

# FOR LEASE/BUILD-TO-SUIT

2,000 - 9,000 SF Available  
MEDICAL OFFICE/ RETAIL

RINEHART POINTE  
683 Rinehart Road, Lake Mary, FL 32746



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FSOI, LLC | A Licensed Florida Broker # CQ1048040

# PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

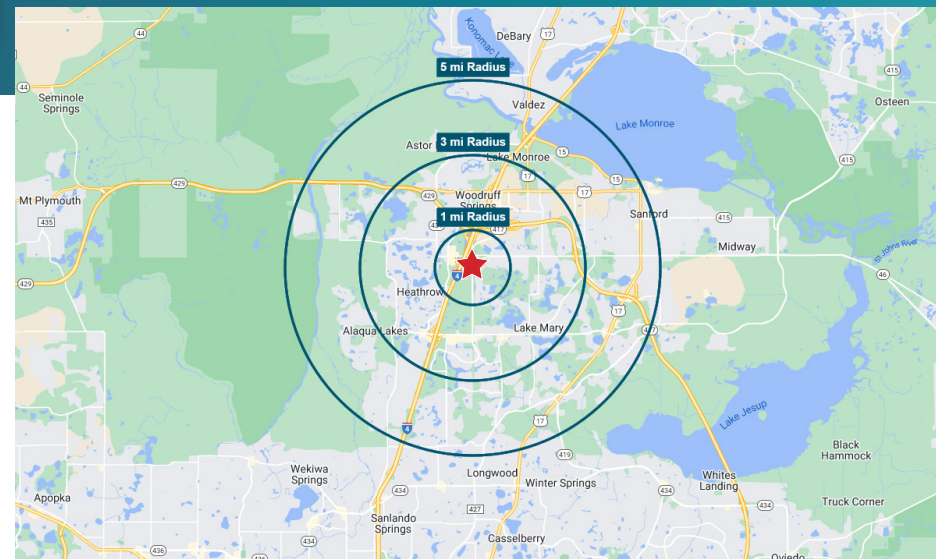
Rinehart Pointe provides you an opportunity to Lease Medical/ Office or Retail Storefront in Lake Mary's vibrant, hospital adjacent corridor. Up to 9,000 SF will be available, set to be delivered Q1, 2025. The site has ample parking, visibility and exposure right on Rinehart Road which hosts an annual average daily traffic count of 27,500! Less than 0.5 miles from Interstate 4 and 2 miles from State Road 417, the accessibility is notable.

- Medical/Office or Retail Storefront for Lease
- 2,000 – 9,000 RSF Available
- Delivery Estimated to be Q1, 2025
- Notable access to Interstate 4, State Road 417
- Fronting Rinehart Road
- 4.5/1,000 parking ratio
- Orlando Health Hospital adjacent
- Zoned Commercial (approved uses to include but not limited to: Medical, Office, Retail)

