

CLINICAL CARE MEDICAL CENTER

1303 S SEMORAN BOULEVARD | ORLANDO, FLORIDA 32807



INVESTMENT HIGHLIGHTS



Long-Term Medical Tenancy with Built-In Growth:

15-year lease with 2.5% annual rent escalations provides stable, predictable income with consistent growth throughout the primary term.



Low-Management, Expense-Controlled Investment:

NNN lease structure with tenant responsible for most operating expenses, minimizing landlord responsibilities and enhancing passive ownership.



Strong Underlying Real Estate with Medical Use Stability:

Well-located, purpose-built medical asset on ±1.17 acres with ample parking, supporting long-term tenancy and continued healthcare demand.



Dense Infill Population Supporting Medical Demand:

Over **300,000** residents within **5 miles**, providing a large and established patient base in a mature Orlando submarket.

GLA	±15,453 SF
LAND AREA	±1.17 Acres
YEAR BUILT	1995
PRICE	\$7,000,000
CAP RATE	5.66%
ZONING	ORL-MU / Medical-Compatible
TENANT	Humanitary Medical Center dba: Clinical Care Medical Centers
OCCUPANCY	100% Leased



INVESTMENT SALES ADVISORY

John Krzyminski
Senior Managing Director
+1 708 289 8115
John@GreenTowersRealty.com

Max Krzyminski
Managing Director
+1 708 289 1115
Max@GreenTowersRealty.com

