



# 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](mailto:mweinberger@lee-associates.com)

**JASON BANTEL, CCIM**

SENIOR VICE PRESIDENT

○ 321.281.8509

○ 407.694.0283

[jbantel@lee-associates.com](mailto:jbantel@lee-associates.com)

# 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

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



## MAP OVERVIEW



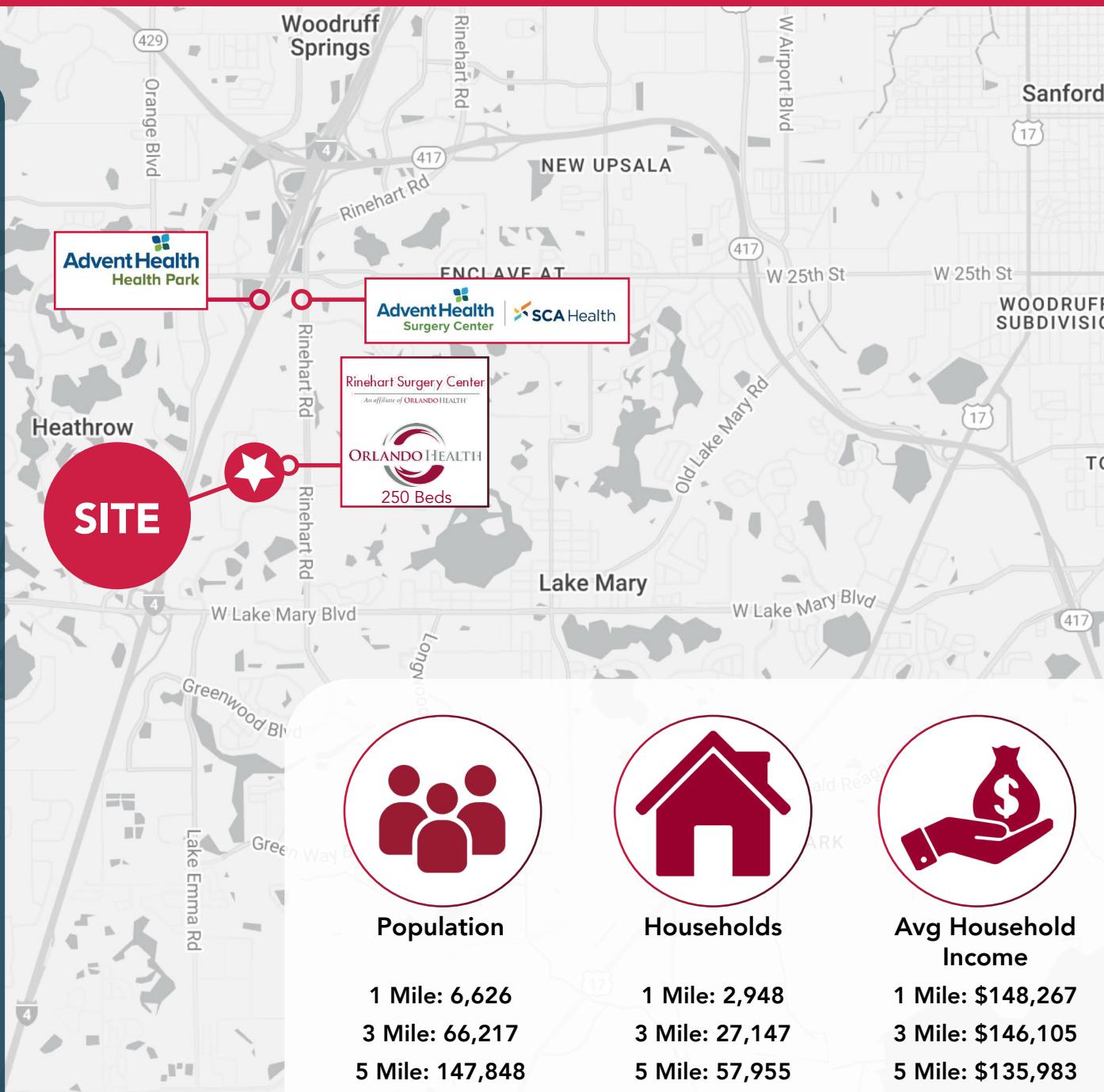
## LOCATION OVERVIEW | DEMOGRAPHICS

### 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.





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