



Ivanhoe Medical Office

2100 N ORANGE AVE, ORLANDO, FL 32804

Location Overview

2100 N Orange Avenue is strategically located in Orlando's highly sought-after Ivanhoe Village district, nestled between Downtown Orlando and Winter Park. This vibrant corridor offers exceptional visibility, walkability, and accessibility to I-4 and SR-50, making it a prime destination for office, medical, and professional users. The building sits directly across from AdventHealth DTO Campus and is surrounded by a mix of residential communities, boutique retail, and destination dining. With proximity to major business and medical hubs, this location offers the perfect blend of exposure and convenience.



FOR MORE INFORMATION | MILLENIAPARTNERS.COM

PRESENTED BY

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EXECUTIVE SUMMARY

2100 N ORANGE AVE, ORLANDO, FL 32804

Ivanhoe Medical Office



OFFERING SUMMARY

| | |
|--------------------|---------------------|
| Lease Rate: | \$30.00 SF/yr (NNN) |
| Available SF: | 1,650 SF |
| Floor: | Ground Floor |
| Zoning: | AC-2/T |
| Dedicated Parking: | 3 Spaces |

LOCATION OVERVIEW

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PROPERTY HIGHLIGHTS

- NNN Lease
- Close Proximity To Advent Health DTO Campus
- Located in Ivanhoe Park
- ****CONTACT FOR VIDEO WALKTHROUGH OF THE SUITE****

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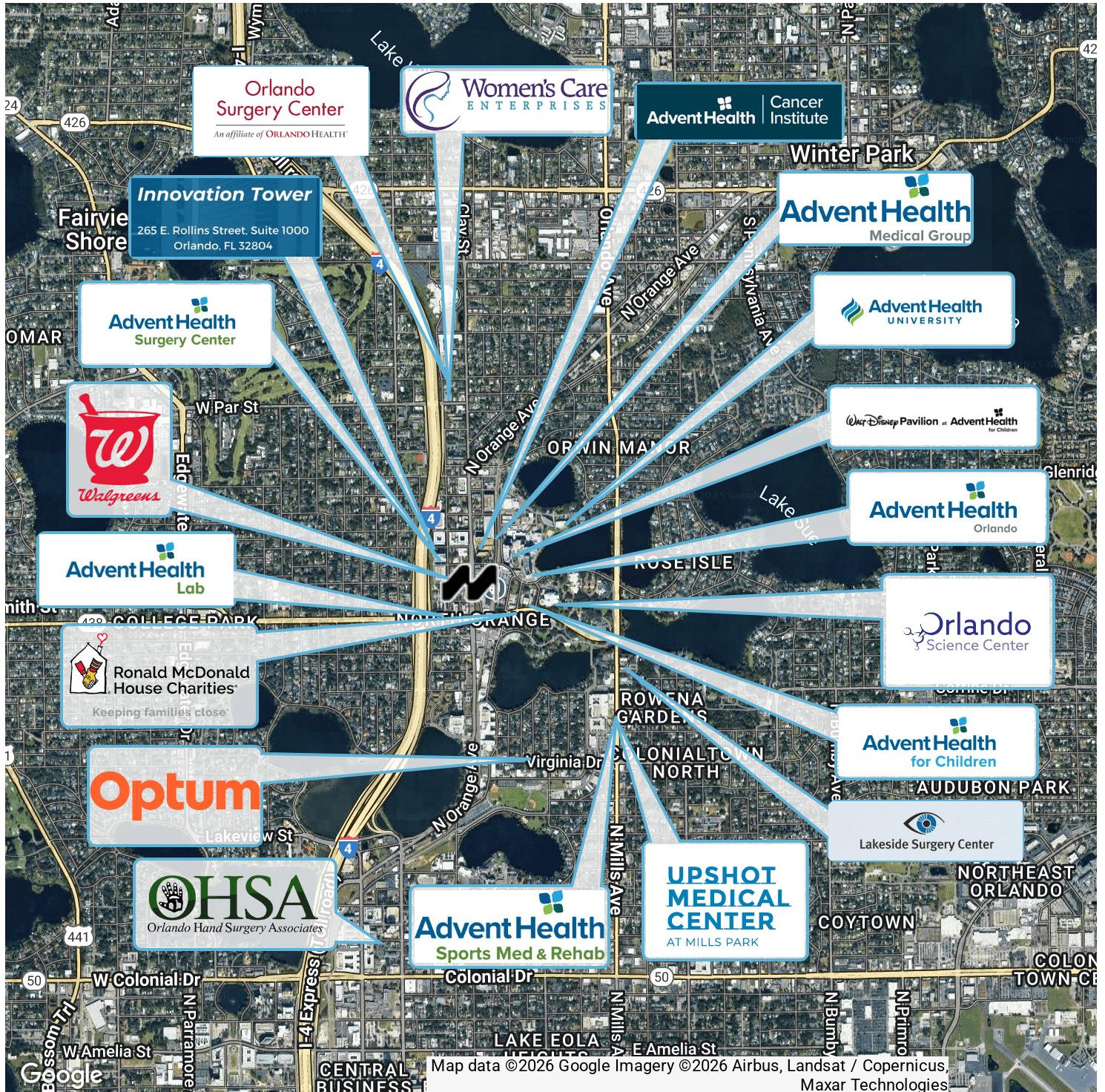
OFFICE BUILDING

