

class A
medical space
for
LEASE

4,500 sf nnn

\$27.00 NNN

- + bulding: 7,200 rsf
- + land: 2.28 AC
- + parking: 7.78/1,000 (79 total)
- + year built: 2000
- + signage: pylon & building
- + parcel id: 10-2429-0924-02-053

the space



11251 S Orange Blossom trl
Orlando, Florida 32804

patrick goetz
vice president
(407) 734.7210
pat@BBDRE.com





highlights

class A medical
space with
exceptional
interior design
and efficiency

- elevated finishes including marble flooring with inlays
- treatment rooms
- ample parking
- nearly 50,000 AADT
- ample parking



250 N. Orange Ave., Ste. 1500
Orlando, FL 32801
+ (407) 426.7702
www.BBDRE.com

This offer is subject to errors, omissions, prior sale or withdrawal without notice.



for more information, contact patrick goetz vice president (407) 734.7210 pat@BBDRE.com

aerial elevation



exterior

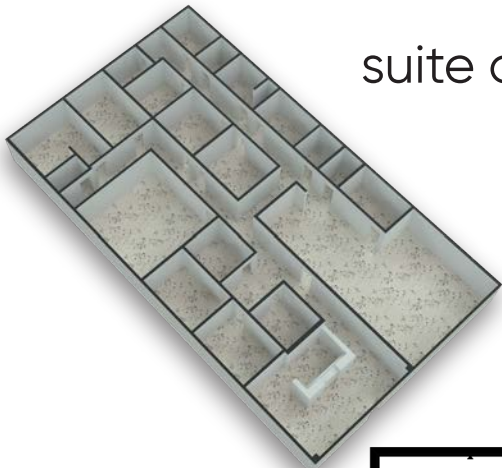
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back elevation

