

FOR LEASE: OUTPATIENT MEDICAL FACILITY SPACE



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Virtual Tour

MEDICAL VILLAGE AT MAITLAND

2,569-9,694 RSF Available

7972 Forest City Road, Orlando, FL 32810

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PROPERTY OVERVIEW

This property is a part of a centrally-located medical complex in Orlando, Florida, with prime, move-in-ready space featuring private entrances, building signage opportunities, and attractive landscaping. The Medical Village at Maitland's on-site services includes children's mental health, chiropractic, recovery, dialysis, nephrology, radiology, oncology, a full-service lab, and a community health center.

The building is within walking distance of a bus stop and is located 6 miles from AdventHealth Altamonte Springs, 8 miles from AdventHealth Winter Park, and 11 miles from OrlandoHealth Regional Medical Center.

CAMPUS SETTING Off campus

BUILDING DETAILS 81,477 RSF
Built in 2005

AVAILABLE 7972-100: 9,694 RSF Max Contiguous
Suite A: 2,569 RSF
Suite B: 7,125 RSF

ACCESS Near major interchange of SR 414 & I-4

PARKING Ample free parking

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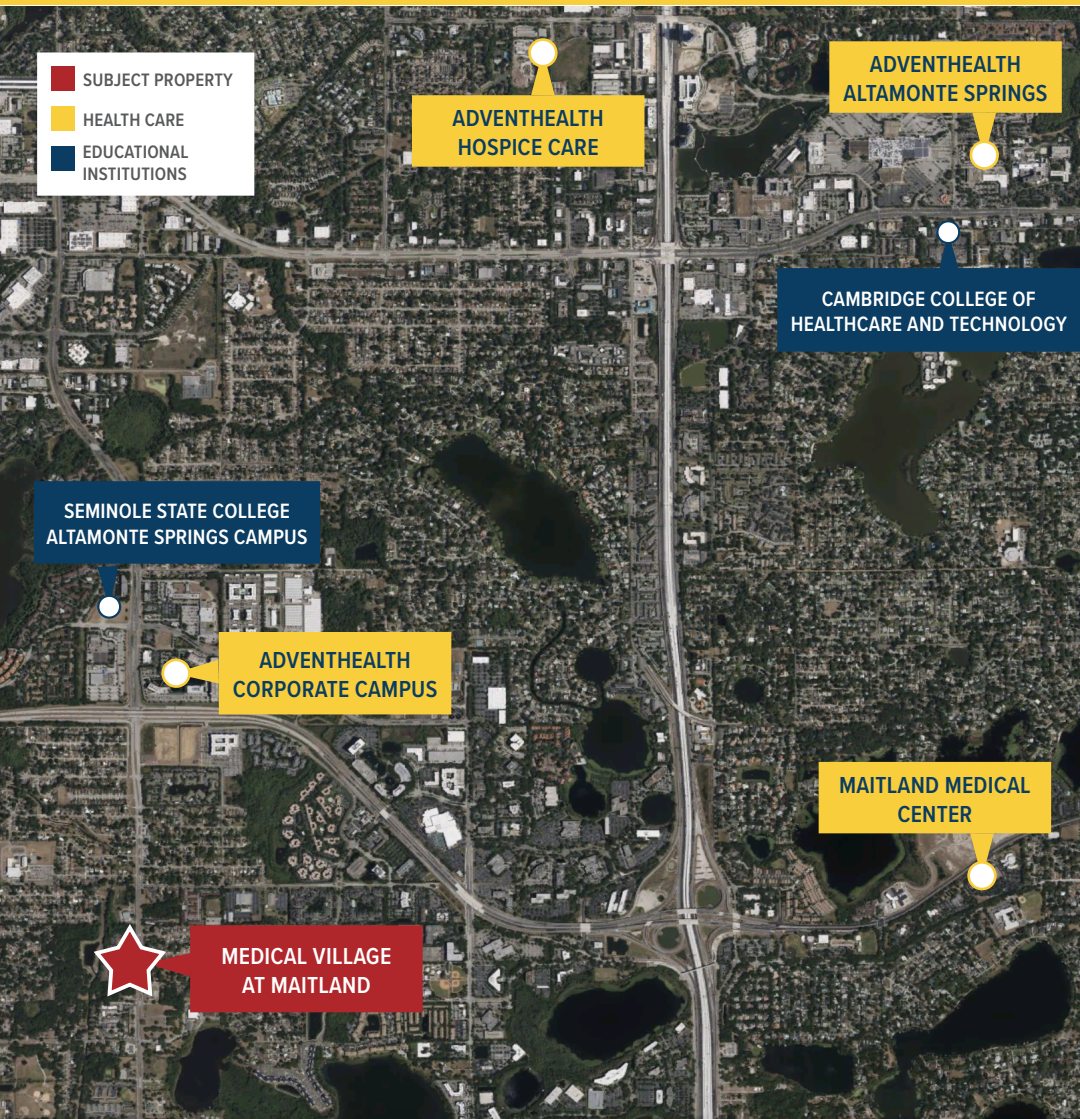
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NEARBY HEALTH CARE

AdventHealth's Central Florida Division encompasses more than 20 hospitals and emergency rooms in the seven counties in and surrounding metro Orlando. Combined with a comprehensive outpatient care network, these world-class hospitals see more than 5.7 million patient visits annually.

