

**MAVREALTY**

**FOR SALE:  
GRAND PALMS  
OF ORLANDO**

**LISTING PRICE:  
\$8.5 MILLION**

Presented by:  
Robert Kirkwood





An aerial photograph of a large, multi-story medical office building with a prominent red-tiled roof and white walls. The building is surrounded by lush greenery, including palm trees and other tropical plants. A large, irregularly shaped pond is situated in the center of the property, reflecting the surrounding landscape. To the right of the building, there is a large, open area that appears to be under construction or recently cleared, with some construction equipment and materials visible. In the background, other commercial buildings and parking lots are visible, suggesting an urban or suburban setting. The overall scene is bright and clear, with good lighting and high contrast.

**OFFERING MEMORANDUM**

# **Grand Palms of Orlando**

654 N Econlockhatchee Trail  
Orlando FL 32825

**39,541 SF of Medical Office  
Space for Sale**

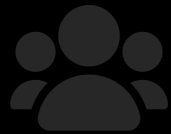
**MAVREALTY**



# THE SPACE

Location 654 N Econlockhatchee Trail Orlando, FL, 32825

County Orange



## POPULATION

1.00 MILE

13,429

3.00 MILE

98,257

5.00 MILE

308,592



## AVERAGE HOUSEHOLD INCOME

1.00 MILE

\$80,959

3.00 MILE

\$86,251

5.00 MILE

\$84,936



## NUMBER OF HOUSEHOLDS

1.00 MILE

4,579

3.00 MILE

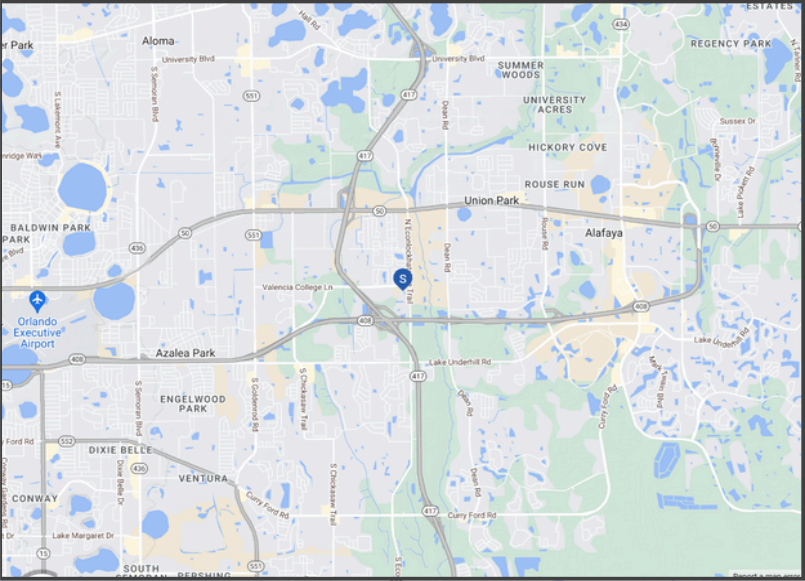
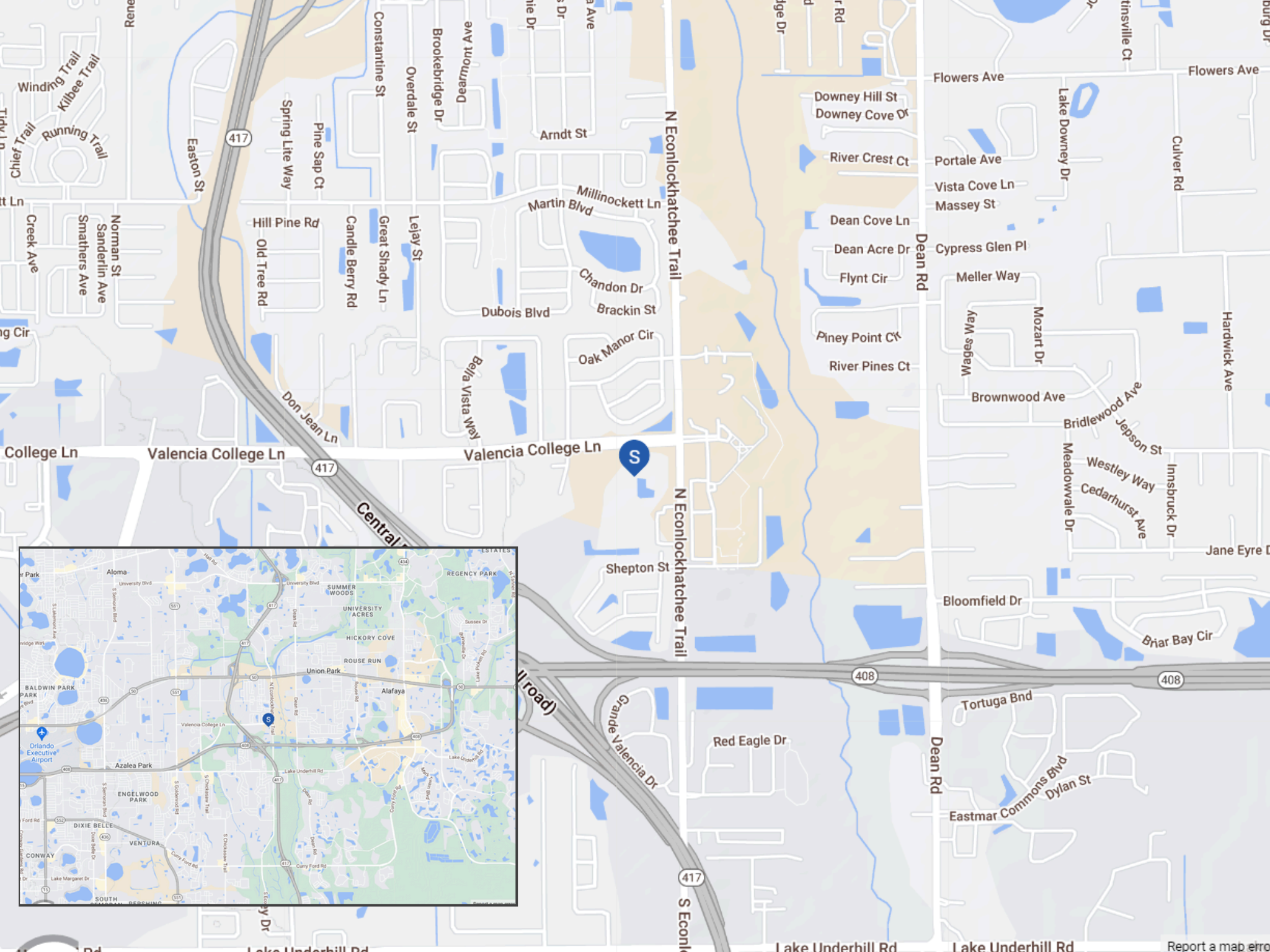
34,870

