



FOR LEASE:

2061 DUNDEE DRIVE – OFFICE

Winter Park, FL 32792

ABOUT PROPERTY

This free-standing professional office building is ideal for small businesses like a legal practice, CPA, chiropractor, or financial advisor. It has a prime location near Lakemont Avenue, within walking distance of Advent Health Hospital, in an area surrounded by professional and medical offices.

PROPERTY FEATURES

- Professional Office or Medical Zoning
- 1,467 SF
- \$30 SF/yr (NNN)
- **AVAILABLE ON APRIL 2025**

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PROPERTY SUMMARY

2061 DUNDEE DRIVE



OFFERING SUMMARY

NUMBER OF UNITS:	1
AVAILABLE SF:	1,467 SF
LEASE RATE:	\$30 SF/yr (NNN)
LOT SIZE:	0.23 Acres
BUILDING SIZE:	1,467 SF
ZONING:	O-2
MARKET:	Winter Park
SUBMARKET:	Greater Orlando

PROPERTY OVERVIEW

This free-standing professional office building is great for a **small legal practice, CPA, chiropractor, financial advisor, therapy practice, boutique real estate office, massage therapy practice, etc.** Great location just off Lakemont Avenue, walking distance from Advent Health Hospital, in an area of professional and medical offices. This 1,467 SF space is well-appointed and features three designated offices, a reception area, kitchen area with storage, front and back entrances, and two restrooms, one complete with a shower. The building was just painted and has updated windows, a nice front porch area, and fresh new landscaping in front. Shared parking with 2071 Dundee Drive. This space will be available in **April 2025**.

PROPERTY HIGHLIGHTS

- Excellent Location off Lakemont Avenue Close to Advent Health & Professional and Medical Offices
- Front and Rear Entrances
- 3 Designated Offices
- Reception Area
- Kitchen Area with Storage
- 2 Restrooms - One with Shower
- Building was recently Painted
- Updated Windows
- Fresh New Landscaping

