

FOR LEASE | Oakland Exchange Bldg #5

164 SOUTHERN RAILWAY, OAKLAND, FL 34787



FOR MORE INFORMATION
MILLENNIA-PARTNERS.COM

PRESENTED BY

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IMMEDIATELY AVAILABLE FOR TENANT BUILDOUT!

164 SOUTHERN RAILWAY, OAKLAND, FL 34787

Oakland Exchange Bldg #5



OFFERING SUMMARY

| | |
|------------------|-----------------|
| Lease Rate: | Contact Broker |
| Building Size: | 2,288 SF |
| Delivery: | March, 2026 |
| Lot Size: | .05 AC |
| Condition: | Dark Shell |
| Year Built: | 2026 |
| Use: | Medical/Office |
| Lease Structure: | NNN |
| Market: | West Orlando |
| Submarket: | Oakland, FL |
| Traffic Count: | 55,500 (Hwy-50) |

PROPERTY OVERVIEW

Introducing the immediately available 164 Southern Railway #5, a prime medical/office property available for lease in Oakland, FL. This versatile new construction 2,288+/- SF medical/office space is ideal for a wide range of medical and professional service uses, with a generous tenant improvement allowance for custom buildouts. Boasting high ceilings, ample natural light, and a modern, attractive façade, this property offers the perfect canvas to bring your practice to life. Convenient access to major transportation routes (Hwy-50), ample parking, immediate medical synergy, and close proximity to key amenities make this space an attractive choice for businesses seeking a strategic location. Elevate your operations in this exceptional and highly adaptable office shell space.

PROPERTY HIGHLIGHTS

- 2,288 Gross SF for Lease
- Immediately Available For Tenant Improvements
- 12 Parks (5.25/1000)
- New construction, High ceilings, and ample natural light
- Dark Shell Medical/Office space

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OFFICE BUILDING

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LOCATION DESCRIPTION

The property's location within the Oakland Exchange offers a wealth of synergistic users, fostering a dynamic and collaborative business environment. Furthermore, the immediate growth and development in Clermont bring high traffic counts and an affluent client base, providing an exceptional opportunity for businesses to tap into a thriving market. This strategic positioning ensures exposure to a diverse range of potential clients and partners, making it an ideal setting for professional endeavors. With its proximity to this burgeoning growth hub, the property stands at the epicenter of opportunity for medical practices and businesses seeking to leverage the momentum of a dynamic west orlando sub-market.

OFFERING SUMMARY

| | |
|-------------------|-----------------------|
| Status: | Existing "Dark Shell" |
| Parking: | 12 (5.25/1000) |
| Available SF: | 2,288 SF |
| Use: | Medical/Office |
| Rate and Pricing: | Contact Broker |

| DEMOGRAPHICS | 1 MILE | 2 MILES | 3 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 1,060 | 4,164 | 11,135 |
| Total Population | 2,795 | 11,376 | 30,786 |
| Average HH Income | \$146,858 | \$148,129 | \$145,255 |

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PROPOSED MEDICAL FLOORPLAN

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SITE PLAN

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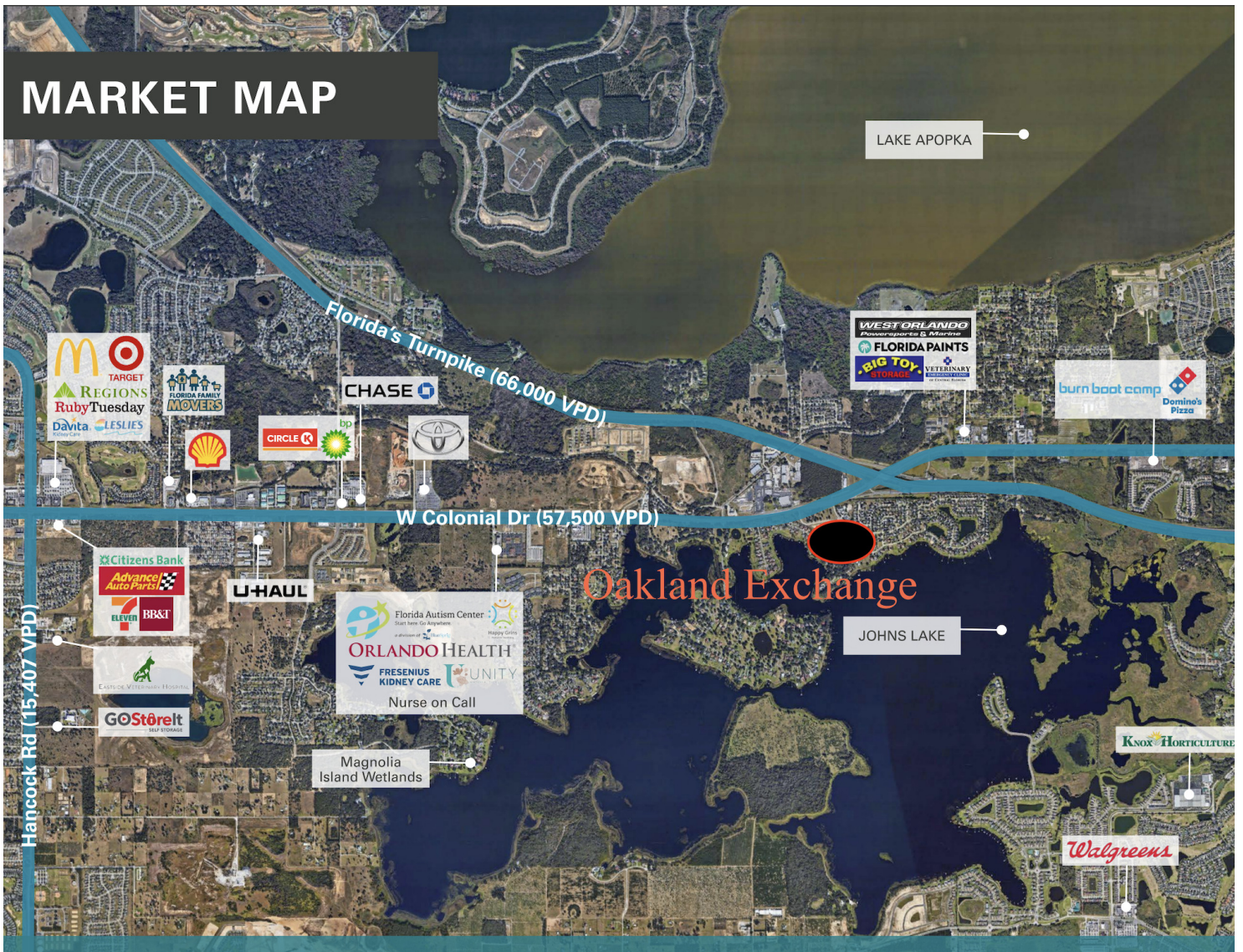
PRIME WEST ORLANDO LOCATION!