5.00 MILE

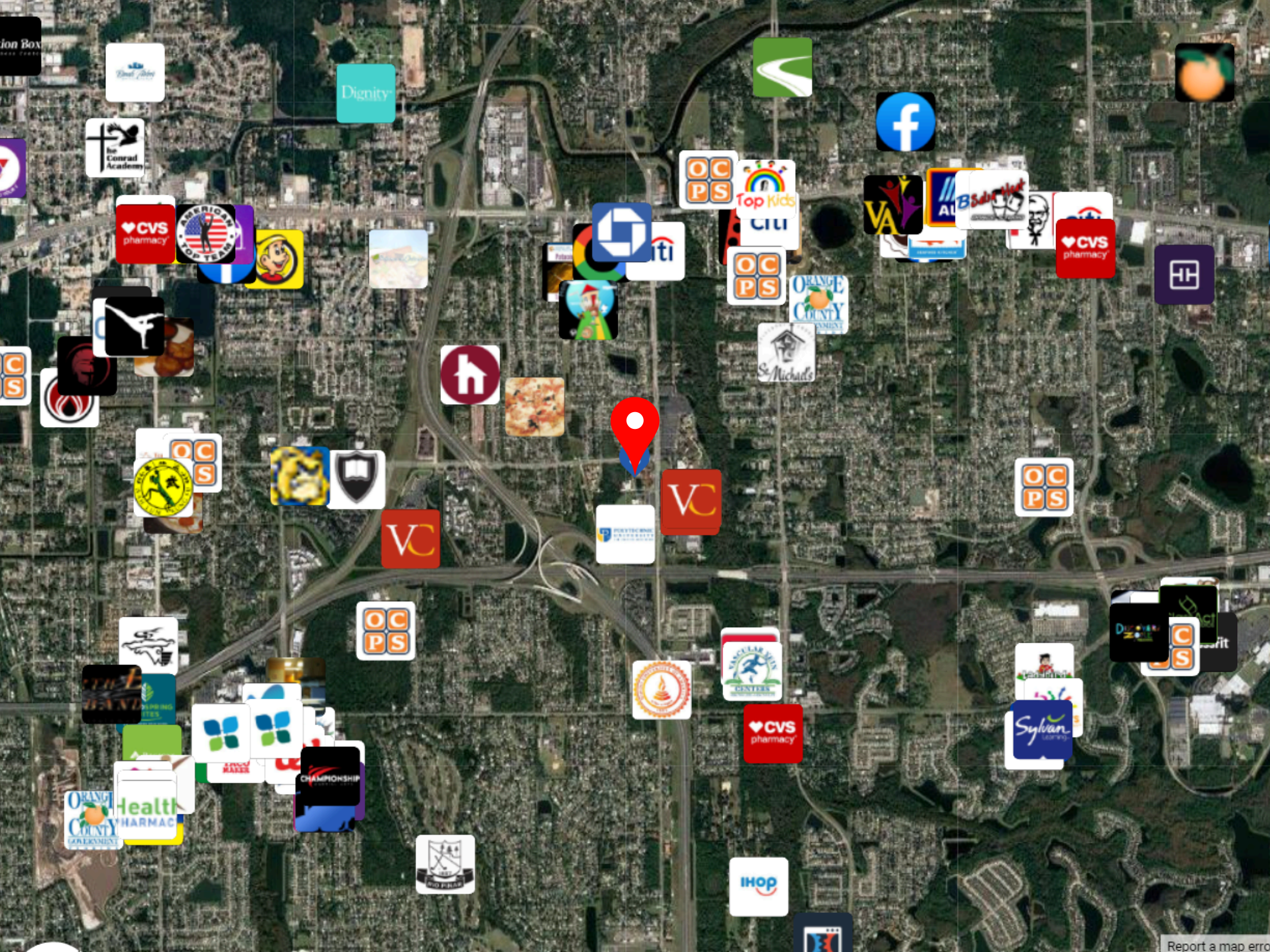
113,390

## Space Details

- Zoning change to **Neighborhood Center Place** type in process to allow for medical office use and other uses compatible with the FLU.
- 50 Bed ALF with upgraded electrical/plumbing buildout in place.
- Simple retro-fit to medical office.
- Across from Valencia College East













































Palm Garden of Orlando | Meet the Experts

Meet the Experts

GRAND PALMS OF ORLANDO





**MICHAEL HENDZEL**  
Managing Director



**ADAM FURMAN**  
Senior Associate



**ROBERT KIRKWOOD**  
Vice President of  
Commercial Sales



**JEFF TURCSANYI**  
Senior Associate

## **SPECIALIZATIONS:**

- Multi-family
- Retail
- Industrial
- Medical Office
- Vacant Land
- Aeronautical
- Ground Leases
- Mixed Use
- Storage





# MICHAEL HENDZEL

Managing Director

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Michael Hendzel serves as the Managing Director of MavRealty's Commercial Division. Drawing on his substantial years of experience in the industry, Michael's adept leadership and seasoned expertise have been instrumental in steering MavRealty to unprecedented success. Under his guidance, the company has solidified its reputation as a dependable and leading name in the real estate market.

## **Accolades**

- Licensed Real Estate Broker, Building Contractor, Bachelor's Degree in Business.
- Owns & Operates ~50,000 sq ft commercial portfolio
- 6 years of Active Duty Service in the United States Army – Tours in Germany/Iraq
- 19 years of real estate experience (since 2004). Michael specializes in scaling large volume real estate operations by establishing systems, technologies, strategies, and building teams of talented people.





