

**ONE
UNIT
LEFT**



FOR LEASE

CONTACT FOR PRICING

PROPERTY DETAILS:

ADDRESS	<u>12950 E Colonial Dr</u> <u>Orlando, FL 32826</u>
COUNTY	Orange
UNITS AVAILABLE	1
USE	Medical Office
UNIT SIZE	2,362 SF
BUILDING SIZE	11,340 SF
PARKING	45 Spaces: 4/1,000 SF



SHARON WILLIAMS

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EXCHANGE PLACE
REAL ESTATE & DEVELOPMENT

FOR LEASE

JETA PARK MEDICAL

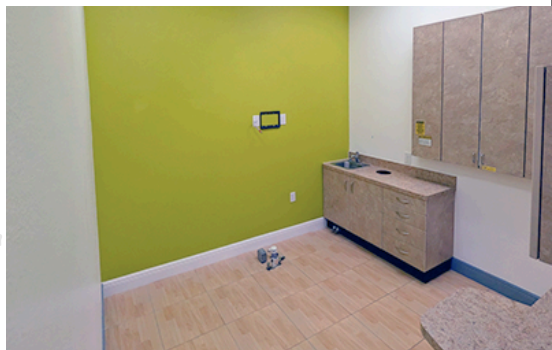
12950 E Colonial Dr., Ste 124
Orlando, FL 32826



Located on East Highway 50 in a thriving area of Orlando, Jetta Park, boasts many lease space attributes. The ADT of 42,000 is strong, combined with fully built-out dental or other medical space located in youthful family oriented area of Orlando. The existing dental/medical infrastructure has much added value for any medical or dental practice.

PROPERTY HIGHLIGHTS:

Medical office includes modern reception and waiting room, two private offices, two restrooms, four exam rooms, two consultation rooms, a sanitation counter, a lab, and a break room with kitchen. The space also includes an AV and a utility closet.

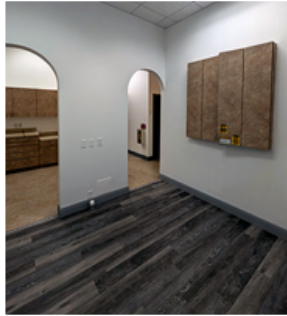


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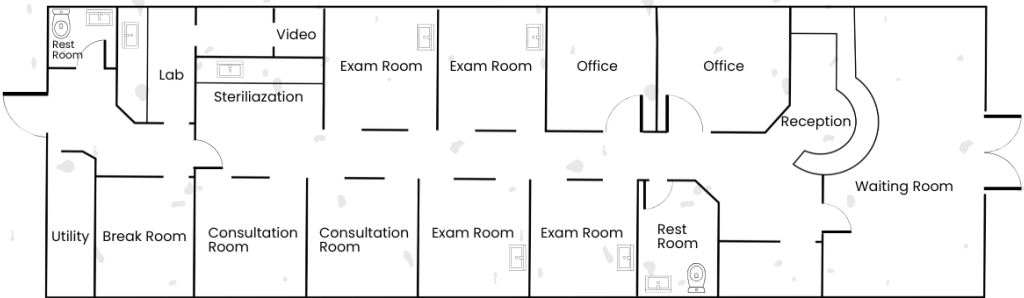
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FLOOR PLAN:



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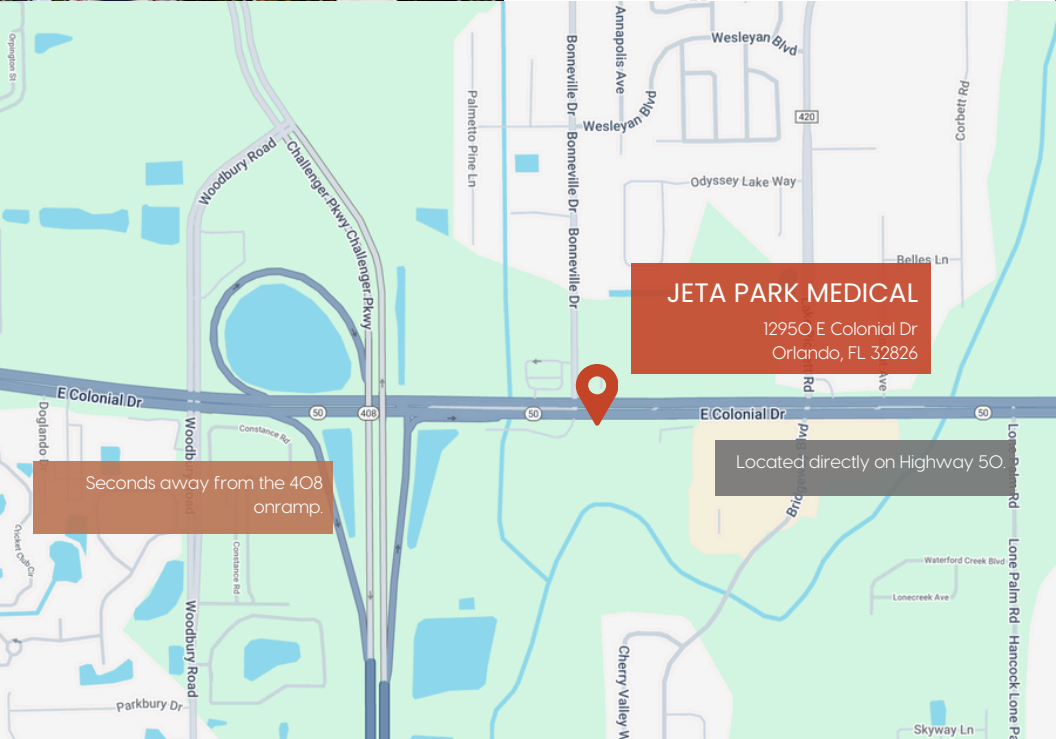
ABOUT THE AREA:

ROADWAY ACCESS

Shoppes at Jeta Park is located directly on Highway 50, just seconds away from 408 on-ramp access.

DEMOGRAPHICS:

	POPULATION	HOUSEHOLDS	AVE. HH INCOME
1 MILE	13,643	4,994	\$58,731
5 MILE	199,801	66,853	\$62,255



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