

For Sale

# MEDICAL BUILDING

6404 Old Winter Garden Road • Orlando, FL 32835



6,724 SF - Medical Office Space



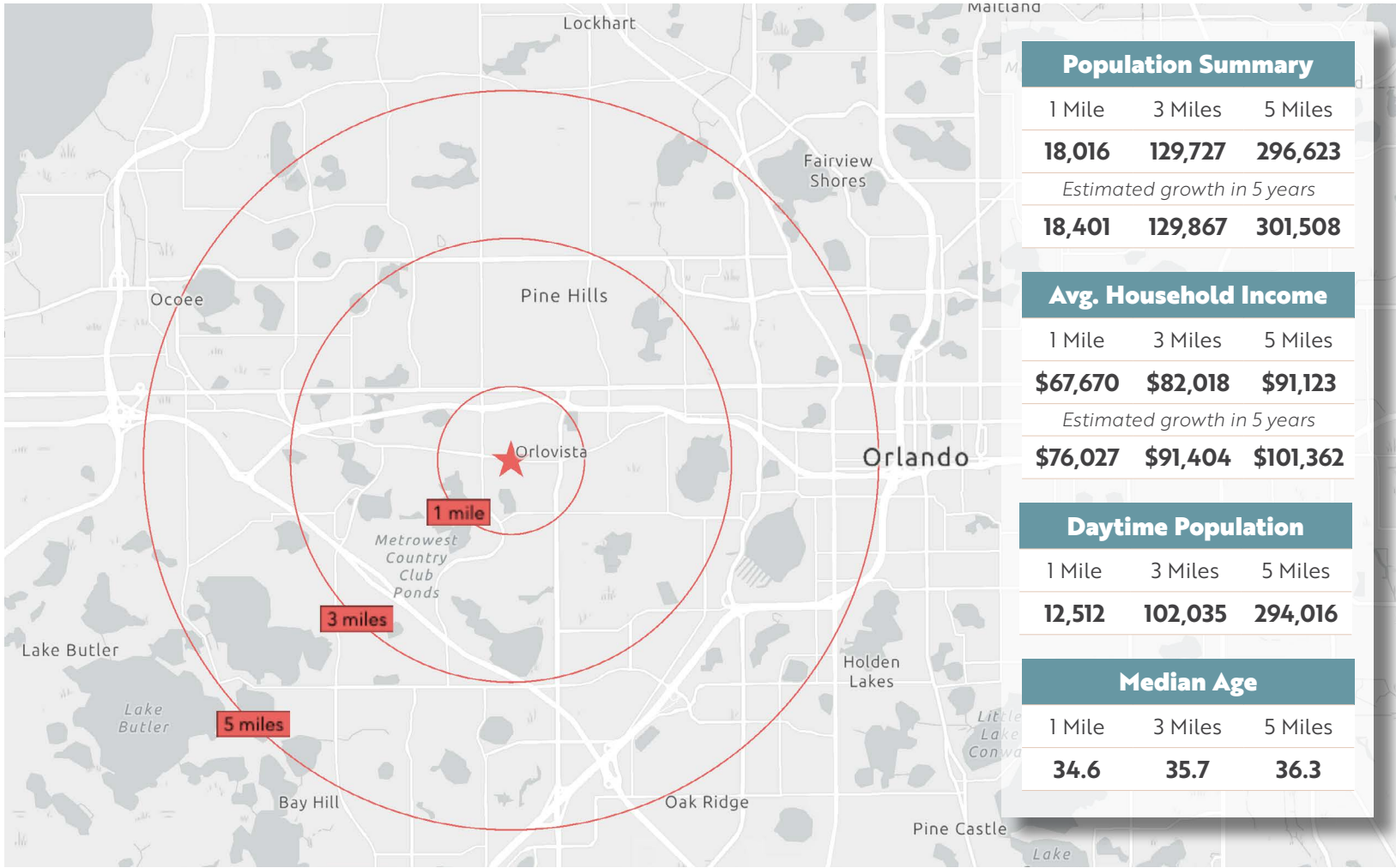


# PROPERTY INFORMATION



Available Size	6,724 SF
Addresses	6404 Old Winter Garden Road Orlando, FL 32835
Parcel Numbers	36-2228-6416-03-010
Land Acreage	±0.17 ac.
Traffic Counts	Old Winter Garden Rd - ±22,000 VPD

Year Built	2008
Parking	±65 shared spaces
Zoning	C3 - Commercial
Land Usage	2-story medical building
Flood Zone	B and X (of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods)





