



Each office independently owned and operated

FOR LEASE

OFFICE BUILDING

453 N KIRKMAN RD

ORLANDO, FL 32811

RE/MAX TOWN CENTRE

330 E Central Blvd

Orlando, FL 32801

407.509.6679

RTCCOMMERCIAL.COM



FOR MORE
INFORMATION
CONTACT:

CHARLIE ORDEN

Broker Associate

407.509.6679

charlesorden@remax.net

FL #BK3213840

453 N KIRKMAN RD

ORLANDO, FL 32811



PROPERTY DESCRIPTION

Second Generation Medical Office Suite. Fully built out with 5 exam rooms, 3 offices, reception area, waiting room, 2 bathrooms and storage. Located on the 2nd floor at Roberts Medical Plaza.

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Number of Units:	8
Available SF:	1,927 SF
Lot Size:	1,685,728,440 SF
Building Size:	13,744 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,468	122,464	370,330
Total Population	13,942	311,236	885,882
Average HH Income	\$43,164	\$60,874	\$74,439



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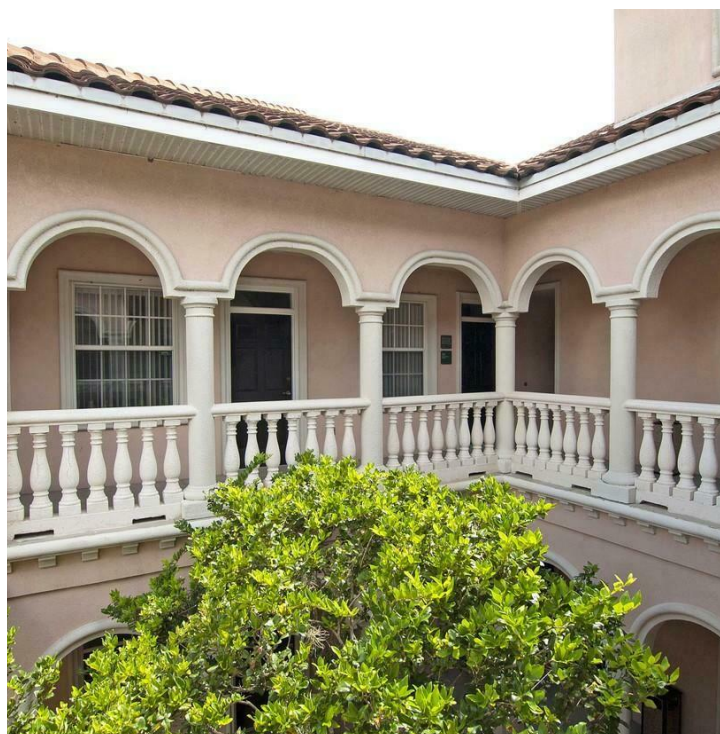
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ADDITIONAL PHOTOS

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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

453 N Kirkman Rd. Ste 202, Orlando, FL 32811



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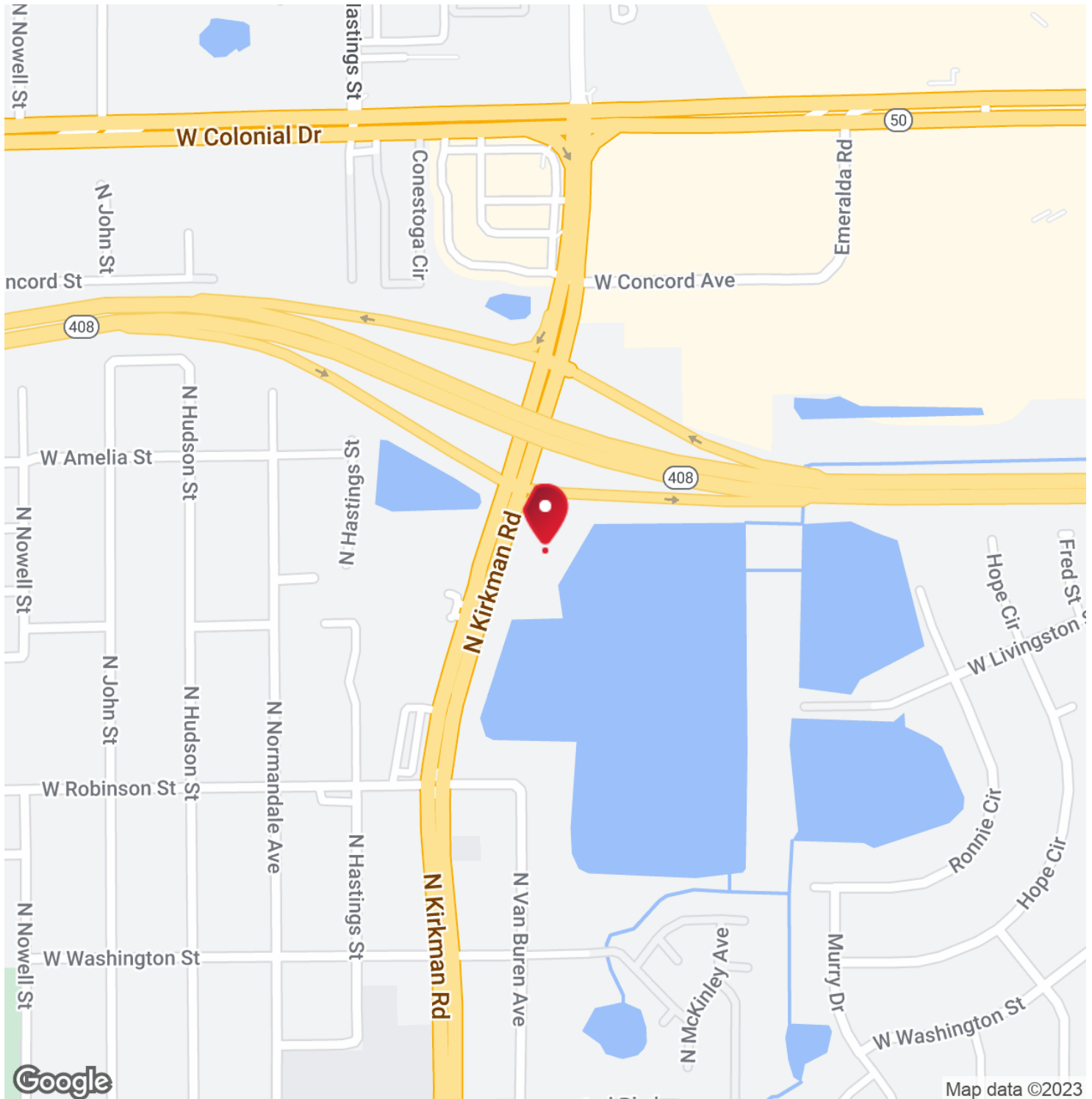
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LOCATION MAP