## ROBERT KIRKWOOD

- Vice President of Commercial Sales
  - Specializes in Multi-Family, Indoor/Outdoor Storage & Mixed Use Developments
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Rob, a Central Florida native, earned his degree from the University of Central Florida. Upon graduating with a Bachelor's Degree, Rob began his Real Estate career in 2016, targeting the Central Florida Market. Since 2016, Rob has earned top producer accolades consistently year after year. Rob was fortunate to be able to sell in all corners of Florida and has a broad range of knowledge for the entire Florida market.

Mr. Kirkwood is a commercial valuation specialist. According to Rob, his strategy ranges from client to client based on this quote from Rob "It is extremely important to understand the financial strategy of your clients one, three and five year plan. We can implement short-term/long-term strategies to meet the goals of each investor based on their desired rate of return. For some, it's identifying the upcoming commercial drivers in an area and appropriately advising the client of where they can obtain the highest level of appreciation while meeting their desired needs of the home itself. The key is to listen, more than talk.

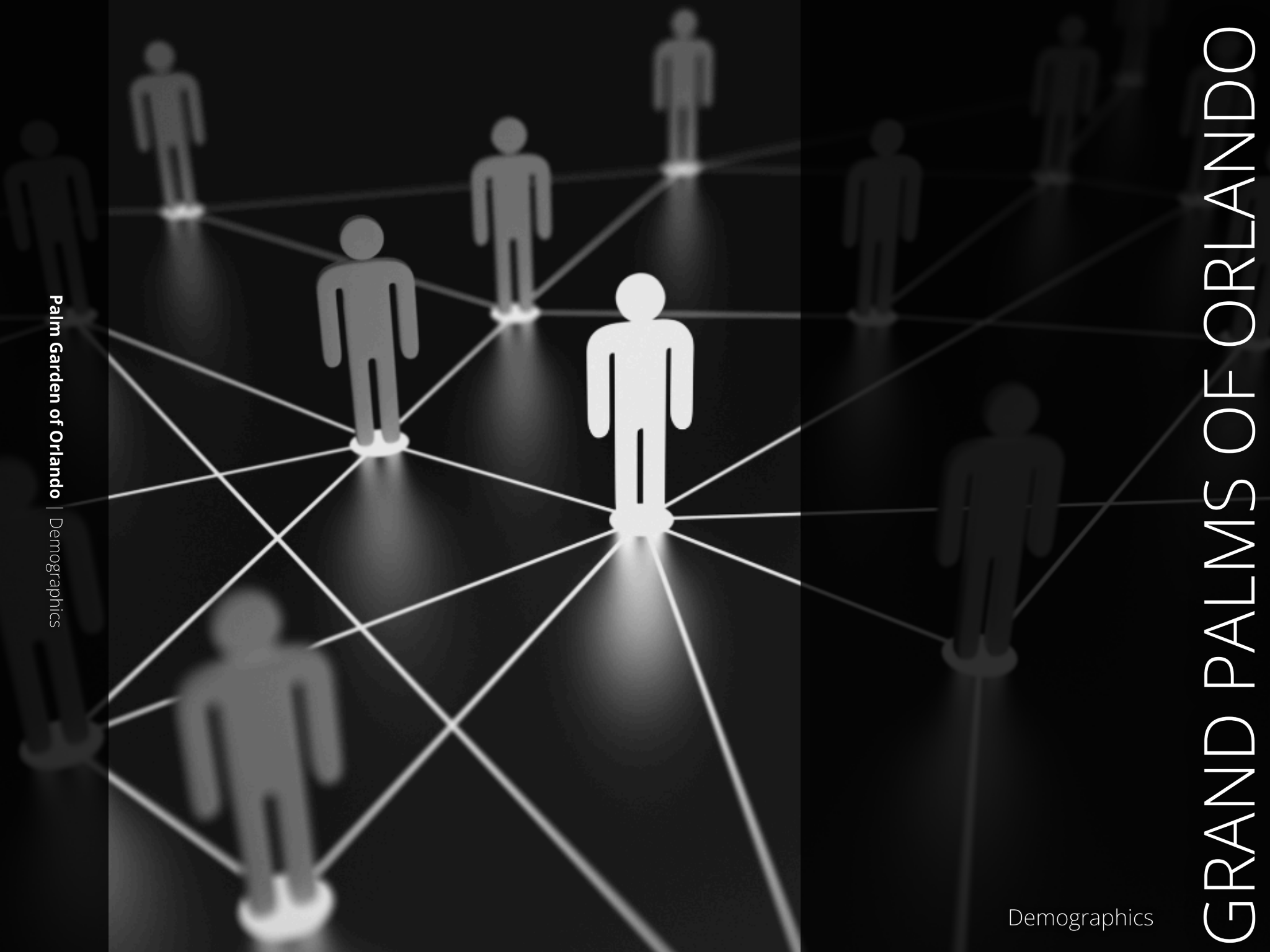
Rob is also obtaining his MAI from the Appraisal Institute, which is the highest level designation awarded to commercial appraisers. Rob currently has over 6,000 logged hours of commercial appraising and has valued hundreds of commercial properties for financial institutions, municipalities, property owners and private lenders/equities. Rob has competence in valuing the fee simple, leased fee and leasehold interests in asset classes such as single/multi-family, vacant land, industrial properties, self storage, airport hangars & terminals, easements, office & retail properties and many more. From buying to selling, make sure you request a value from Rob.

