

**FOR SALE**

**OWNER-USER OFFICE / MEDICAL OPPORTUNITY**

**2425 LEE ROAD**

WINTER PARK, FL 32789



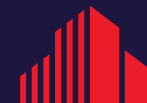
**CLICK TO VIEW  
TOUR VIDEO**



**ASKING PRICE: \$885,000**

**FOR SALE IN WINTER PARK**

Commercial property with strong visibility on Lee Road, a functional office layout, and **two entrances allowing for partial leasing or multi-use flexibility**. Ideal for owner-users.



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# PRIMARY MARKETING DESCRIPTION

Now available **for sale**, this well-located commercial property on **Lee Road in Winter Park** presents a strong opportunity for an owner-user seeking visibility, accessibility, and a functional layout within one of Central Florida's most established markets.

The property benefits from approximately **41,000 vehicles per day** and convenient access to **I-4**, providing strong connectivity to Winter Park, Downtown Orlando, and surrounding areas.

Inside, the space features a well-designed layout including a **reception and waiting area**, **multiple private offices**, a **conference room**, and a **break room**, supporting a wide range of professional, medical, or service-oriented uses. The current configuration allows for both collaborative and private work environments.

A key advantage of the property is its **two separate entrances**, offering flexibility for an owner-user to **occupy a portion of the space while leasing out the remainder**, or to accommodate multiple business functions under one roof.

The existing user has successfully operated in the space and is relocating to a larger location, reinforcing both the functionality of the layout and the strength of the surrounding market.



- **Owner-User Opportunity**
- **Partial Lease Potential**
- **Two Entrances for Flexibility**

## KEY FEATURES

- **For Sale | Owner-User Opportunity**
- **Winter Park location**
- **~41,000 vehicles per day (AADT)**
- **Convenient access to I-4**
- **Reception and waiting area**
- **Multiple private offices**
- **Conference room**
- **Break room**
- **Two separate entrances**
- **Flexible layout for multi-use or shared occupancy**
- **Ability to occupy and lease a portion of the space**
- **Proven location with successful current user**

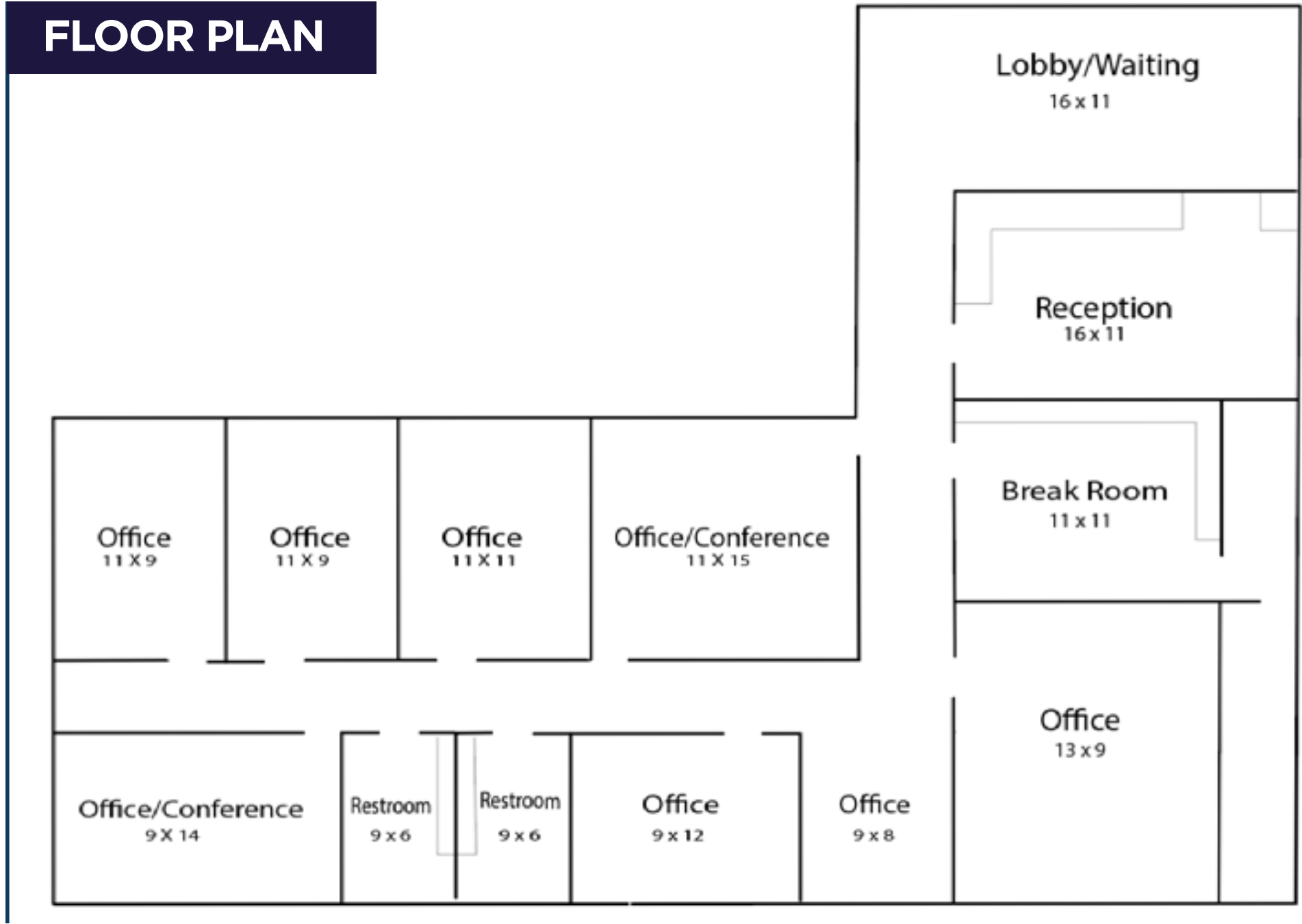
## HIGH VISIBILITY ON LEE ROAD

- **Access to I-4**
- **Winter Park Address**





# FLOOR PLAN



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## CONTACT

**AMY CALANDRINO, CCIM, SIOR**

Director

+1 407 492 0433

[amy.calandrino@cushwake.com](mailto:amy.calandrino@cushwake.com)