Contact Broker for Pricing Guidance

## AREA DEMOGRAPHICS

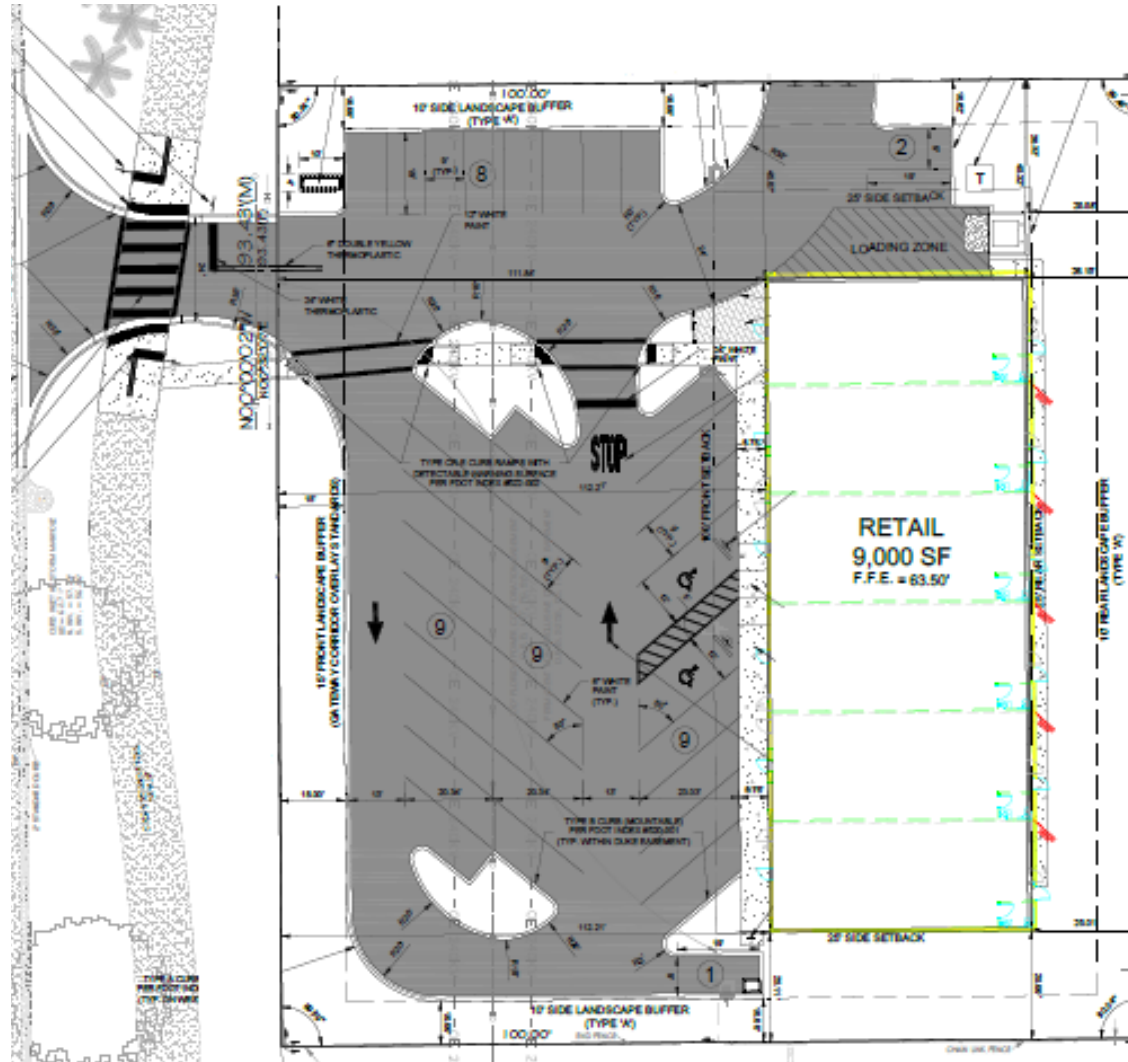
	1 MILE	3 MILE	5 MILE
Population	7,453	66,007	131,351
Total Households	3,134	26,517	50,582
Average Income	\$121,345	\$106,872	\$103,108
Median Age	42.1	40.6	40
Daytime Population	10,117	44,681	73,255