### Accolades

- Q2 General Appraiser Licensure
- Over 6,000 logged appraisal hours.
- 7+ years experience. Clients ranging from NBA, NFL, MLB
- Over 30 mm Dollar Producer



# GRAND PALMS OF ORLANDO





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,590	75,106	216,830
2010 Population	11,670	83,136	259,560
2023 Population	13,429	98,257	308,592
2028 Population	13,590	98,006	308,528
2023 African American	1,421	10,296	31,827
2023 American Indian	101	603	1,763
2023 Asian	606	6,626	18,586
2023 Hispanic	8,038	50,650	141,006
2023 Other Race	2,780	17,531	49,377
2023 White	4,864	39,666	139,407
2023 Multiracial	3,644	23,421	67,317
2023-2028: Population: Growth Rate	1.20 %	-0.25 %	0.00 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	367	3,115	12,810
\$15,000-\$24,999	451	2,976	9,734
\$25,000-\$34,999	369	3,294	10,520
\$35,000-\$49,999	658	4,159	14,254
\$50,000-\$74,999	909	6,078	19,610
\$75,000-\$99,999	867	5,962	17,092
\$100,000-\$149,999	611	5,511	16,060
\$150,000-\$199,999	111	1,764	6,990
\$200,000 or greater	235	2,011	6,319
Median HH Income	\$59,727	\$63,784	\$59,636
Average HH Income	\$80,959	\$86,251	\$84,936

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,877	28,016	86,930
2010 Total Households	3,913	30,030	97,069
2023 Total Households	4,579	34,870	113,390
2028 Total Households	4,692	35,137	114,524
2023 Average Household Size	2.88	2.78	2.57
2000 Owner Occupied Housing	2,826	17,588	47,205
2000 Renter Occupied Housing	927	9,269	35,029
2023 Owner Occupied Housing	2,991	20,377	59,160
2023 Renter Occupied Housing	1,588	14,493	54,230
2023 Vacant Housing	274	1,496	6,765
2023 Total Housing	4,853	36,366	120,155
2028 Owner Occupied Housing	3,087	20,885	60,996
2028 Renter Occupied Housing	1,605	14,252	53,528
2028 Vacant Housing	270	1,697	7,459
2028 Total Housing	4,962	36,834	121,983
2023-2028: Households: Growth Rate	2.45 %	0.75 %	1.00 %



2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,366	10,483	29,781
2023 Population Age 35-39	1,057	7,155	21,374
2023 Population Age 40-44	897	6,072	18,114
2023 Population Age 45-49	803	5,367	15,928
2023 Population Age 50-54	790	5,318	16,009
2023 Population Age 55-59	779	5,373	15,872
2023 Population Age 60-64	747	5,030	14,929
2023 Population Age 65-69	650	4,277	12,597
2023 Population Age 70-74	570	3,500	10,564
2023 Population Age 75-79	329	2,269	7,006
2023 Population Age 80-84	228	1,406	4,413
2023 Population Age 85+	202	1,168	3,941
2023 Population Age 18+	10,686	79,182	252,371
2023 Median Age	37	34	33

