

MEDICAL OFFICE BUILDING FOR SALE

910 WILLISTON PARK POINT, LAKE MARY, FL 32746

Williston Professional Building



OFFERING SUMMARY

Sale Price:	Negotiable
Building Size:	16,400 SF +/-
Lot Size:	1.21 AC +/-
Year Built:	2001
Renovated:	2021
Zoning:	1900-PROF SERV MULTI-STORY

PROPERTY OVERVIEW

This 16,400 +/- SF medical office investment opportunity is 100% occupied by a mix of national and local healthcare providers, including AdventHealth, HCA, and Periodontics & Implant Dentistry. Situated on 1.21 AC +/- with major renovations and deferred maintenance items redone over the last 5 years, the property offers stable cash flow through NNN lease structures that minimize landlord responsibilities. The tenants are established healthcare operators with lease terms extending through 2030, providing investors with long-term income security. The combination of healthcare-focused tenancy, institutional-quality occupants, and durable lease structures creates a compelling, stabilized investment opportunity. Not to mention investors can take advantage of owning real estate adjacent to Orlando Health Lake Mary and their multi acre development plans for the area.

910 Williston Park Point is located right off Rinehart Rd (27,500 Annual Average Daily Traffic). The property is surrounded by additional medical office users including a pediatric dentist, an orthodontist, an oral surgeon, an OBGYN, a physical therapist, and podiatrists. Williston Professional is also less than 1 mile from AdventHealth ER and less than 3 miles to the Interstate 4 (162,500 AADT) interchange.

PROPERTY HIGHLIGHTS

- 100% Occupied Multi-Tenant NNN Medical Office Investment
- National and Regional Credit Tenants
- Brand New Landscaping, Elevator, and Parking Lot Restripe
- Adjacent to Orlando Health Lake Mary
- Less than 1 mile from AdventHealth ER

PRESENTED BY
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ADDITIONAL PHOTOS

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LOCATION MAP

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Map data ©2024 Google Imagery ©2024 Airbus, Lake County, Maxar Technologies, U.S. Geological Survey

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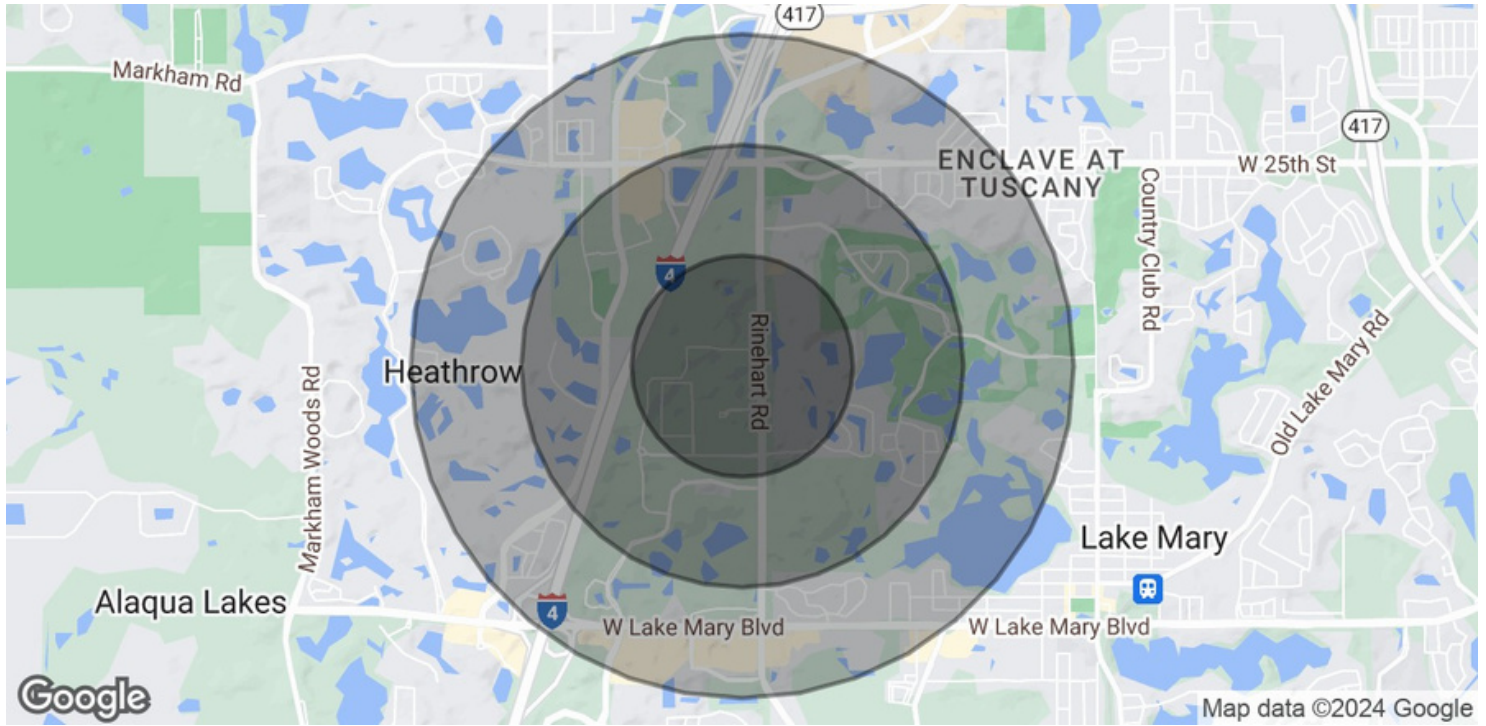
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DEMOGRAPHICS MAP & REPORT

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POPULATION

0.5 MILES

1 MILE

1.5 MILES

Total Population	1,090	5,593	16,376
Average Age	48.2	45.6	43.7
Average Age (Male)	48.0	44.6	41.7
Average Age (Female)	43.4	43.6	43.6

HOUSEHOLDS & INCOME

0.5 MILES

1 MILE

1.5 MILES

Total Households	502	2,534	7,432
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$92,778	\$104,765	\$100,326
Average House Value	\$344,804	\$344,954	\$324,961

2020 American Community Survey (ACS)

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