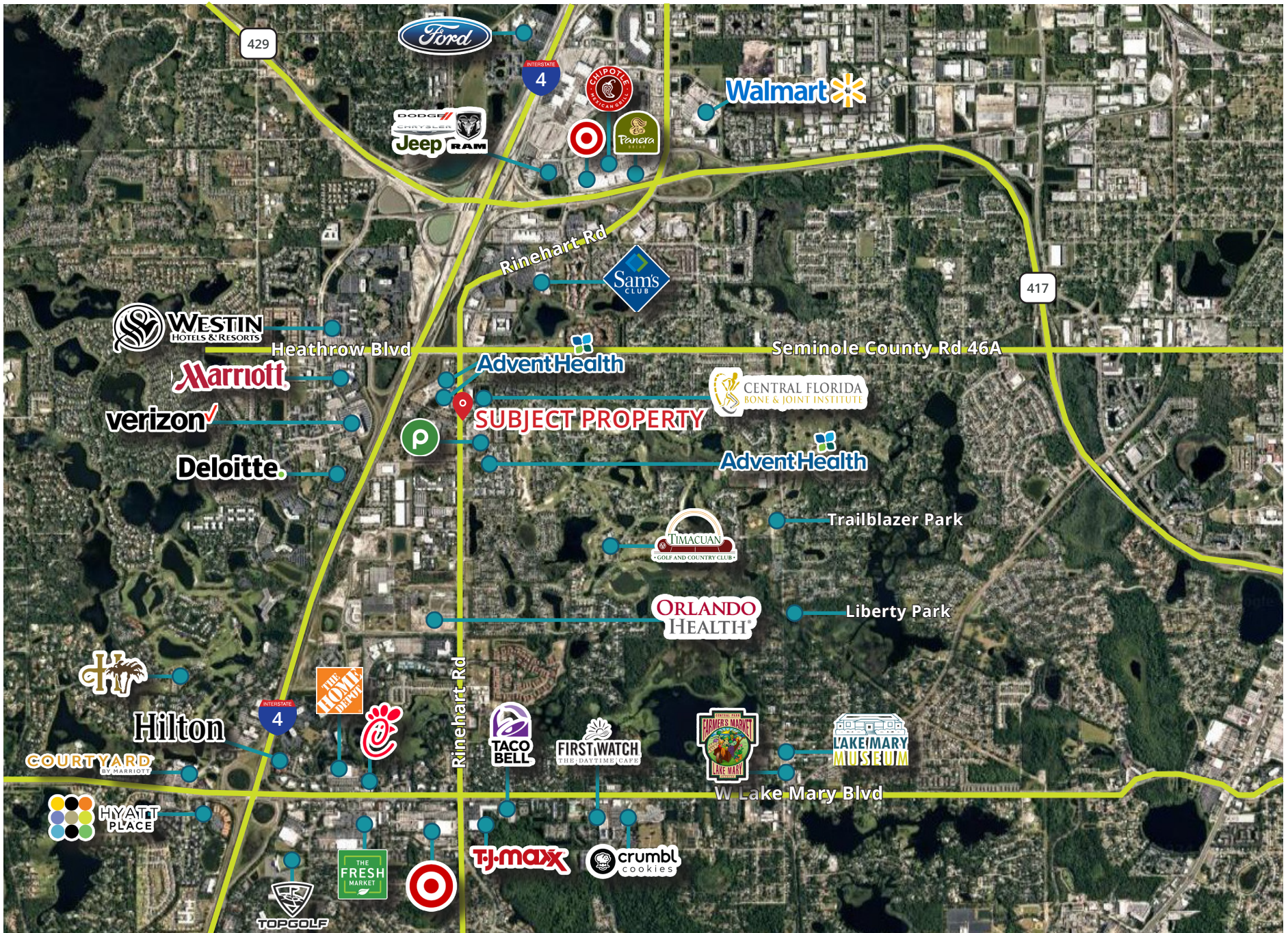
683 RINEHART ROAD, LAKE MARY, FL 32746

# SITE PLAN

2,000 - 9,000 RSF AVAILABLE



# AREA OVERVIEW

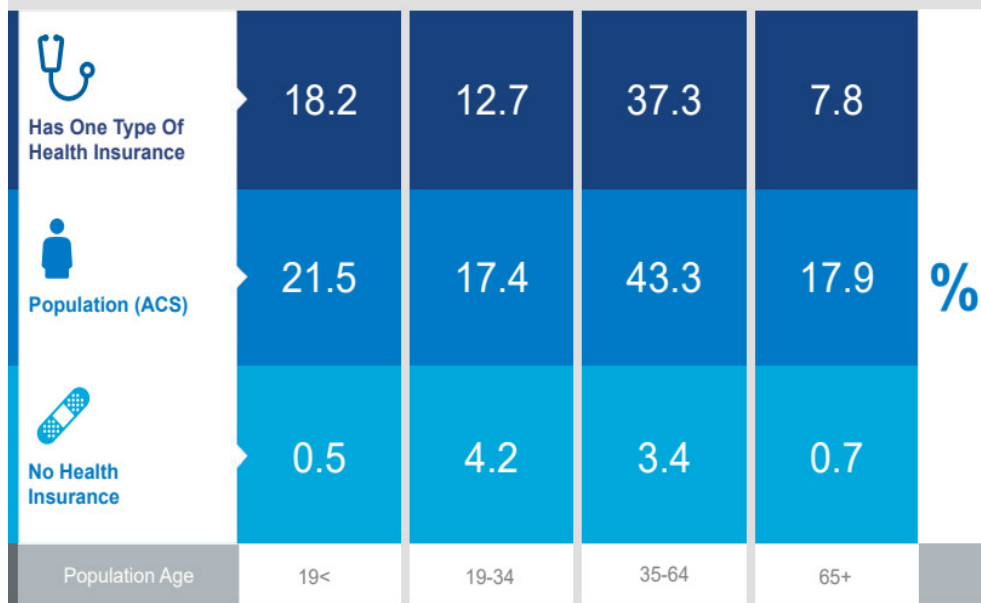


# DEMOGRAPHICS

## Health Care & Insurance

Lake Mary City, FL  
Geography: Place

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



### Population



16,742  
Civilian Noninstitutionalized  
Population (ACS)

### Exercise (Percent of Adults)



54.0%  
Exercise at home 2+  
times per week



14.0%  
Exercise at club 2+  
times per week



Source: This infographic contains data provided by ACS (2017-2021), Esri-U.S. BLS (2023), Esri-MRI-Simmons (2023).

