

UPSCALE MEDICAL OFFICE CONDO FOR LEASE



PROPERTY DESCRIPTION

4,200 SF Medical Office Condo For Lease.
Former national medical office with high end flooring and finishes.
11 exam rooms with sinks, 5 offices, nurse's station with sink, large lobby, breakroom with staff restroom, one restroom off of the lobby, and one restroom by the nurse's station.
Well maintained property.
High visibility location with free standing sign and building signage.
Ready for immediate occupancy!
Estimated CAM, Real Estate Taxes, and Insurance \$2.67 per SF.

LOCATION DESCRIPTION

Located just south of Saxon Boulevard on the east side of Enterprise Road.
Approximately 0.8 miles to AdventHealth Fish Memorial and 1.3 miles to Interstate 95.

LOCATION ADDRESS

2669 Enterprise Road, Unit 2
Orange Citv. FL 32763

JOHN W. TROST, CCIM

Principal | Senior Advisor

O: 386.301.4581 | C: 386.295.5723

john.trost@svn.com

OFFERING SUMMARY

LEASE RATE:	\$21.00 NNN
AVAILABLE SF:	4,200 SF
YEAR BUILT:	1986
TRAFFIC COUNT:	Enterprise Road 15,600 AADT Saxon Boulevard 32,000 AADT
ZONING:	CG-2, General Commercial

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,626	17,656	35,333
TOTAL POPULATION	3,914	42,789	89,433
AVERAGE HH INCOME	\$53,823	\$56,013	\$57,727

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ADDITIONAL PHOTOS



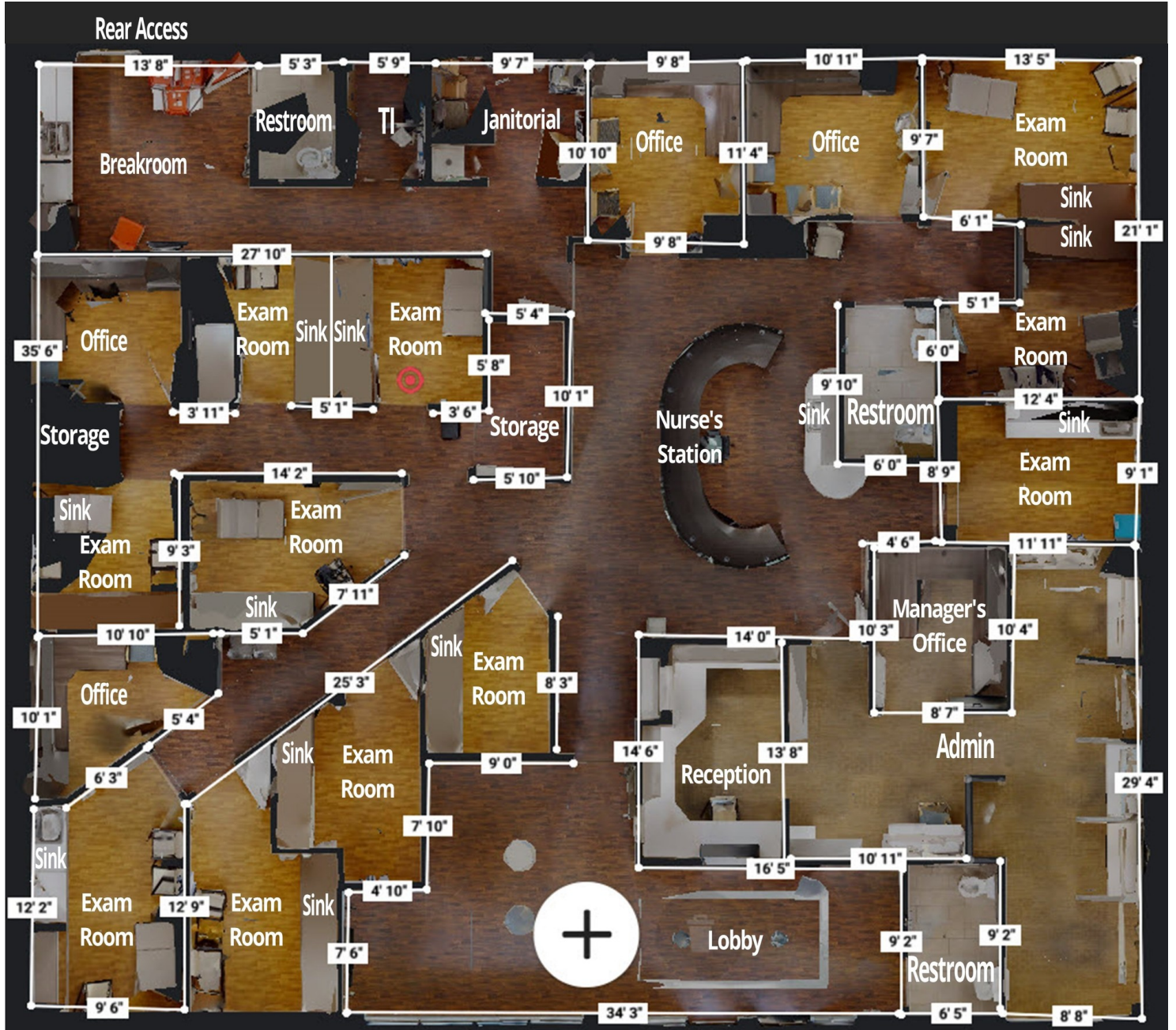
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FLOOR PLAN



