

FOR LEASE
KIRKMAN MEDICAL CENTER
431 NORTH KIRKMAN ROAD
ORLANDO, FL 32811



CLASS "A" FREESTANDING MEDICAL OFFICE BUILDING
5,532± RSF MOVE-IN READY SPACE AVAILABLE
ABUNDANT PARKING RATIO (5+/1,000 SF)

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PROPERTY HIGHLIGHTS

- 5,405 ± RSF Class "A" Freestanding MOB
- Fully renovated in 2024 with high-end finishes
- Layout includes seven (7) exam rooms, nurses station, lab, pharmacy, break room, four (4) restrooms, large reception area, waiting area, three (3) offices, two triage areas and an open PT area
- Immediate access from SR-408
- Building & Monument Signage directly on Kirkman Road (38,500± AADT)
- Centrally located within a few miles of major Hospitals, MetroWest & Downtown Orlando
- Parking Ratio: 5.06/1,000 SF
- Availability: August 15, 2024
- Contact Broker for Lease Rate



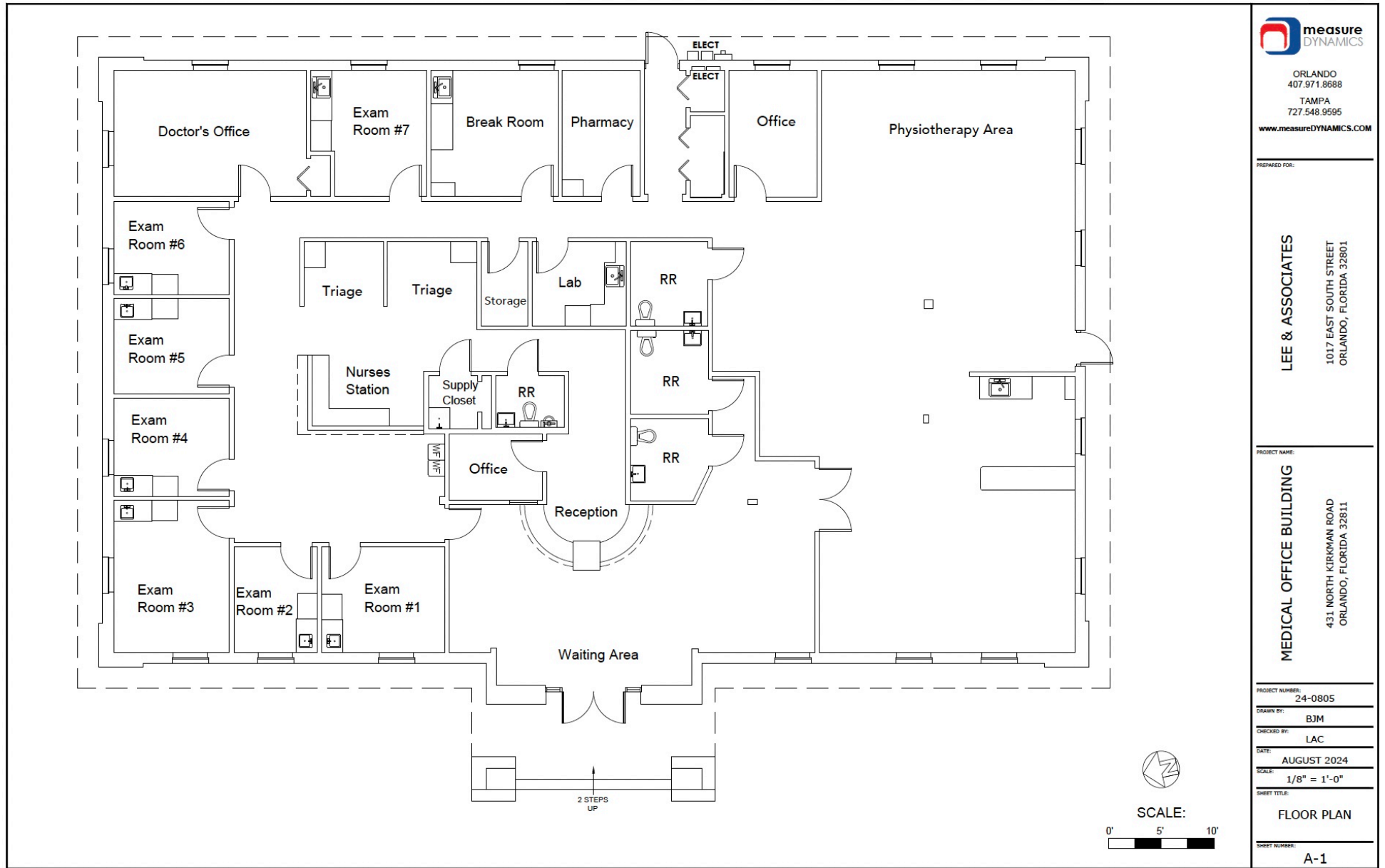
MAP OVERVIEW & DEMOGRAPHICS



DEMOGRAPHICS			
	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
Population	9,927	129,027	309,632
Households	3,152	45,057	113,762
AVG Household Income	\$78,238	\$84,405	\$100,346
Age < 30	4,764	64,355	150,904
Age 31 - 54	3,779	48,243	118,497
Age > 55+	1,383	16,429	40,230

DEMOGRAPHICS			
	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
Caucasion Population	1,740	20,991	82,150
African-American Population	5,116	74,122	139,681
American Indian Population	60	475	1,162
Asian Population	427	4,467	12,893
Pacific Islander Population	23	105	303
Hispanic Population	2,460	25,046	69,995

FLOOR PLAN



ORLANDO
407.971.8688
TAMPA
727.548.9595
www.measureDYNAMICS.COM

PREPARED FOR:

LEE & ASSOCIATES
1017 EAST SOUTH STREET
ORLANDO, FLORIDA 32801

PROJECT NAME:

MEDICAL OFFICE BUILDING
431 NORTH KIRKMAN ROAD
ORLANDO, FLORIDA 32811

PROJECT NUMBER:

24-0805

DRAWN BY:

BJM

CHECKED BY:

LAC

DATE:

AUGUST 2024

SCALE:

1/8" = 1'-0"

SHEET TITLE:

FLOOR PLAN

SHEET NUMBER:

A-1



For more information, please contact one of the following individuals:

CONTACT

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