PROPERTY PHOTOS

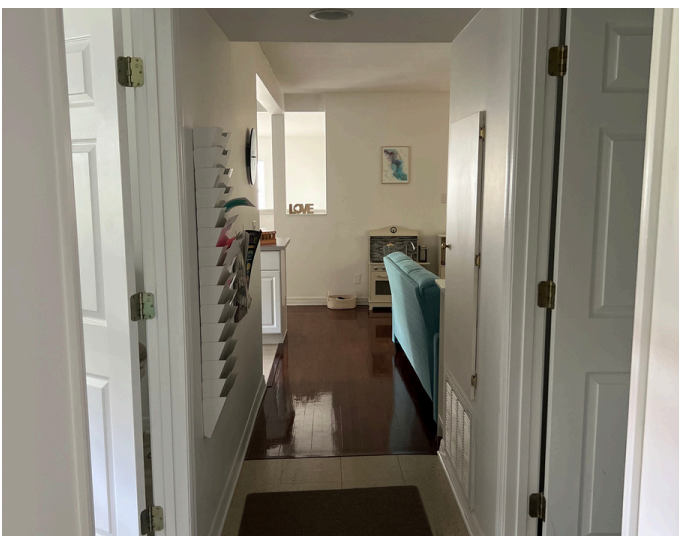
2061 DUNDEE DRIVE





PROPERTY PHOTOS