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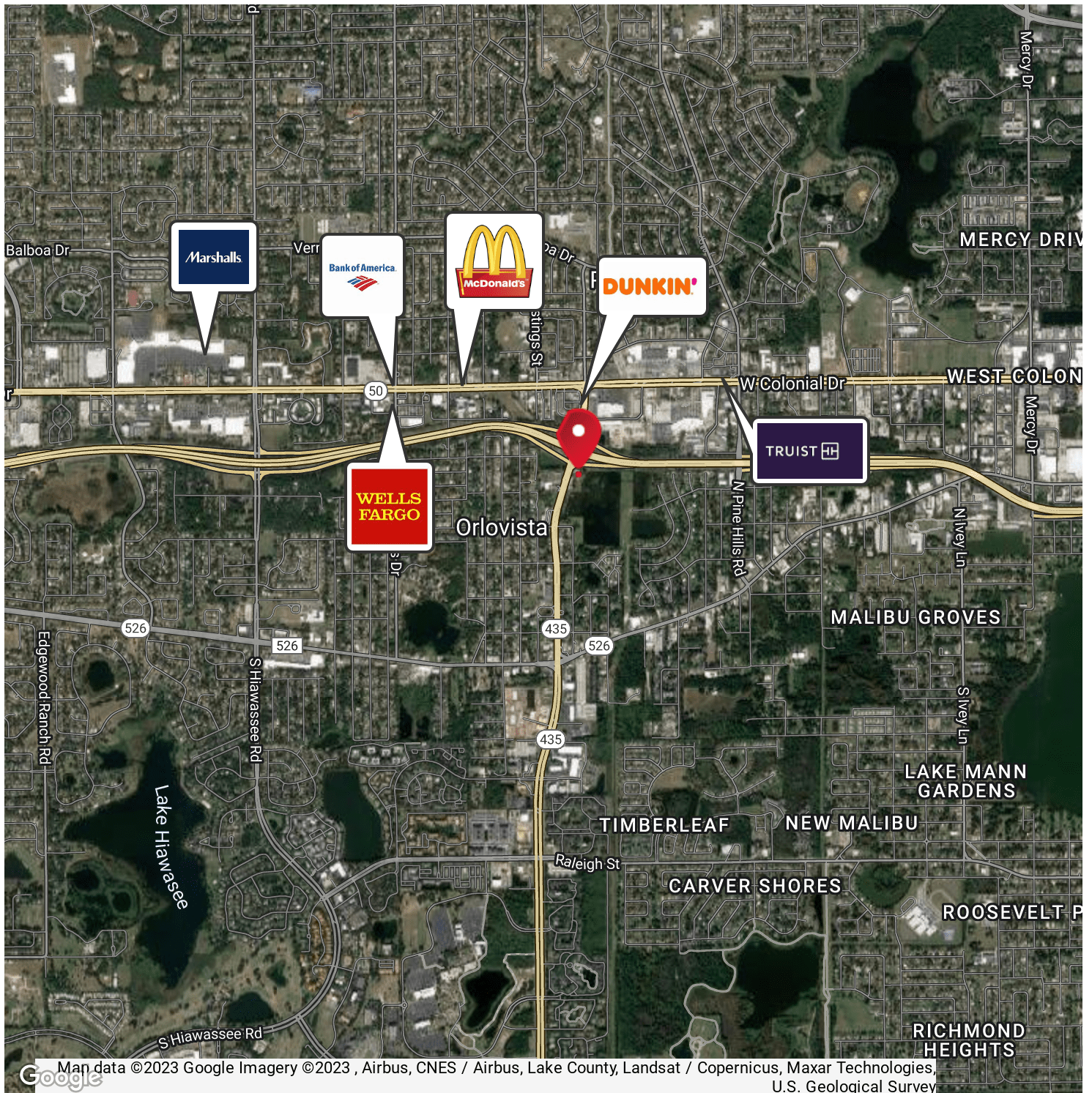
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RETAILER MAP