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### Health Care Expenditure



\$6,390  
Annual Health Insurance  
Expenditures



\$3,142  
Medical Care



Medicare:  
Population 65+

1,185  
Medicare Only

408  
Direct-Purch & Medicare

405  
Employer & Medicare

107  
Medicare & Medicaid

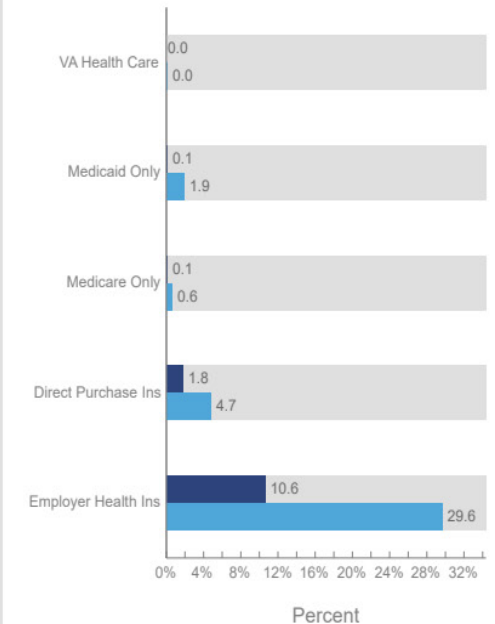
### Health Care (Consumer Spending)

### Annual Expenditure

Blue Cross/Blue Shield	\$1,755.1
Medicare Payments	\$1,260.0
Physician Services	\$368.6
Dental Services	\$597.1
Eyecare Services	\$115.1
Lab Tests/X-rays	\$102.2
Hospital Room & Hospital Service	\$332.0
Convalescent/Nursing Home Care	\$43.1

### Health Insurance Coverage (ACS)

● Pop 19-34 ● Pop 35-64



# DEMOGRAPHICS

## DEMOGRAPHIC SUMMARY

Lake Mary City, FL  
Geography: Place

### KEY FACTS

17,335

Population



6,938

Households

45.2

Median Age

\$82,316

Median Disposable Income

### EDUCATION

3.0%

No High School Diploma



17.9%

High School Graduate



27.9%

Some College/  
Associate's Degree



51.2%

Bachelor's/Grad/Prof Degree

### INCOME



\$98,680

Median Household Income



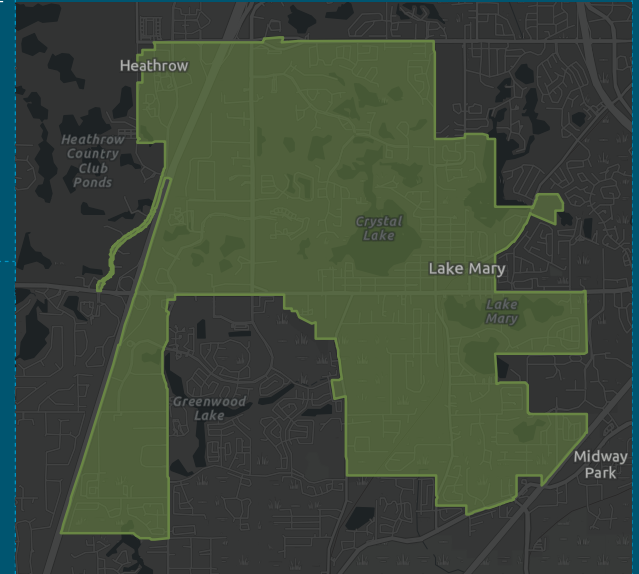
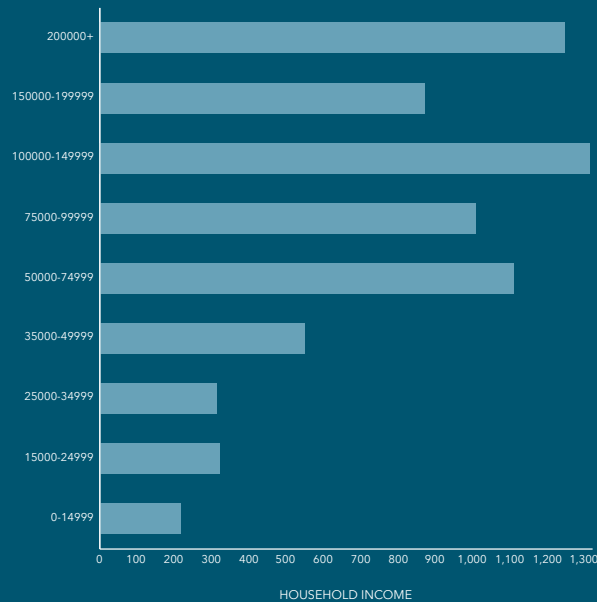
\$56,291

