

## STANDALONE MEDICAL OFFICE FOR SALE

ORLANDO, FL 32806

# 3861 Oakwater Circle



### OFFERING SUMMARY

Sale Price:	Negotiable
Building Size:	7,214 SF +/-
Lot Size:	0.6 Acres
Number of Units:	2
Year Built:	1994
Renovated:	2017
Zoning:	1701 - Condo-office

### PROPERTY OVERVIEW

A 7,214 SF  $\pm$  medical office building is available for sale in Oakwater Professional Park and is divided into two units. The 4,509 SF  $\pm$  unit is currently vacant and ideal for an owner-user, while the remaining 2,705 SF  $\pm$  is leased to CORA Physical Therapy through 2028. The vacant suite features seven exam rooms with sinks, a nurses' station, large office, procedure room, conference room, physician's office, spacious reception and waiting areas, billing/manager's office, four restrooms, and a breakroom.

The property is part of the Oakwater Professional Park Association and is surrounded by complementary medical and professional users, including Central Florida Kidney Specialists, Gastro Health, Oppenheimer Plastic Surgery, a pain management group, and a family practice. It offers 35 private parking spaces, has had several deferred maintenance items addressed within the past five years, and is located just minutes from the heart of the SODO District and less than two miles from ORMC.

### PROPERTY HIGHLIGHTS

- Move In Ready Medical Office Building For Sale
- Owner Occupied Property w/ Bonus Tenant Income!
- Includes a Procedure Room, 7 Exam Rooms, 4 Bathrooms, and Admin Areas
- 35 Private Parking Spots
- Less than 2 Miles From ORMC
- Easy Access to Sodo District off S Orange Ave (36,223 Annual Average Daily Traffic)

PRESENTED BY  
**DANIELLE KOVIE**

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OFFICE BUILDING  
**For Sale**



ADDITIONAL PHOTOS

ORLANDO, FL 32806

3861 Oakwater Circle



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ADDITIONAL PHOTOS

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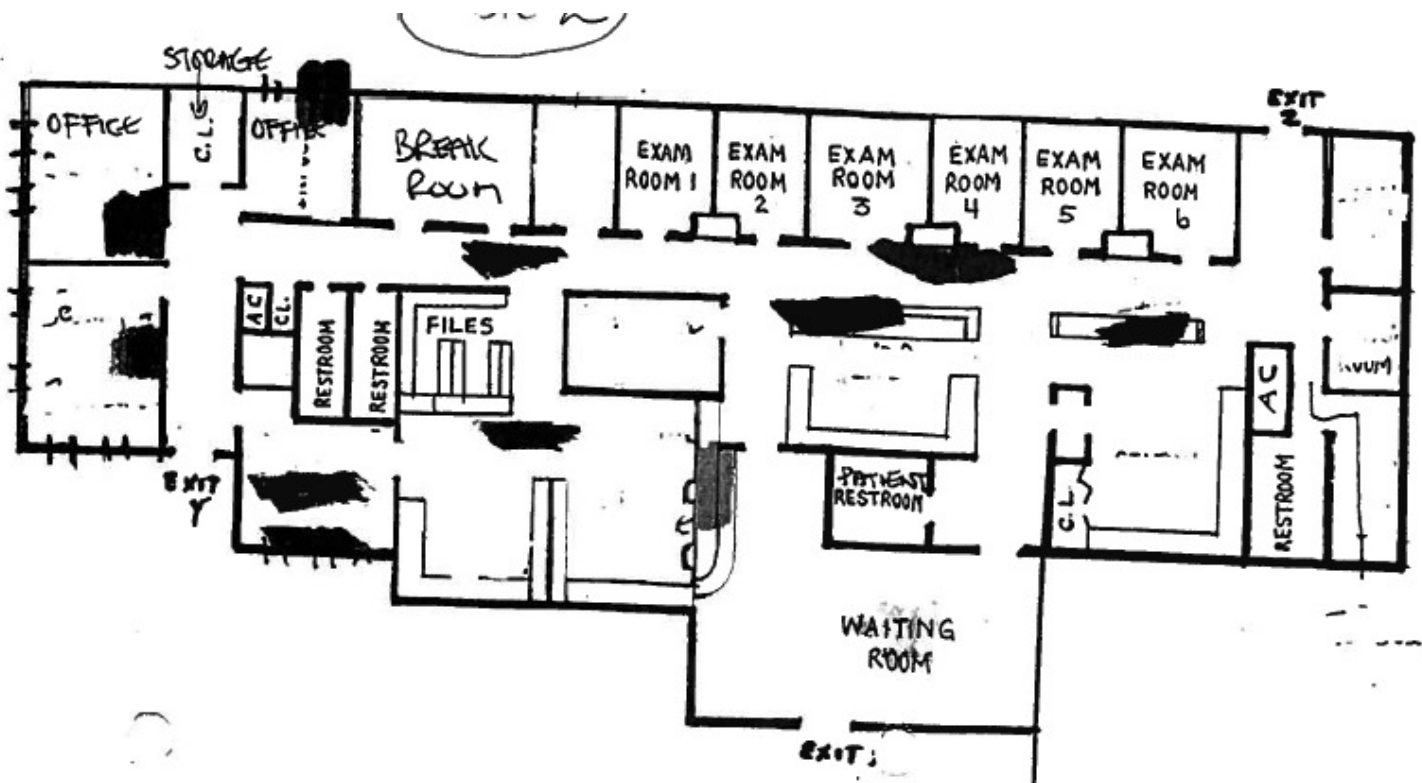
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## FLOOR PLAN