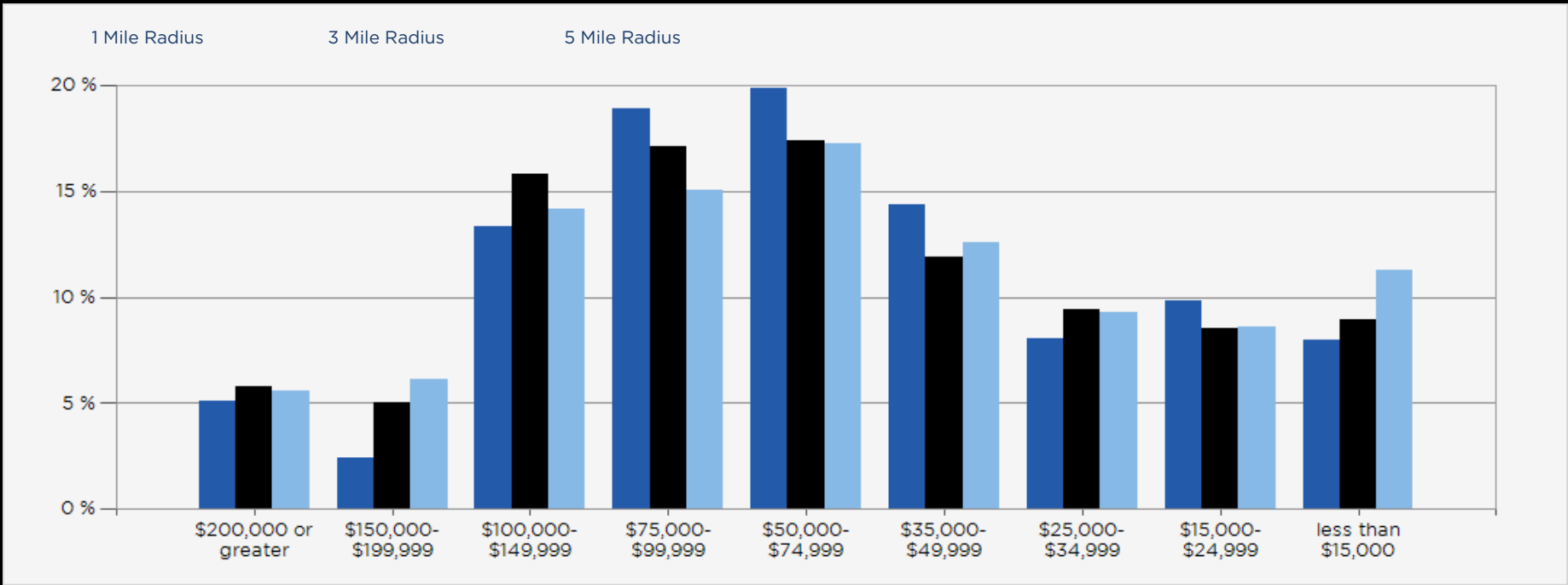
2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,679	\$61,128	\$60,117
Average Household Income 25-34	\$76,745	\$81,018	\$81,401
Median Household Income 35-44	\$80,773	\$81,821	\$77,967
Average Household Income 35-44	\$99,271	\$104,962	\$104,179
Median Household Income 45-54	\$73,401	\$80,538	\$78,450
Average Household Income 45-54	\$94,498	\$103,024	\$104,673
Median Household Income 55-64	\$62,419	\$72,765	\$67,860
Average Household Income 55-64	\$87,484	\$95,410	\$94,230
Median Household Income 65-74	\$48,362	\$52,891	\$51,280
Average Household Income 65-74	\$65,275	\$76,653	\$76,129
Average Household Income 75+	\$43,371	\$57,395	\$56,040

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,110	8,122	24,442
2028 Population Age 35-39	1,432	9,813	27,312
2028 Population Age 40-44	1,068	6,571	19,201
2028 Population Age 45-49	867	5,617	16,728
2028 Population Age 50-54	762	4,935	14,603
2028 Population Age 55-59	729	4,807	14,384
2028 Population Age 60-64	671	4,672	13,925
2028 Population Age 65-69	630	4,270	12,610
2028 Population Age 70-74	530	3,489	10,575
2028 Population Age 75-79	438	2,691	8,219
2028 Population Age 80-84	247	1,633	5,205
2028 Population Age 85+	228	1,340	4,498
2028 Population Age 18+	10,681	78,651	251,788
2028 Median Age	38	35	34