Per Capita Income



\$333,693

Median Net Worth



### EMPLOYMENT



White Collar

81.4%



Blue Collar

10.0%



Services

9.9%

2.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

# DEMOGRAPHICS

## COMMUNITY SUMMARY

Lake Mary City, FL  
Geography: Place

17,335	0.97%	2.46	65.3	45.2	\$98,680	\$400,620	\$333,693	18.3%	61.2%	20.6%
Population Total	Population Growth	AverageHH Size	Diversity Index	MedianAge	MedianHH Income	MedianHome Value	Median Net Worth	Age <18	Age 18-64	Age 65+



9.9%  
Services

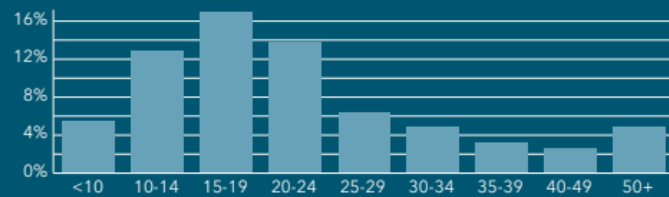


10.0%  
Blue Collar



80.0%  
White Collar

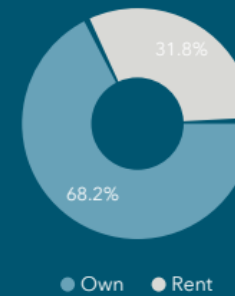
Mortgage as Percent of Salary



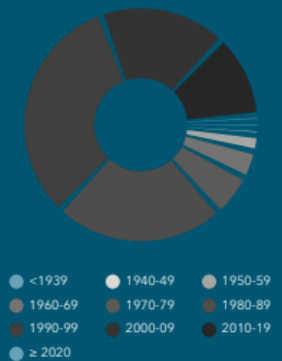
Age Profile: 5 Year Increments



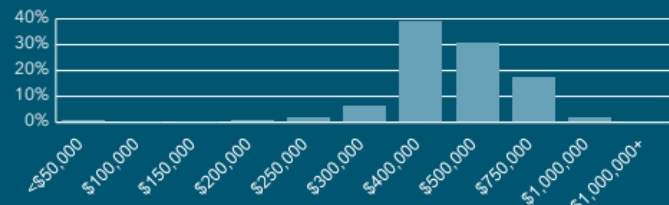
Home Ownership



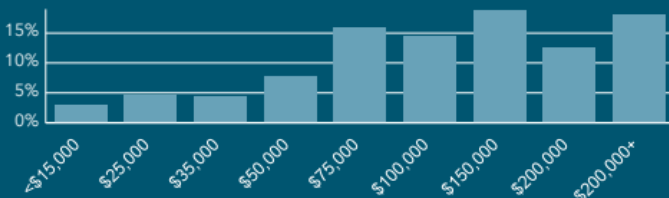
Housing: Year Built



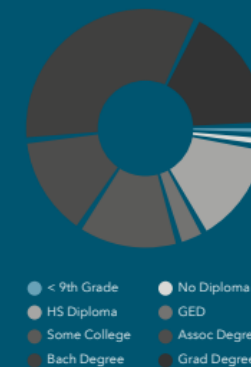
Home Value



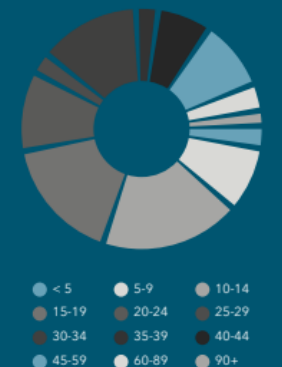
Household Income



Educational Attainment



Commute Time: Minutes



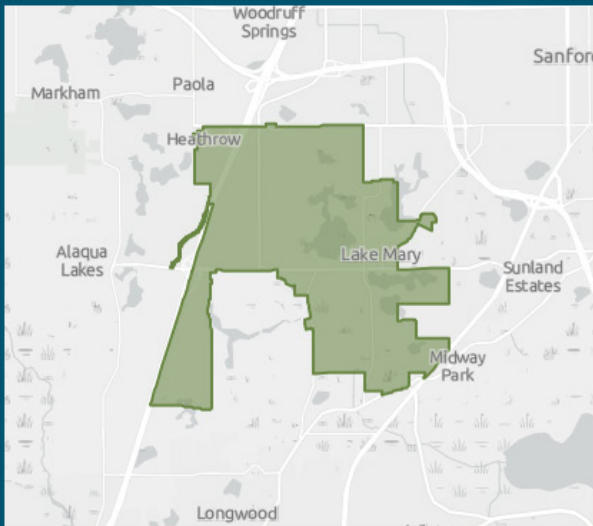
This infographic contains data provided by Esri (2023), ACS (2017-2021).