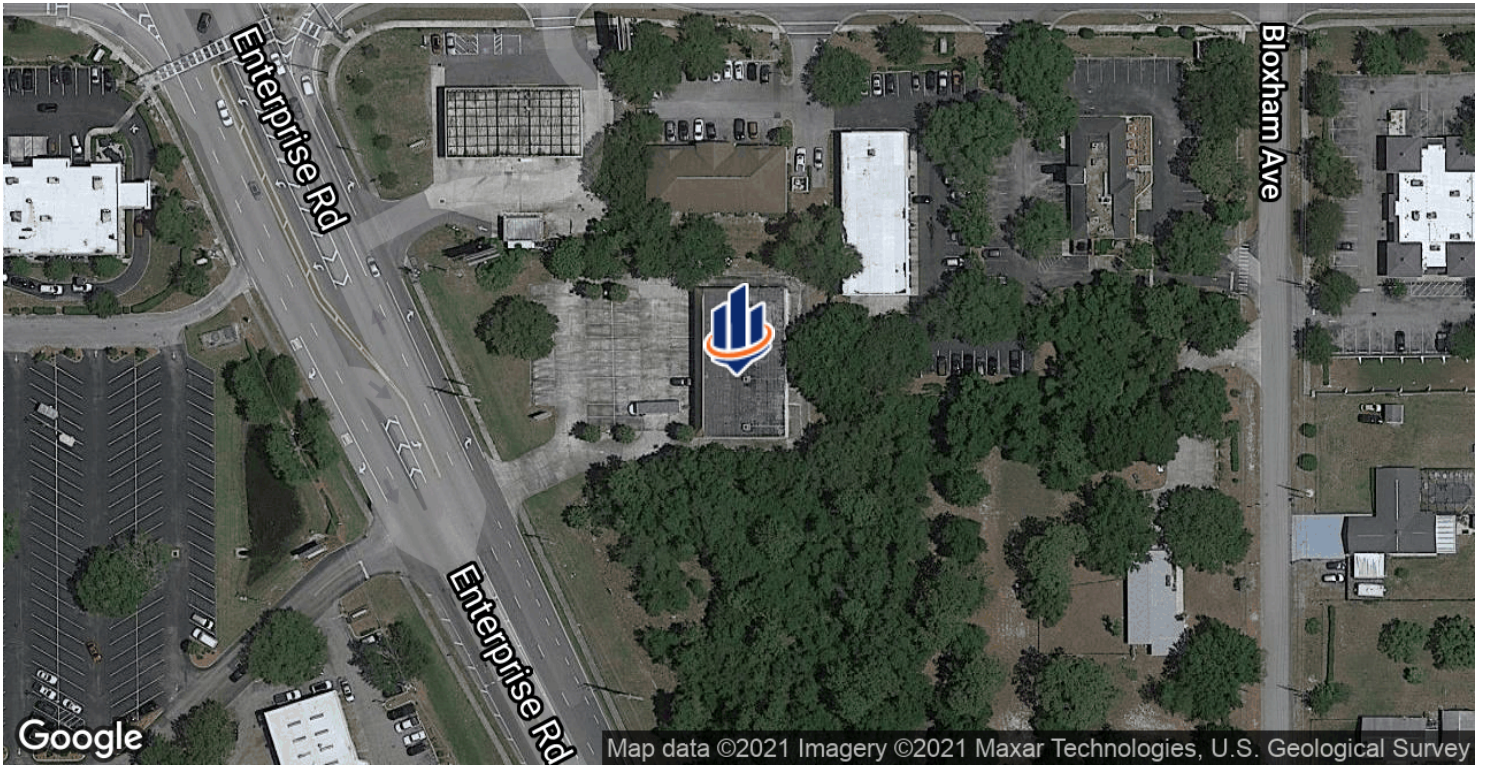
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LOCATION MAP



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