Orlando Health is a 3,200-bed, Florida-based health care provider with 10 award-winning hospitals, 9 hospital-based ERs, including Central Florida's only Level I Trauma Center, and 7 free-standing emergency rooms. In 2021, the system served more than nearly 3.8 million patients.

UF Health, the University of Florida Health, comprises health colleges, research centers, hospitals, faculty physician practices, and patient care programs. The UF Health network includes 10 hospitals. Together with their physician practices, the system manages more than 3 million inpatient and outpatient visits annually.

AREA OVERVIEW

With a population of more than 9 million within a two-hour drive of the metro area, and over 1,000 people per week adding to the population growth, Orlando offers businesses a booming environment for long-term growth. It is also home to the University of Central Florida, a large public research university. Top employers include Walt Disney World Resort, AdventHealth, Universal Orlando, and Orlando Health. Transportation hubs include Orlando International Airport and Orlando Sanford International Airport.

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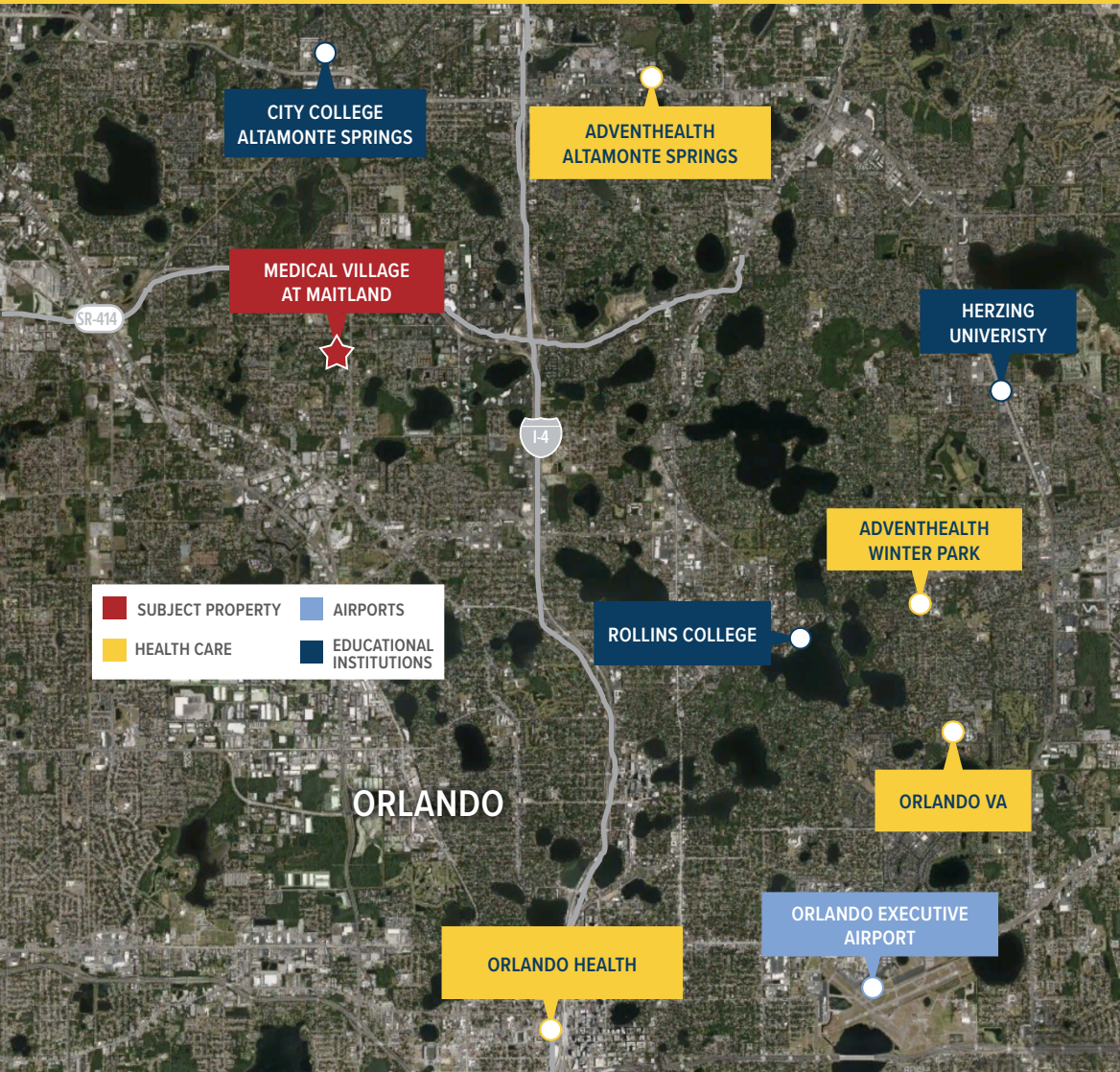
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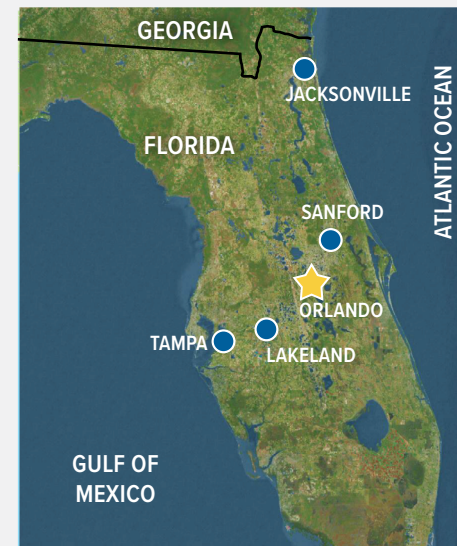
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DEMOGRAPHICS