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# DEMOGRAPHICS

## POPULATION TRENDS AND KEY INDICATORS

Lake Mary City, FL  
Geography: Place



17,335	6,938	2.46	45.2	\$98,680	\$400,620	165	102	65
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

### MORTGAGE INDICATORS



\$18,482

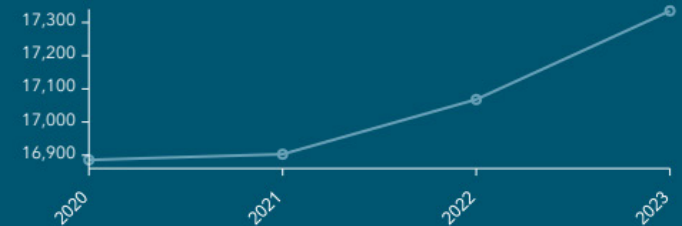
Avg Spent on Mortgage & Basics



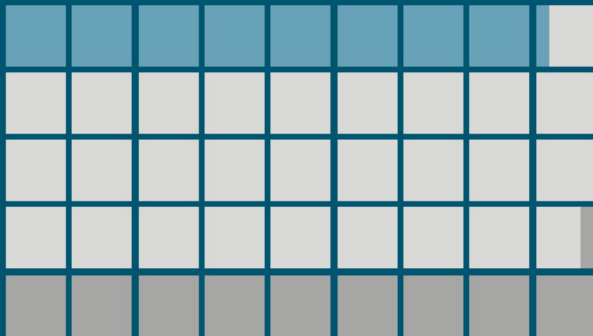
24.4%

Percent of Income for Mortgage

### Historical Trends: Population



### POPULATION BY AGE



■ Under 18 (18.3%) ■ Ages 18 to 64 (61.2%)  
■ Aged 65+ (20.6%)

### POPULATION BY GENERATION



5.8%

Greatest Gen: Born 1945/Earlier



23.9%

Baby Boomer: Born 1946 to 1964



23.1%

Generation X: Born 1965 to 1980



22.0%

Millennial: Born 1981 to 1998



19.1%

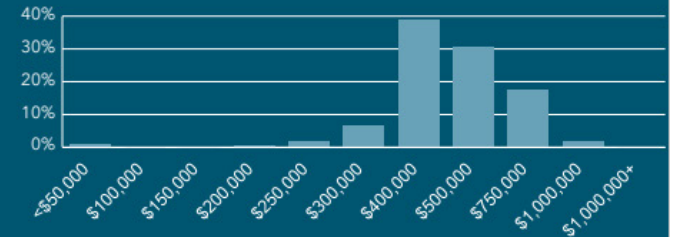
Generation Z: Born 1999 to 2016



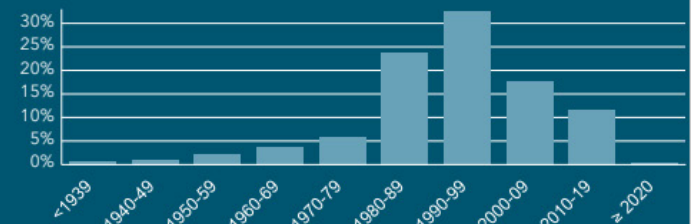
6.1%

Alpha: Born 2017 to Present

### Home Value



### Housing: Year Built



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# CONTACT

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