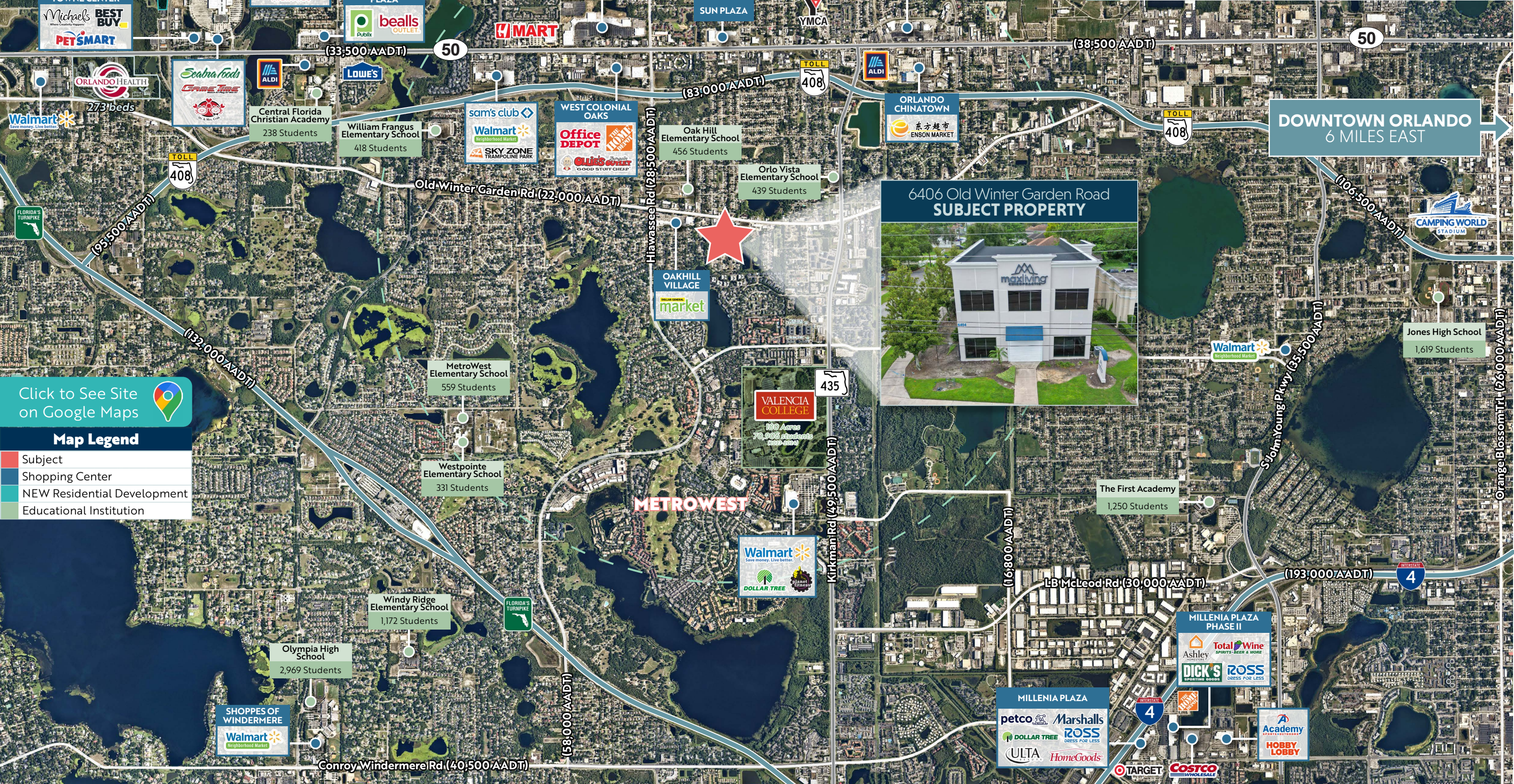
# PROPERTY HIGHLIGHTS

- Turn-key medical facility offering a fully built-out and recently renovated building ready for immediate occupancy or investment.
- Prime visibility and exposure positioned along Old Winter Garden Road with 22,500 daily traffic counts.
- Two full access points on Old Winter Garden Rd via S Buena Vista Ave and S Hart Blvd ensuring seamless ingress and egress for patients and staff.
- Ample parking with 65+ shared spaces located in the rear of the building, providing convenient patient and visitor access.
- Strategic healthcare corridor location within minutes of major medical networks including Orlando Health and AdventHealth systems.
- Strong regional connectivity with convenient access to SR-408 (East-West Expressway) and close proximity to I-4 and Florida's Turnpike.