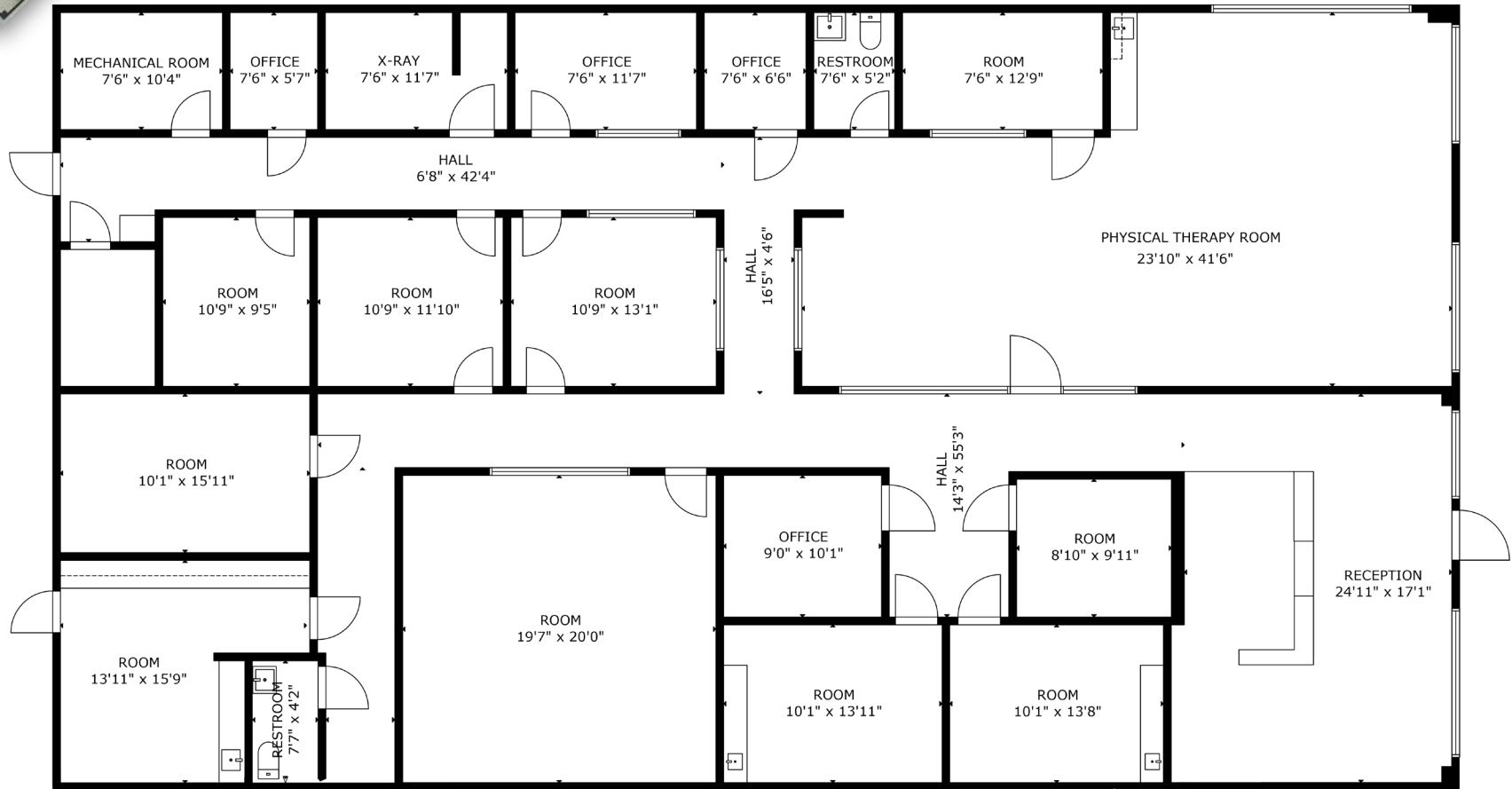


exterior

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suite a | 4,500 rsf



floor plan



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suite a | 4,500 sf



reception/waiting



physical therapy



x-ray



work room

interiors



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suite a | 4,500 sf



treatment



break



physical therapy



office

interiors



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downtown orlando

toyota dealership

honda dealership

COSTCO WHOLESALE

mavis tire & breaks

the property
b

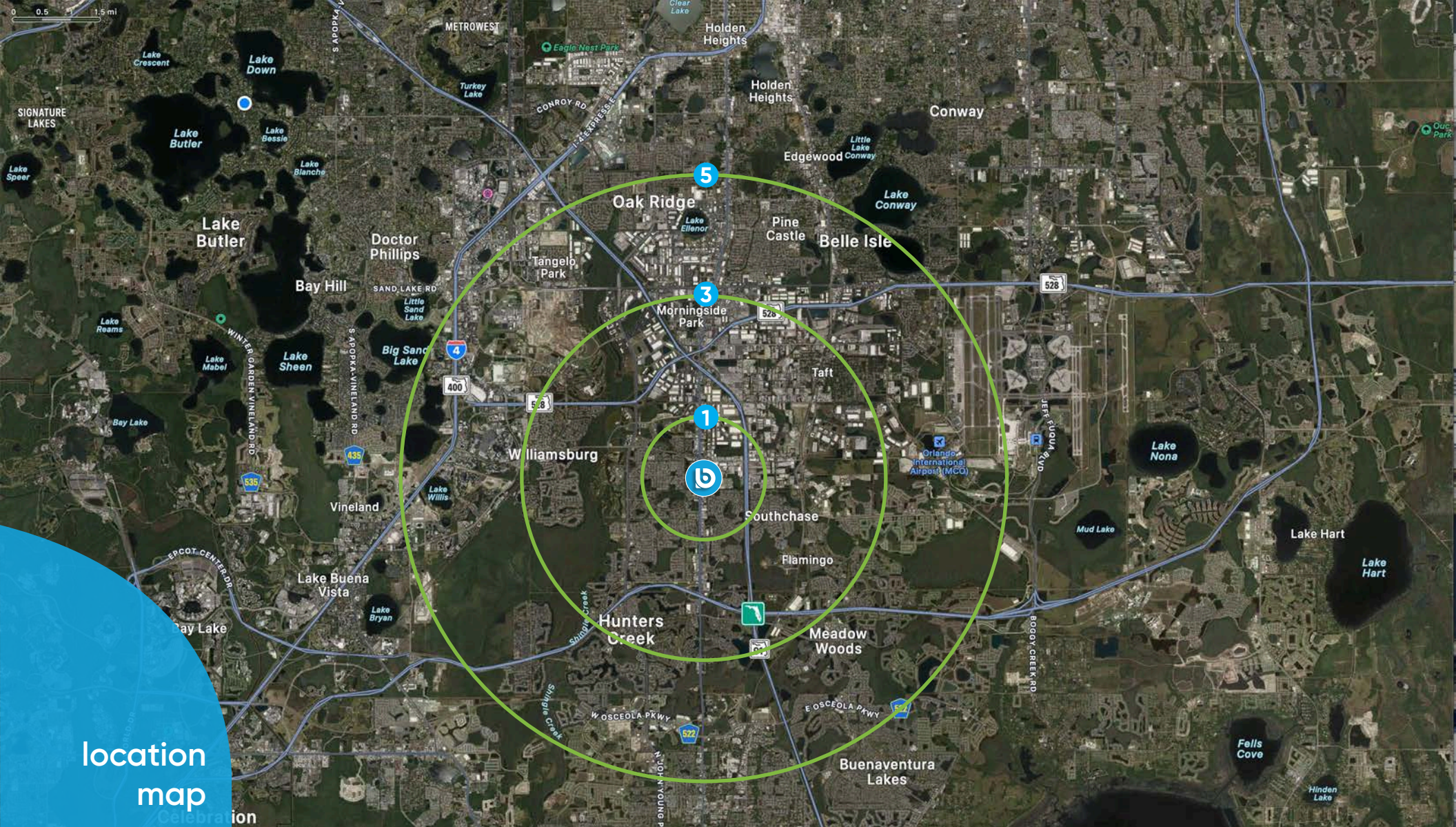
waterbridge downs shopping

orange plaza

nearby businesses



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demographics

Radius	Population	HH Income	Businesses	Employees
1-Mile	11,593	\$50,407	788	6,147
3-Mile	62,726	\$70,972	3,702	39,572
5-Mile	175,498	\$61,806	11,254	134,244



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