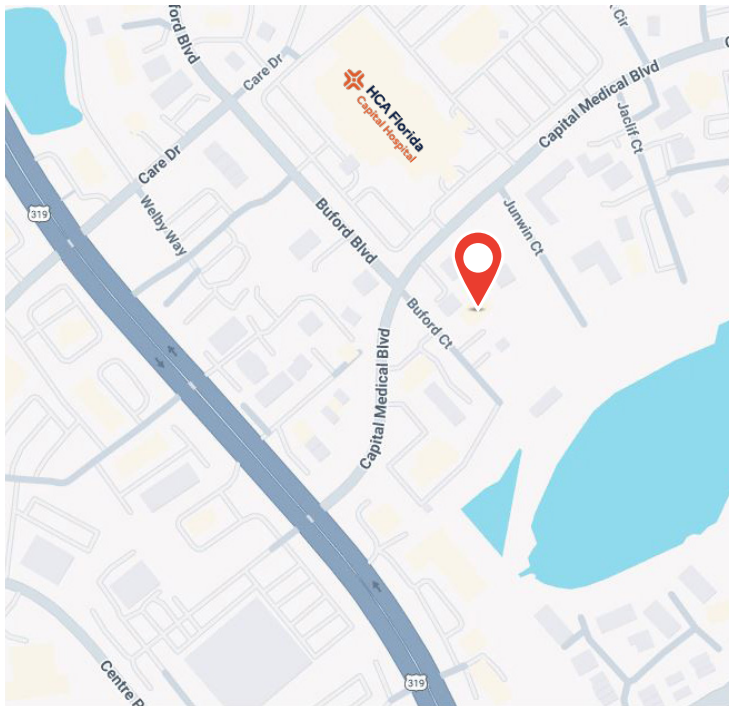


MEDICAL OFFICE CONDO FOR LEASE

1835 Buford Court

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ACROSS FROM HCA FLORIDA CAPITAL HOSPITAL



PROPERTY OVERVIEW

Square Footage Available	1,500 sf
Property Type	Medical Office
Property Size	5,652 sf
Year Built	1990
Parking Ratio	3.36/1,000

PROPERTY FEATURES

- + Medical Arts Commercial zoning
- + Ample parking
- + Easy ingress/egress

LOCATION

- + Walking distance to Capital Regional Medical Center
- + Close to other medical providers

For additional information, contact:

J.R. Long, CCIM
(850) 509-2137 mobile
jrlong@ciminelli.com

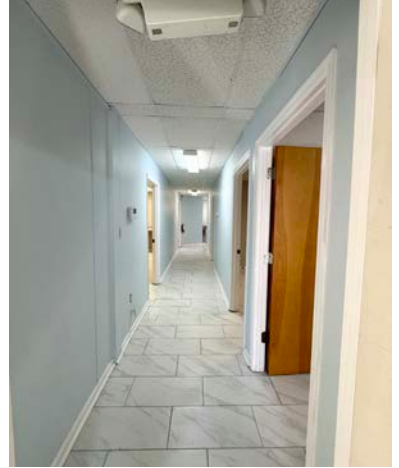
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REAL ESTATE SERVICES
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DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	7,918	52,311	141,052
2024 Total Households	3,549	23,995	61,597
2024 Median Age	38	39.2	33.6
2024 Median HH Income	\$56,154	\$67,208	\$60,588

Source: Esri Market Profile/US Census Bureau



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