# MARKET AERIAL VIEW



6404 OLD WINTER GARDEN ROAD • WINTER GARDEN, FL

**6,724 SF - Medical Office Space**

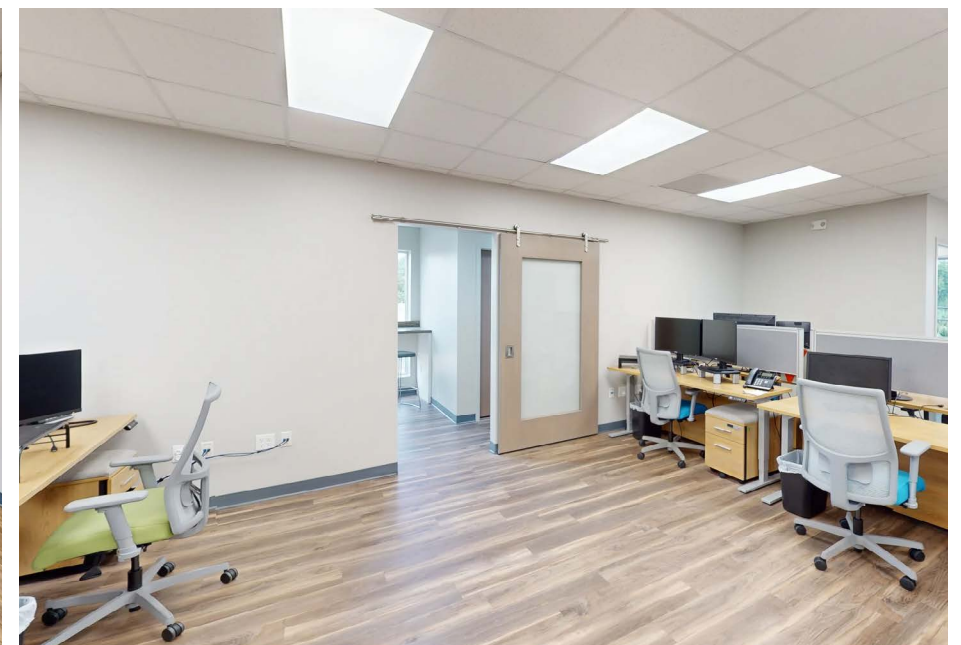
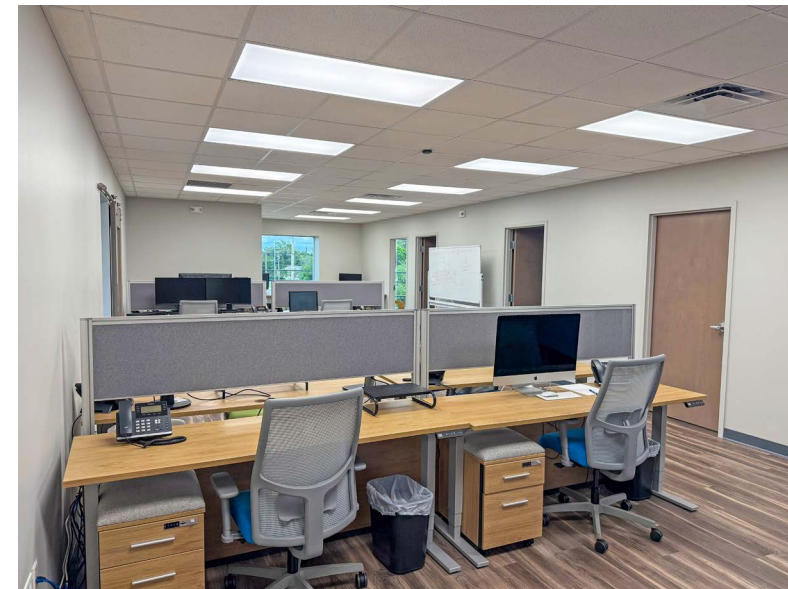
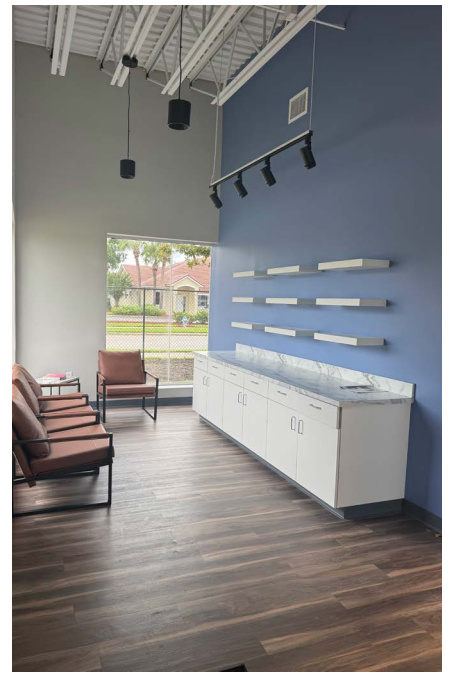




# PROPERTY GALLERY

## *Building Exterior/Interior*

This medical office building offers 6,724 square feet of available space with generous parking accommodations of ±65 shared spaces. Built in 2008, this two-story medical building benefits from high traffic counts, with Old Winter Garden Road generating ±22,500 vehicles per day and nearby Powers Drive seeing 11,200 vehicles per day.





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## Listing Brokers:



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