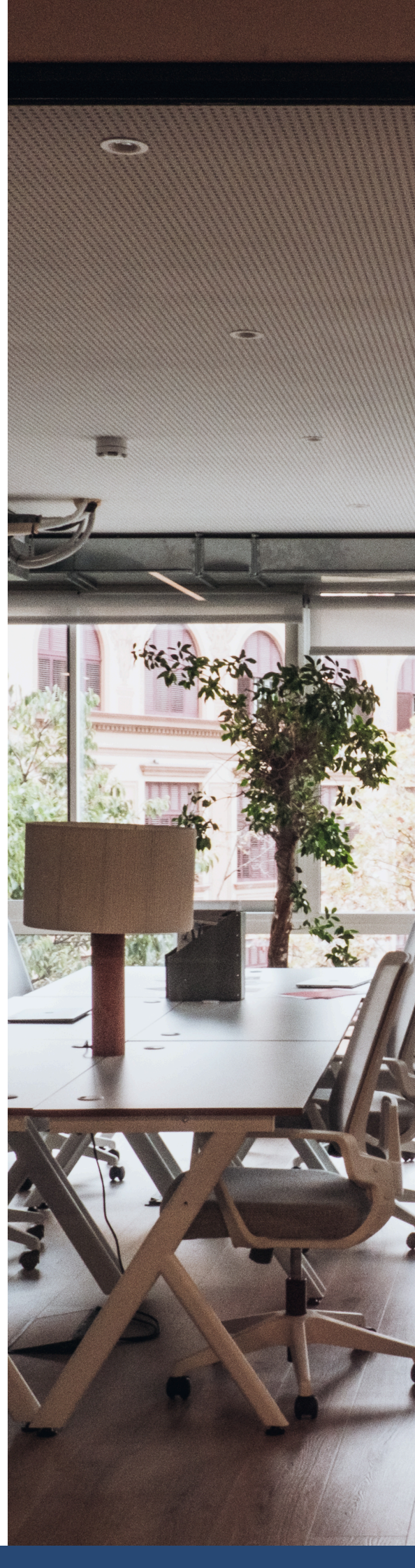
(407) 782-1989

melanie@choicecommercialgroup.com

FLORIDIAN REAL ESTATE GROUP

483 Montgomery Place

Altamonte Springs, FL 32714





MELANIE KAYALEH
DIRECTOR OF COMMERCIAL

(407) 782-1989
melanie@choicecommercialgroup.com
FLORIDIAN REAL ESTATE GROUP