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## LOCATION MAP

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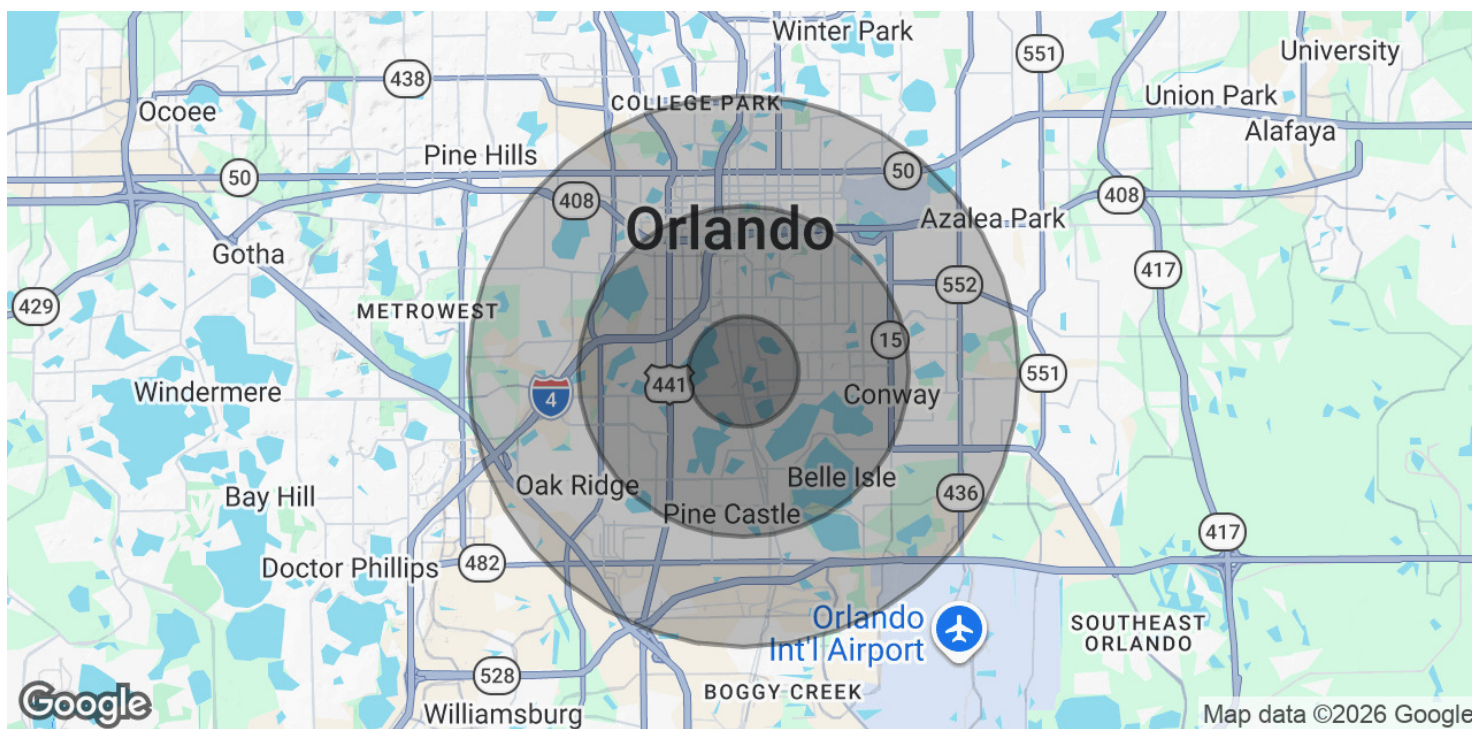
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## DEMOGRAPHICS MAP & REPORT

ORLANDO, FL 32806

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,597	120,870	297,813
Average Age	44	40	39
Average Age (Male)	43	39	38
Average Age (Female)	45	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,388	48,939	120,954
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$122,280	\$90,385	\$85,766
Average House Value	\$560,663	\$391,025	\$362,557

Demographics data derived from AlphaMap

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