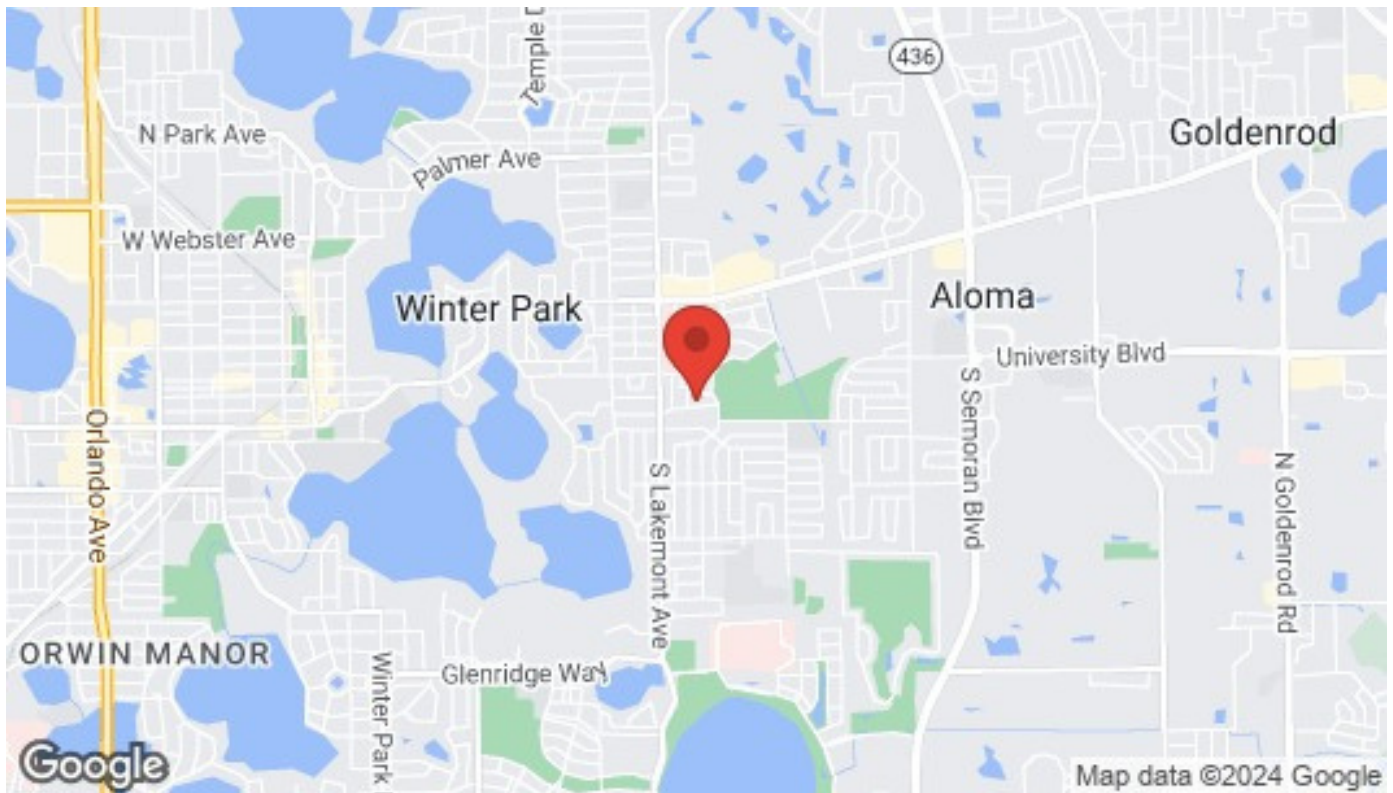
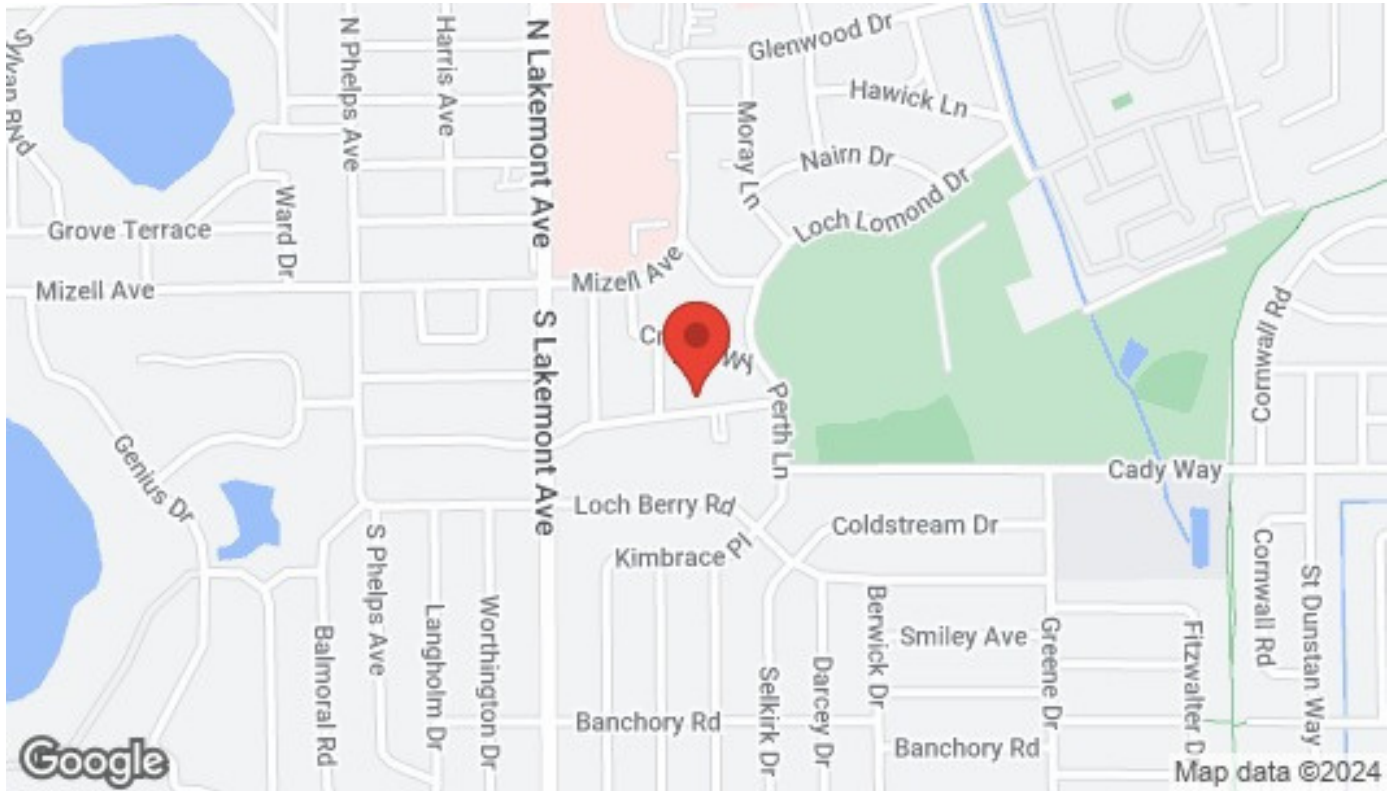