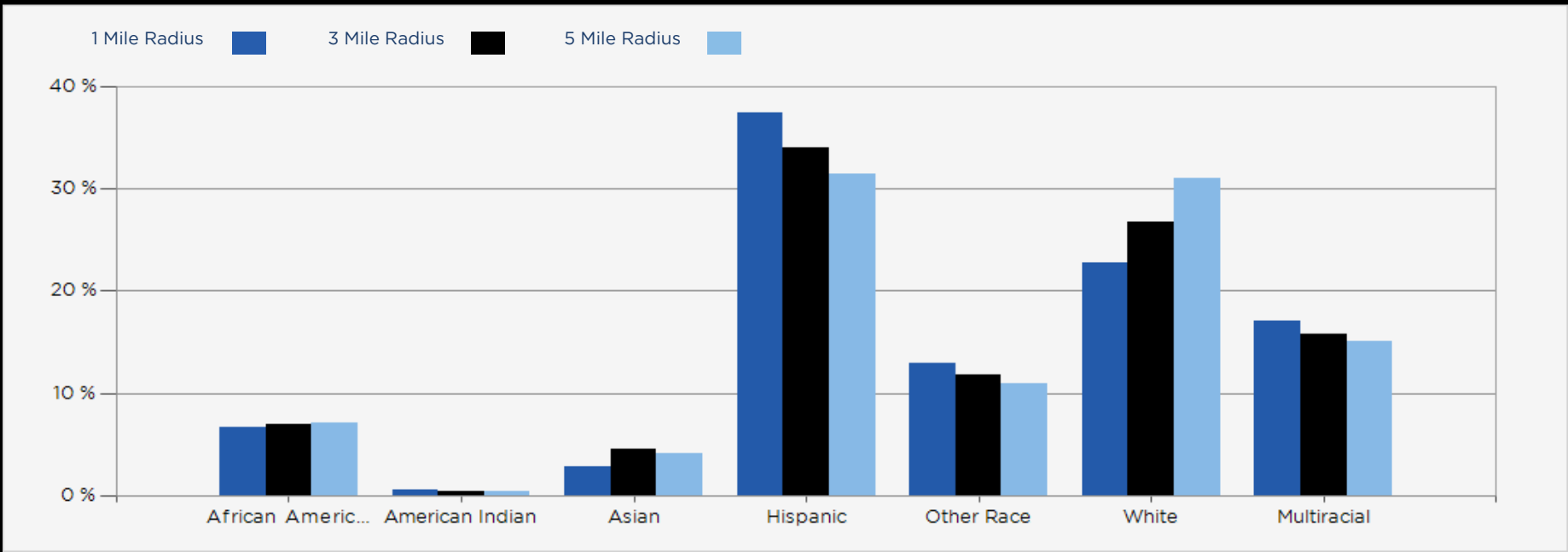
2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,999	\$69,145	\$69,264
Average Household Income 25-34	\$88,770	\$91,557	\$94,668
Median Household Income 35-44	\$85,775	\$90,074	\$87,225
Average Household Income 35-44	\$112,184	\$120,113	\$118,182
Median Household Income 45-54	\$79,756	\$87,871	\$86,500
Average Household Income 45-54	\$107,648	\$116,072	\$117,754
Median Household Income 55-64	\$71,614	\$80,681	\$78,815
Average Household Income 55-64	\$101,775	\$108,848	\$107,589
Median Household Income 65-74	\$54,318	\$63,415	\$60,982
Average Household Income 65-74	\$74,536	\$91,203	\$90,273
Average Household Income 75+	\$51,020	\$69,672	\$67,762