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MARKET MAP



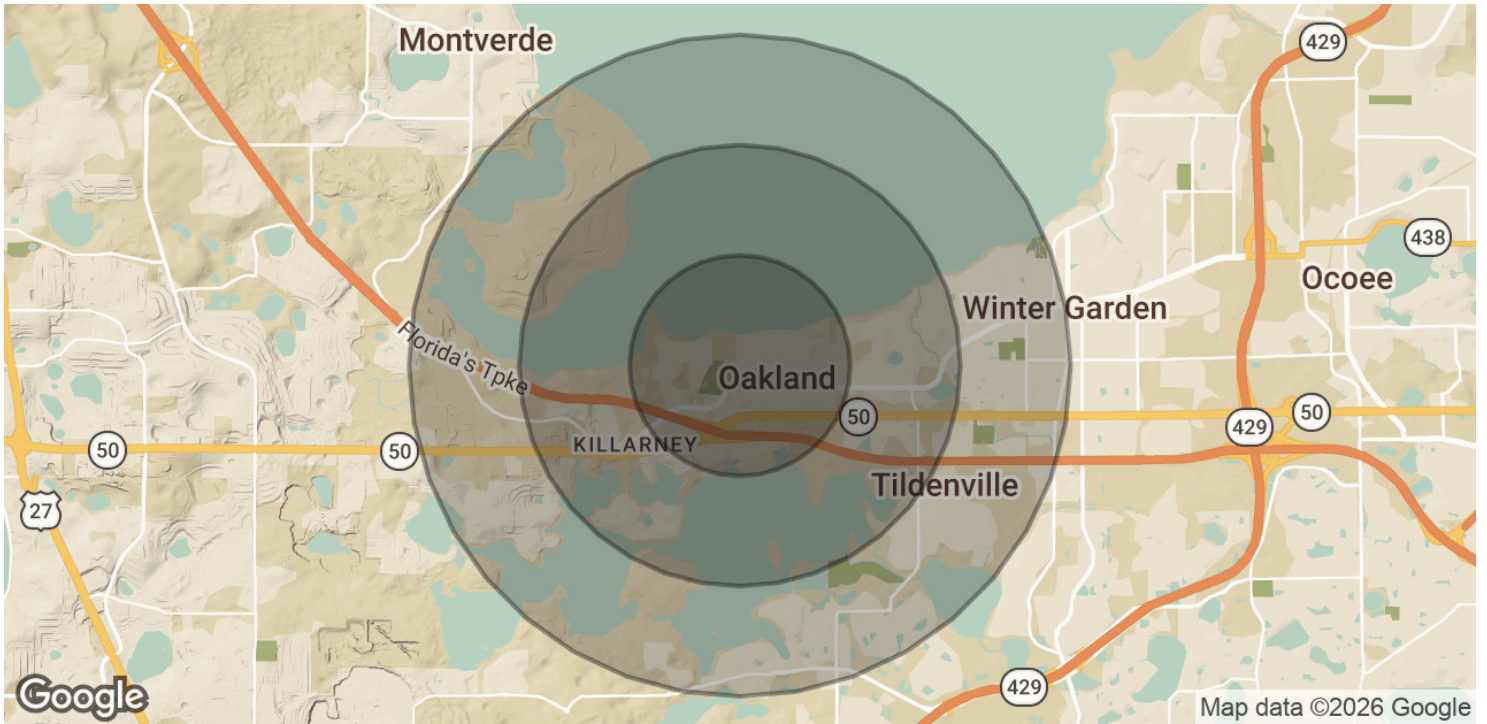
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BOOMING DEMOGRAPHICS MAP & REPORT!

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POPULATION

| | 1 MILE | 2 MILES | 3 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 2,795 | 11,376 | 30,786 |
| Average Age | 41 | 40 | 40 |
| Average Age (Male) | 40 | 39 | 39 |
| Average Age (Female) | 42 | 41 | 40 |

HOUSEHOLDS & INCOME

| | 1 MILE | 2 MILES | 3 MILES |
|---------------------|---------------|----------------|----------------|
| Total Households | 1,060 | 4,164 | 11,135 |
| # of Persons per HH | 2.6 | 2.7 | 2.8 |
| Average HH Income | \$146,858 | \$148,129 | \$145,255 |
| Average House Value | \$556,566 | \$567,552 | \$538,751 |

TRAFFIC COUNTS

| | |
|--------------|------------|
| Remington Rd | 55,500/day |
|--------------|------------|

Demographics data derived from AlphaMap

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