



FOR SALE

462 RINEHART ROAD | LAKE MARY, FL 32746

±1.70 AC

MEDICAL OFFICE PAD SITE

APPROVED FOR 28,000 SF, 2-STORY MOB

MATTHEW WEINBERGER

VICE PRESIDENT

○ 321.281.8510

○ 239.246.1030

mweinberger@lee-associates.com

JASON BANTEL, CCIM

SENIOR VICE PRESIDENT

○ 321.281.8509

○ 407.694.0283

jbantel@lee-associates.com

LEE & ASSOCIATES

The Opportunity

ADDRESS

462 Rinehart Road
Lake Mary, Florida 32746

PRICE

\$3,100,000

SIZE

±1.70 AC

ZONING

PUD

Verax Lake Mary, LLC has retained Lee & Associates Central Florida as its exclusive agent in the sale of a shovel ready medical pad at Bent's Landing in Lake Mary, FL. Bent's Landing is a 6-acre mixed-use development immediately adjacent to the newly constructed Orlando Health Lake Mary Hospital Campus, located within the 150 acre Lake Mary Wellness & Tech Park Master PD. The subject property has entitlements in place to construct a 2 story, 28,000 SF medical office building with a 5/1,000 SF Parking Ratio.



SITE HIGHLIGHTS

Size:	1.70 Acres
Location:	West side of Rinehart Rd, just north of the lighted intersection of Manderley Run
Zoning:	PUD
Topography:	Level, pad ready
Entitlements:	Two (2) Story 28,000 SF
Deed Restrictions:	Cardiology & Orthopedic
Utilities:	Stubbed
Impact Fees:	Paid
Retention:	In Place
Construction Plans:	Completed
Frontage Road:	Rinehart Road
Road Frontage:	300 Feet (Est.)



MAP OVERVIEW



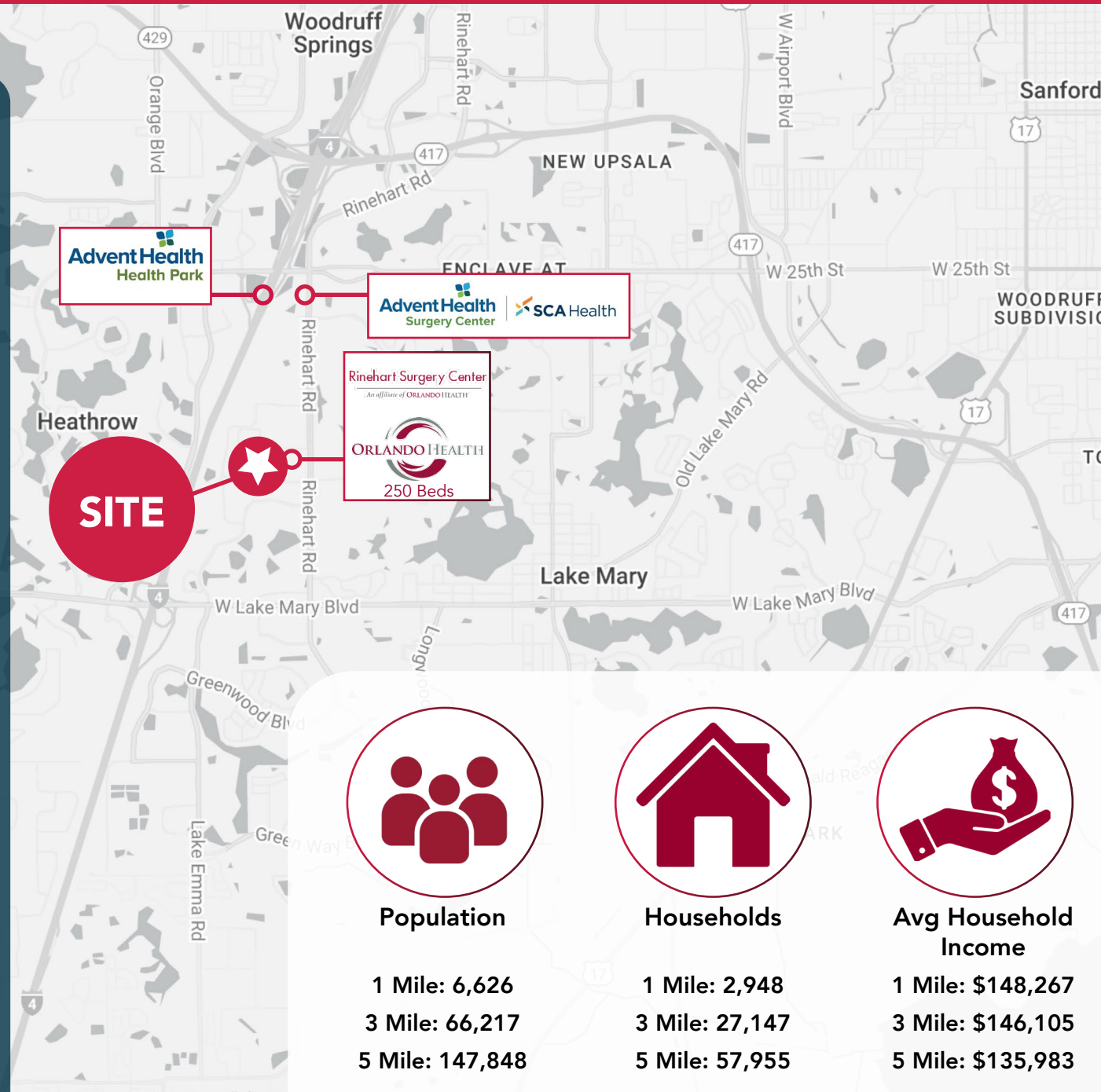
LOCATION OVERVIEW | DEMOGRAPHICS

Lake Mary, FL

Lake Mary, Florida, is a vibrant suburb just north of Orlando known for its family-friendly charm and modern conveniences. The city features scenic parks, trails like the Cross Seminole Trail, and recreation areas such as Greenwood Lakes Park and the Lake Mary Sports Complex. Residents enjoy boutique shopping, dining, a weekly farmers' market, and cultural stops like the Lake Mary Historical Museum. With a SunRail station for easy commuting, top-rated schools, and a mix of residential and commercial hubs, Lake Mary offers a well-rounded lifestyle in Central Florida.

Rinehart Road

Rinehart Road in Lake Mary, FL, serves as a major medical hub offering a wide range of healthcare services. Orlando Health Lake Mary Hospital provides 24/7 emergency care, surgical services, and inpatient treatment, while the nearby Medical Pavilion and Rinehart Surgery Center offer outpatient specialties like orthopedics, cardiology, and maternal-fetal medicine. The Orlando Health Imaging Center supports advanced diagnostics including MRI and PET/CT scans. Just down the road, AdventHealth Lake Mary Health Park delivers specialty care, outpatient surgery, and extended-hour services. Additionally, AdventHealth Medical Group offers primary care and OB/GYN services, making the Rinehart corridor a one-stop destination for comprehensive medical care.





ORLANDO HEALTH



Jewett Orthopedic
Institute

ORLANDO
HEALTH

Lake Mary
Hospital

250 Beds

±1.70 AC

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