



PROPERTY DESCRIPTION

Move-In Ready Fully Built Out Professional Office/ Medical Office for lease. The site features excellent frontage along Dean Road, providing strong visibility and consistent traffic exposure ideal for medical practices and professional service groups. In addition, the property offers an efficient 5 per 1,000 SF parking ratio, supporting highvolume practices and ensuring convenient access for patients, customers, and staff. Combined with its strategic East Orlando location near major roadways and residential density, this property is well-positioned for a variety of professional and medical users looking to expand or relocate.

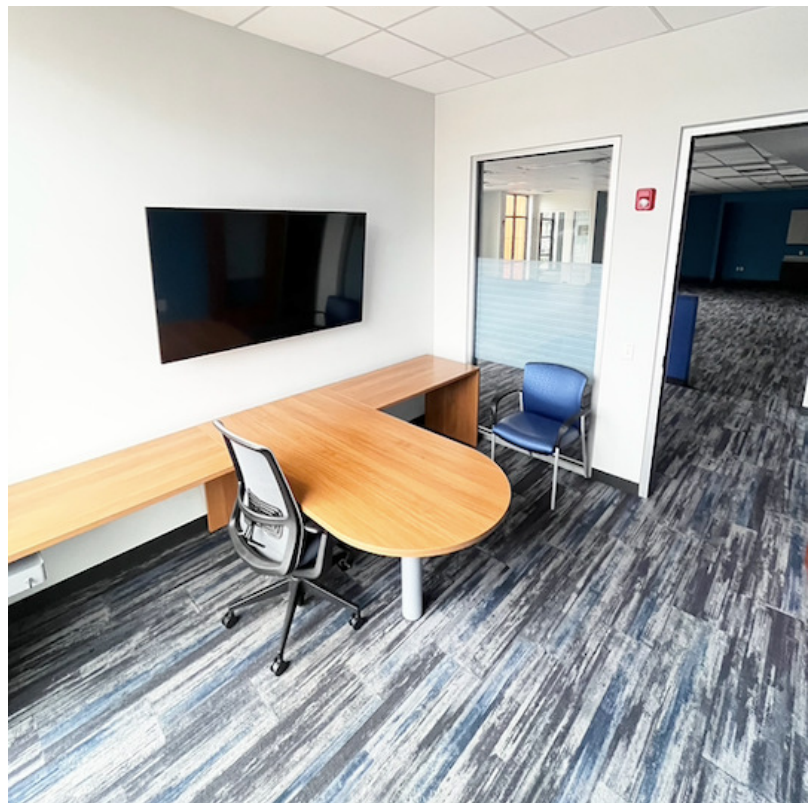
PROPERTY HIGHLIGHTS

- Move-in Ready Professional Office/Medical Office space
- Wide Variety of Tenants
- Excellent Frontage on Dean Rd.
- 5/1,000 Parking Ratio

OFFERING SUMMARY

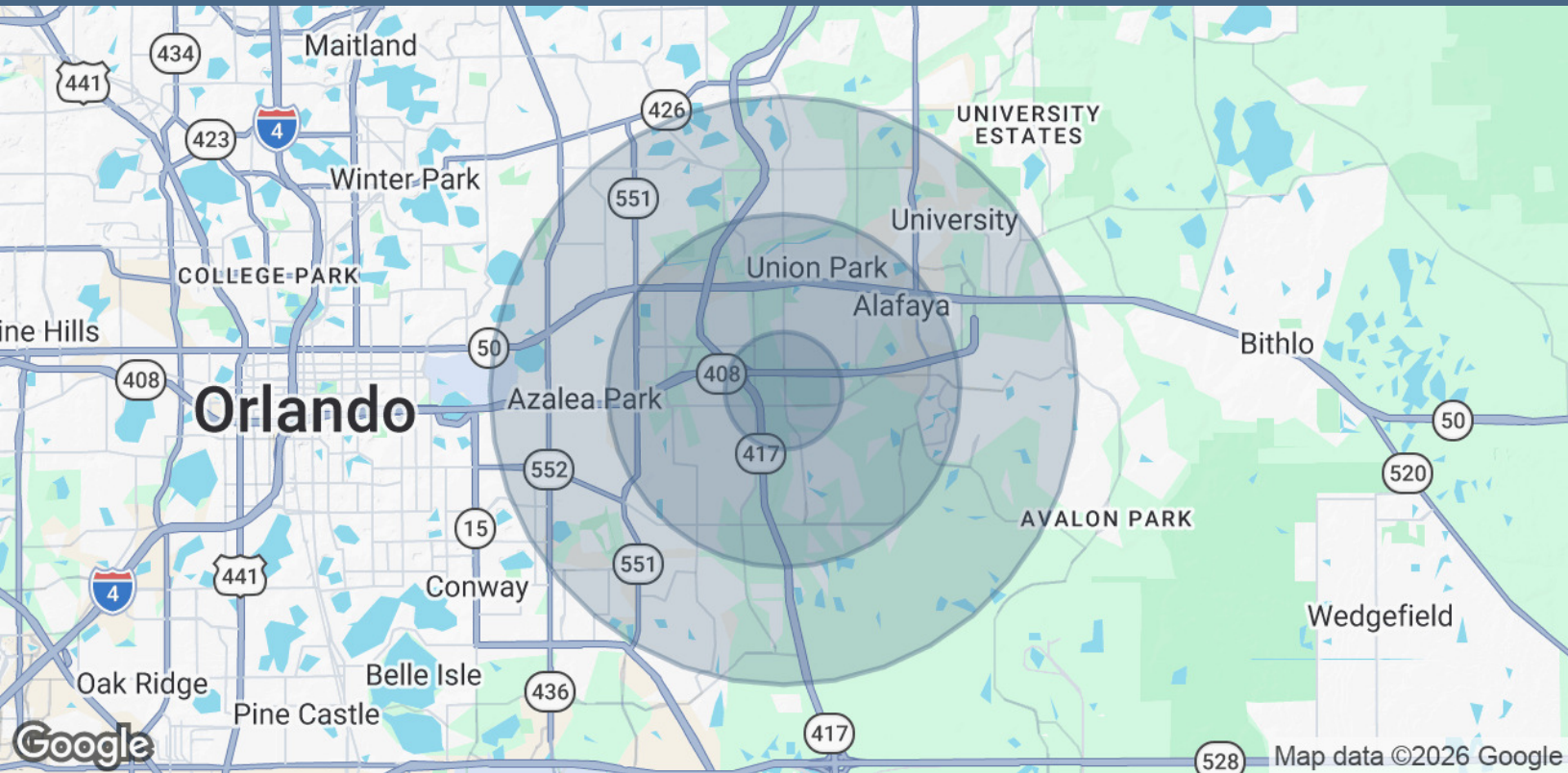
Lease Rate:	Negotiable
Available SF:	5,000 - 5,600 SF
Lot Size:	15.4 Acres
Building Size:	5,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,833	32,902	97,665
Total Population	11,319	93,998	285,328
Average HH Income	\$89,489	\$88,478	\$86,695









POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,319	93,998	285,328
Average Age	35.3	36.4	35.6
Average Age (Male)	32.1	34.8	34.2
Average Age (Female)	37.9	38.0	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,833	32,902	97,665
# of Persons per HH	3.0	2.9	2.9
Average HH Income	\$89,489	\$88,478	\$86,695
Average House Value	\$322,802	\$315,834	\$311,132

2023 American Community Survey (ACS)