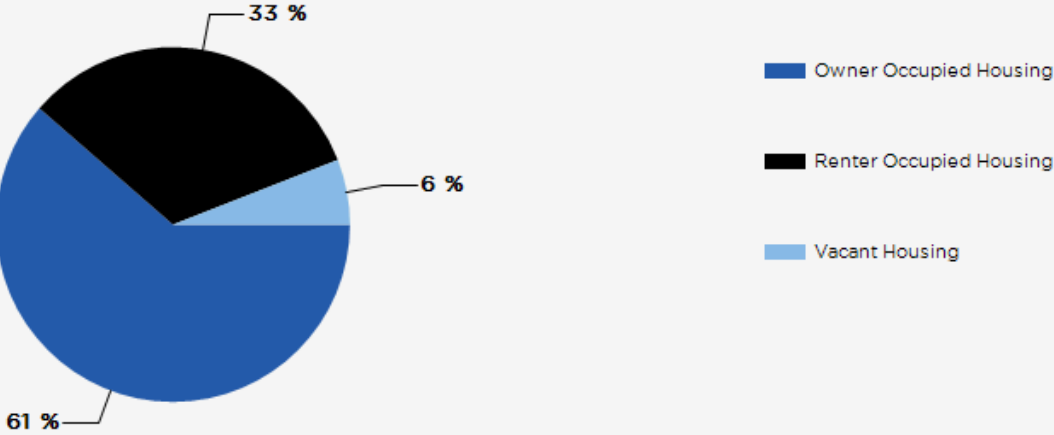
2023 Household Income



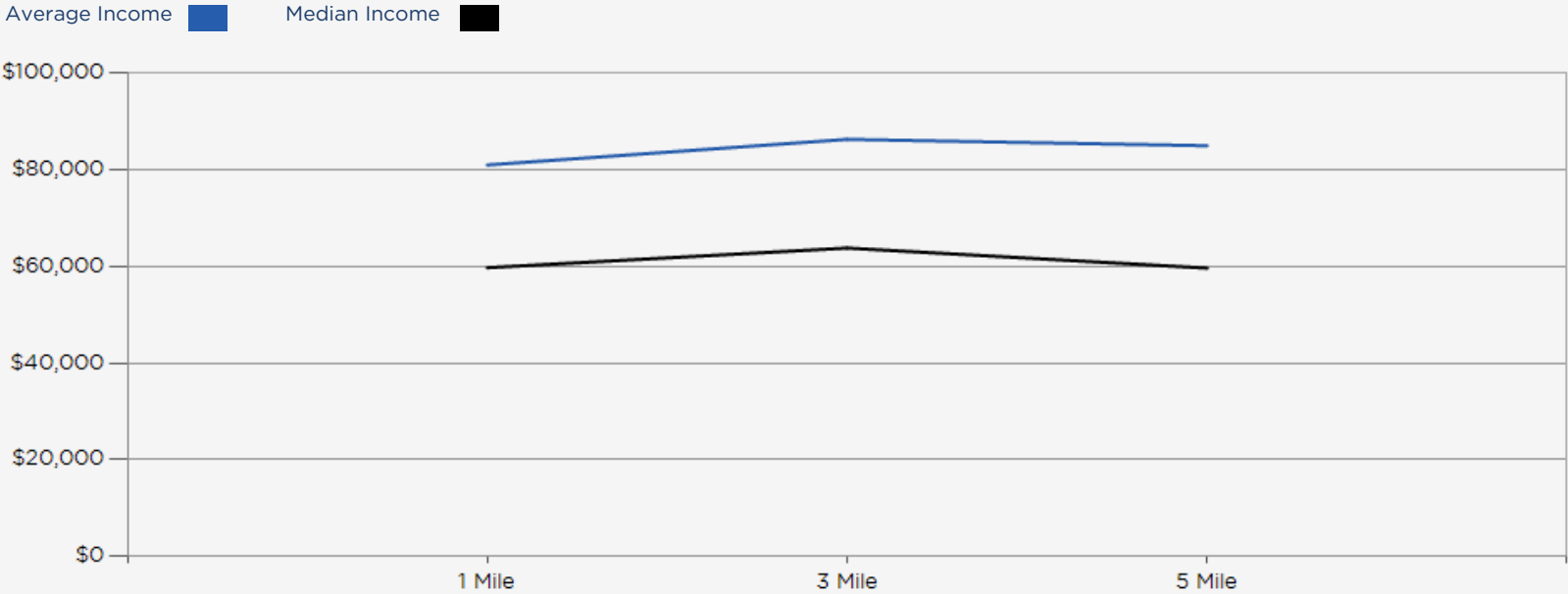
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median





# GRAND PALMS OF ORLANDO

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*Exclusively Marketed by:*

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**MAVREALTY**