For Lease

LOCATION MAP

2100 N ORANGE AVE, ORLANDO, FL 32804

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Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

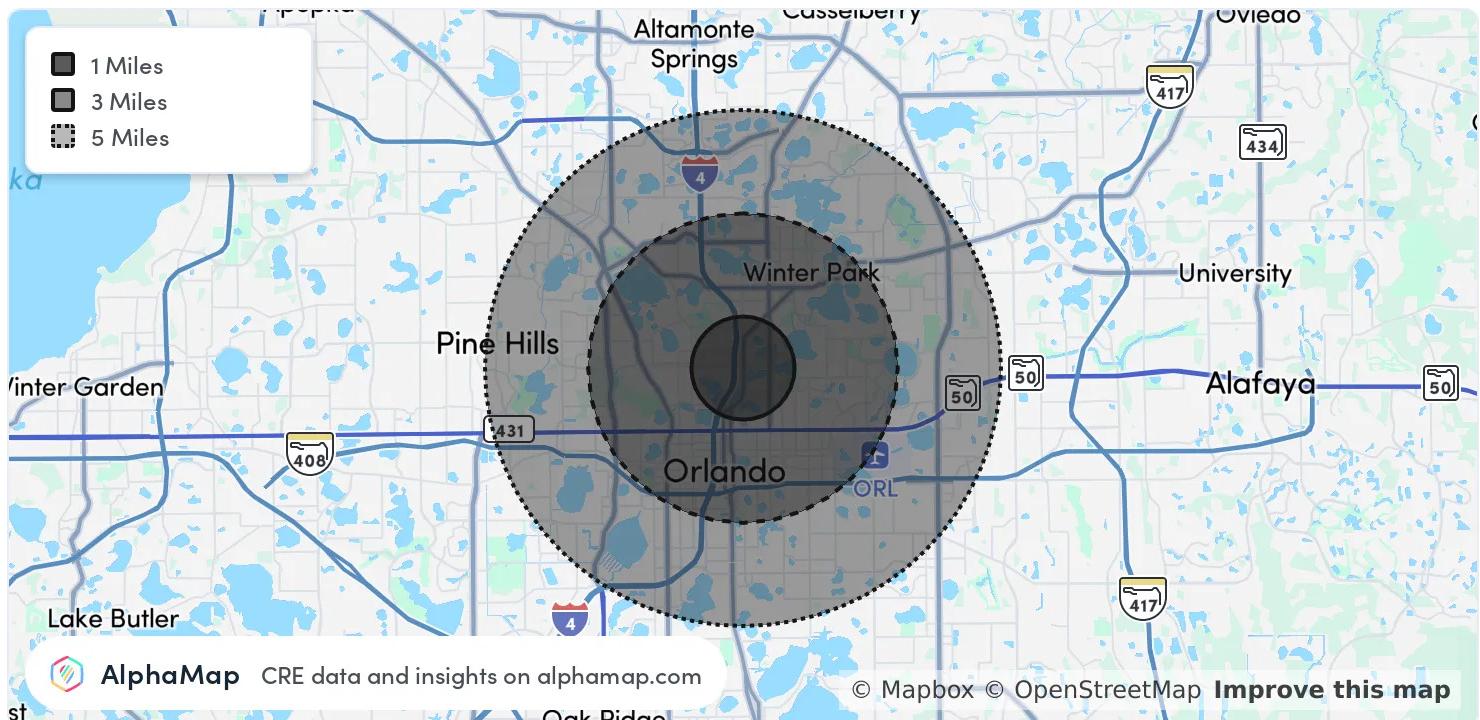
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AREA ANALYTICS

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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 11,138 | 97,945 | 269,324 |
| Average Age | 41 | 42 | 41 |
| Average Age (Male) | 40 | 41 | 40 |
| Average Age (Female) | 41 | 43 | 42 |

| HOUSEHOLD & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 5,715 | 47,978 | 116,191 |
| Persons per HH | 1.9 | 2 | 2.3 |
| Average HH Income | \$140,077 | \$132,664 | \$104,302 |
| Average House Value | \$597,943 | \$629,158 | \$477,551 |
| Per Capita Income | \$73,724 | \$66,332 | \$45,348 |

Map and demographics data derived from AlphaMap

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