

# DANIEL

MEDICAL BUILDING

2100 ALOMA AVENUE  
WINTER PARK, FL 32792

Premier Medical Office Space for Lease



Building owned and managed by  
**HEALTHCARE REALTY**

**ROBERT KELLOGG, CCIM**  
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**TODD DAVIS, SIOR, CCIM**  
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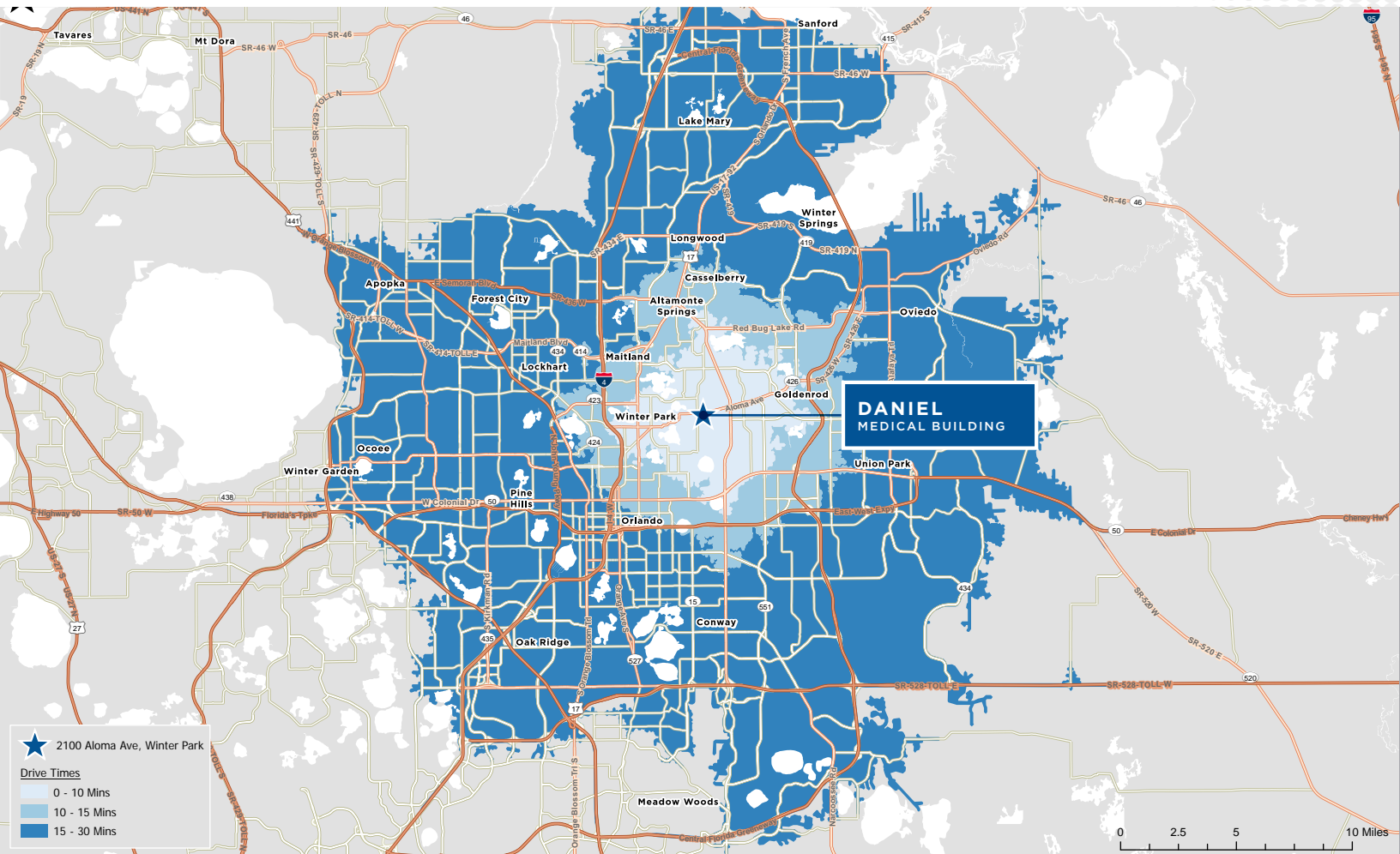
# Opportunity