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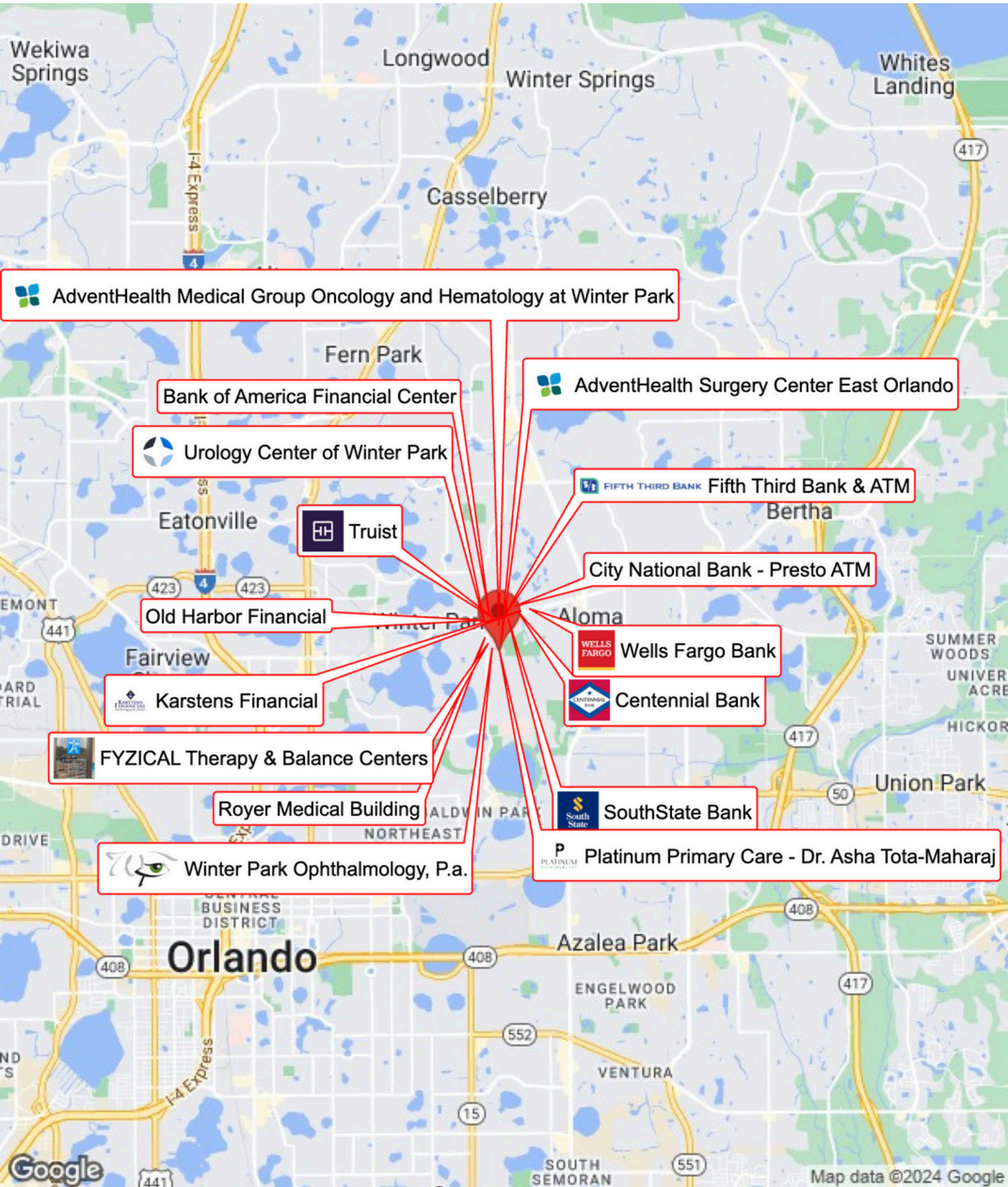
LOCATION MAPS