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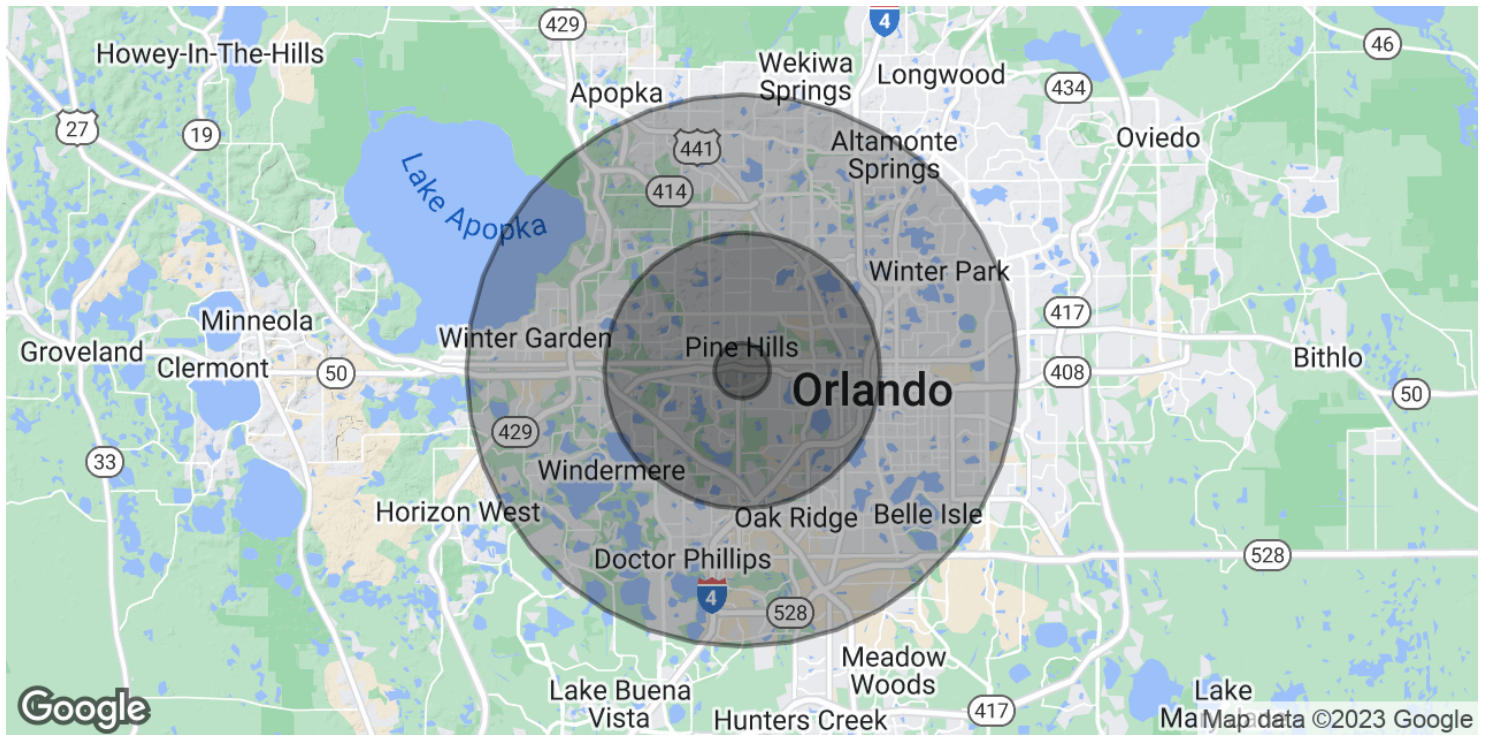
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	13,942	311,236	885,882
Average Age	36.9	34.9	37.2
Average Age (Male)	32.3	34.4	36.2
Average Age (Female)	37.4	35.1	38.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	4,468	122,464	370,330
# of Persons per HH	3.1	2.5	2.4
Average HH Income	\$43,164	\$60,874	\$74,439
Average House Value	\$109,625	\$177,333	\$245,437

* Demographic data derived from 2020 ACS - US Census



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