- Class A 2-story, 33,628 SF medical office building
- Adjacent to AdventHealth Winter Park Memorial Hospital campus
- 5/1,000 parking ratio
- Free monument signage available
- Lush atrium lobby with waterfall features
- Covered drop-off entrance

SIZE  
**33,628 SF**

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2022 TOTAL POPULATION</b>	9,703	53,683	120,760
<b>2022 MEDIAN AGE</b>	44.6 Yrs	51.3 Yrs	48.2 Yrs
<b>2022 AVERAGE HOUSEHOLD INCOME</b>	\$42,427	\$58,687	\$63,909



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# Nearby Amenities



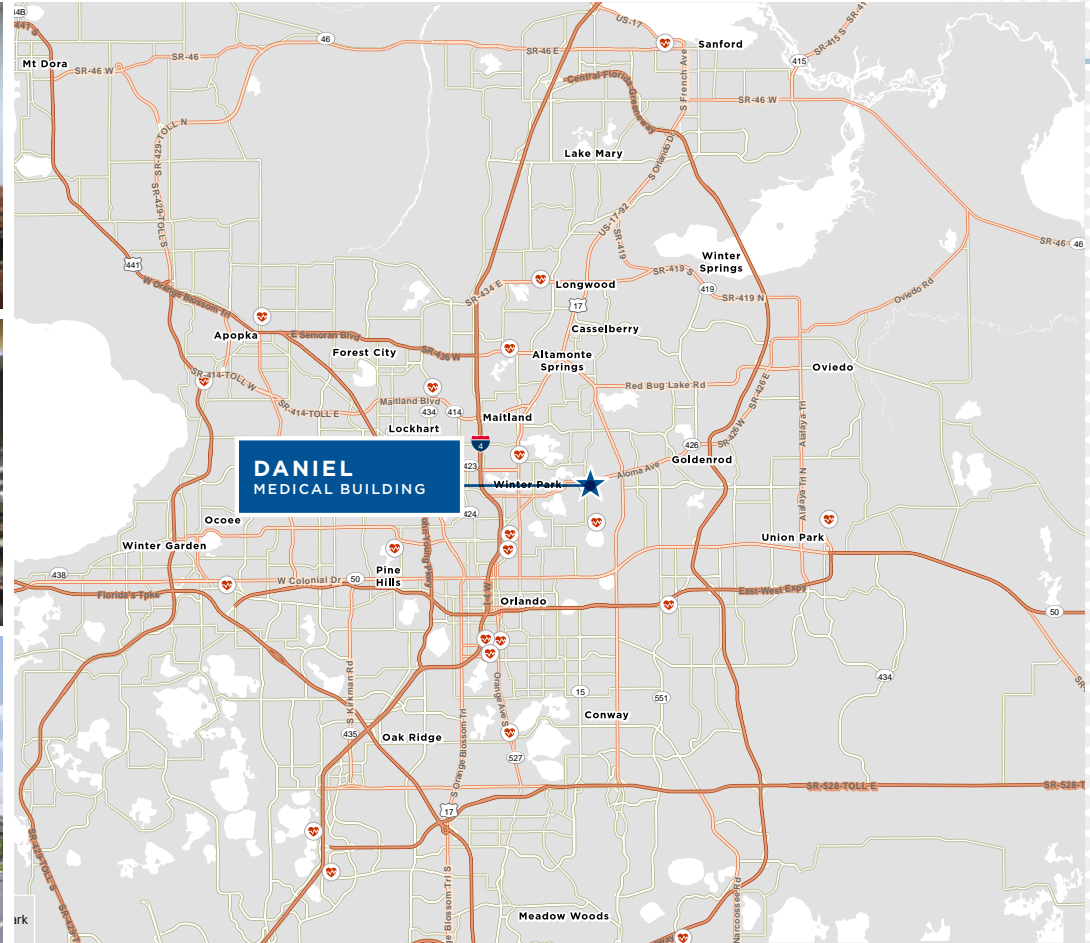
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## Nearby Medical



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