Distance	Total Population	Median Household Income
1-Mile	17,264	\$52,910
3-Miles	105,242	\$57,639
5-Miles	275,246	\$65,134



Area Health Care

- Lakeland, FL**
- Lakeland Regional Health
 - HCA Florida Lakeland
- Tampa, FL**
- Tampa General Hospital
 - VA Healthcare
 - AdventHealth Tampa
 - St. Joseph's Hospital
- Sanford, FL**
- HCA Florida Lake Monroe Hospital
 - Florida Hospital Medical Group
 - HCA Florida
- Jacksonville, FL**
- HCA Florida
 - UF Health Jacksonville
 - Jacksonville Memorial Hospital
 - Baptist Health

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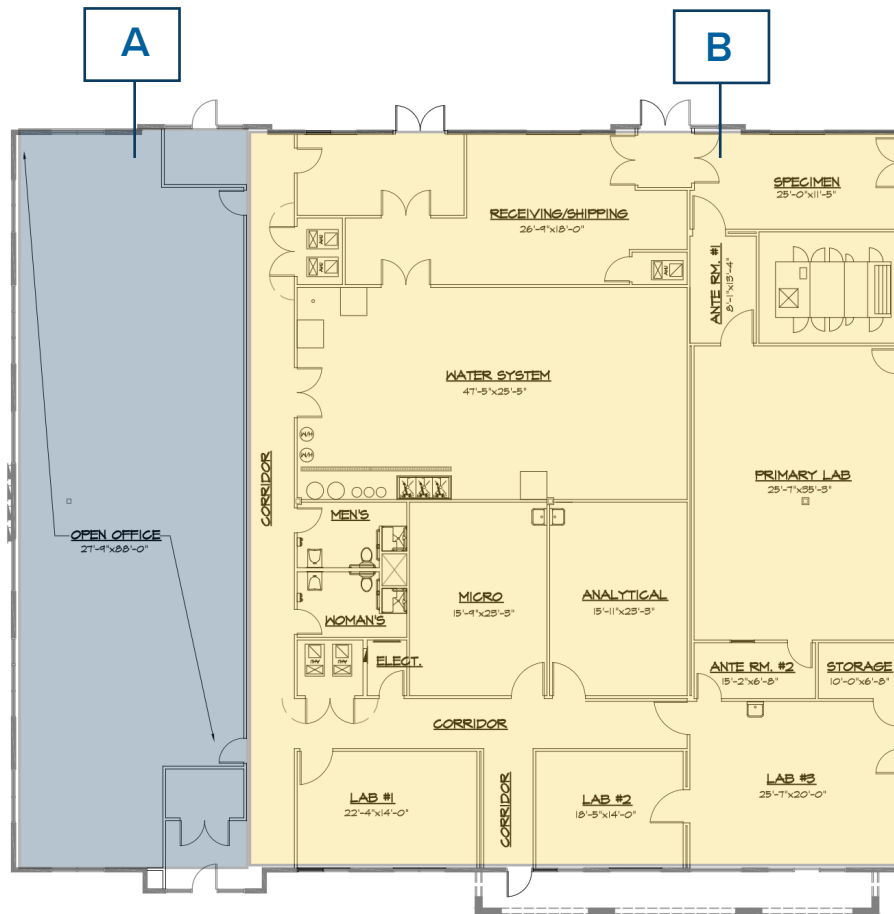
7972-100

Suite A: 2,569 RSF

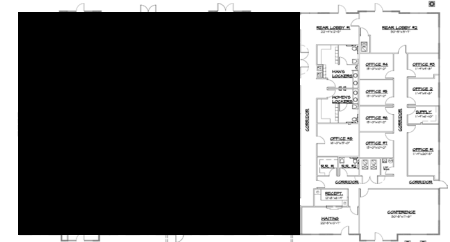
Suite B: 7,125 RSF

9,694 RSF

Max Contiguous



Key Plan



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