2061 DUNDEE DRIVE - OFFICE



BUSINESS MAP

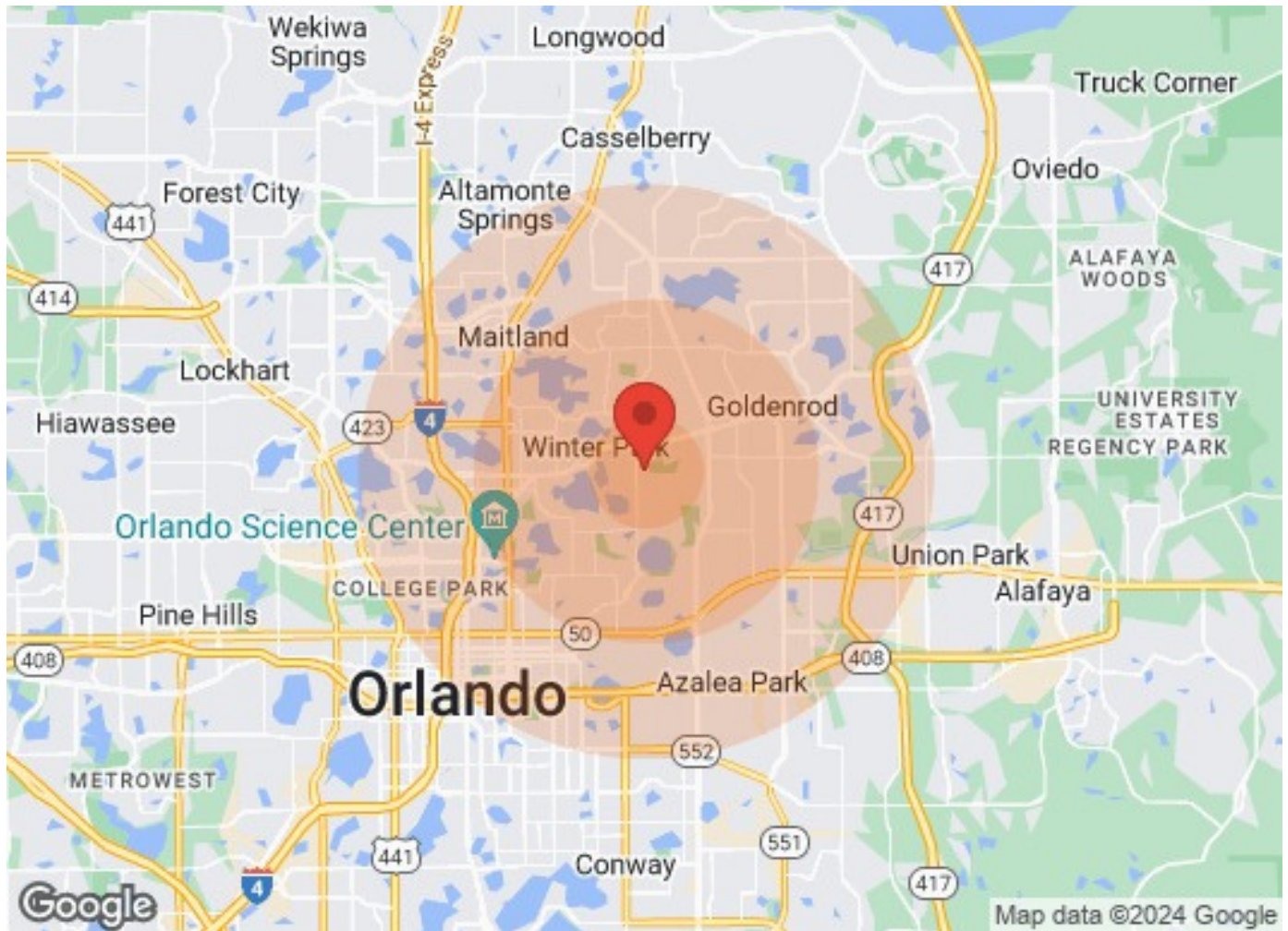
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DEMOGRAPHICS

2061 DUNDEE DRIVE - OFFICE



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	6,735	46,902	122,808	Median	\$81,686	\$63,254	\$56,223
Female	7,444	47,920	127,025	< \$15,000	791	6,357	13,931
Total Population	14,179	94,822	249,833	\$15,000-\$24,999	753	4,508	11,978
				\$25,000-\$34,999	828	4,820	12,805
Age				\$35,000-\$49,999	790	4,918	15,047
Ages 0-14	2,072	14,747	40,096	\$50,000-\$74,999	1,115	6,989	20,194
Ages 15-24	1,465	10,231	26,957	\$75,000-\$99,999	634	4,573	12,546
Ages 25-54	5,351	40,624	105,837	\$100,000-\$149,999	861	4,917	12,371
Ages 55-64	1,755	11,664	31,981	\$150,000-\$199,999	313	2,068	4,403
Ages 65+	3,536	17,556	44,962	> \$200,000	468	3,238	5,520
				Housing			
Race				Total Units	7,963	50,232	129,393
White	12,775	80,733	205,501	Occupied	7,271	45,026	115,266
Black	650	6,096	19,641	Owner Occupied	4,056	23,832	63,494
Am In/AK Nat	9	34	112	Renter Occupied	3,215	21,194	51,772
Hawaiian	2	3	11	Vacant	692	5,206	14,127
Hispanic	1,626	16,151	57,847				
Multi-Racial	976	11,410	37,310				



DISCLAIMER

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