

1,781 SF AVAILABLE

1214 KUHL AVE

Orlando, FL 32806



RETAIL/OFFICE PROPERTY FOR LEASE





PROPERTY DESCRIPTION

Positioned in the heart of Orlando's thriving medical district, this premier 1,781-square-foot space is your gateway to success. Whether you're a medical professional, a visionary entrepreneur, or an established office user, this location delivers unmatched exposure and potential.

Situated steps away from the prestigious Orlando Regional Medical Center, the cutting-edge Cancer Institute of Florida, and the celebrated Winnie Palmer Hospital for Women and Children, this space offers a built-in audience of patients, visitors, and professionals—perfect for a boutique gift shop, book store, cozy café, bodega, or even a complementary medical office. The possibilities are limitless with flexible zoning designed to accommodate your ambitions.

OFFERING SUMMARY

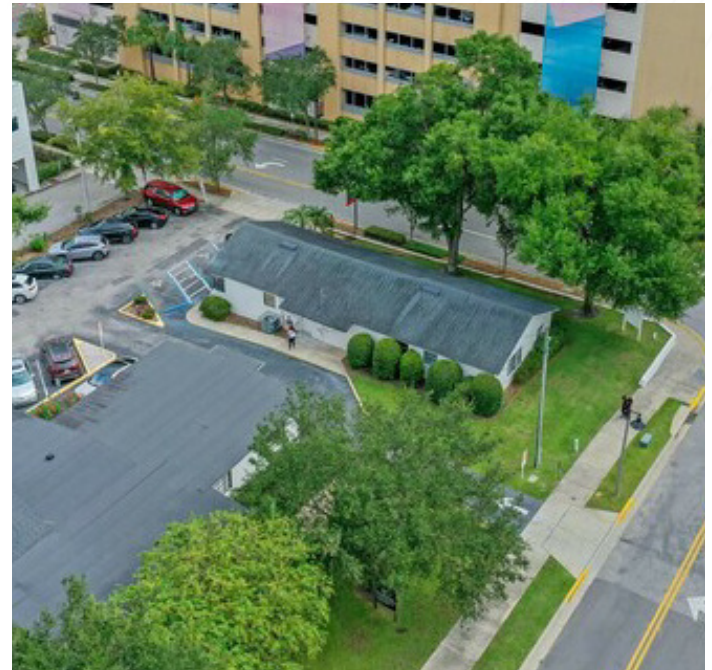
LEASE RATE:	\$25.00 SF/YR (NNN)
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NUMBER OF UNITS:	1
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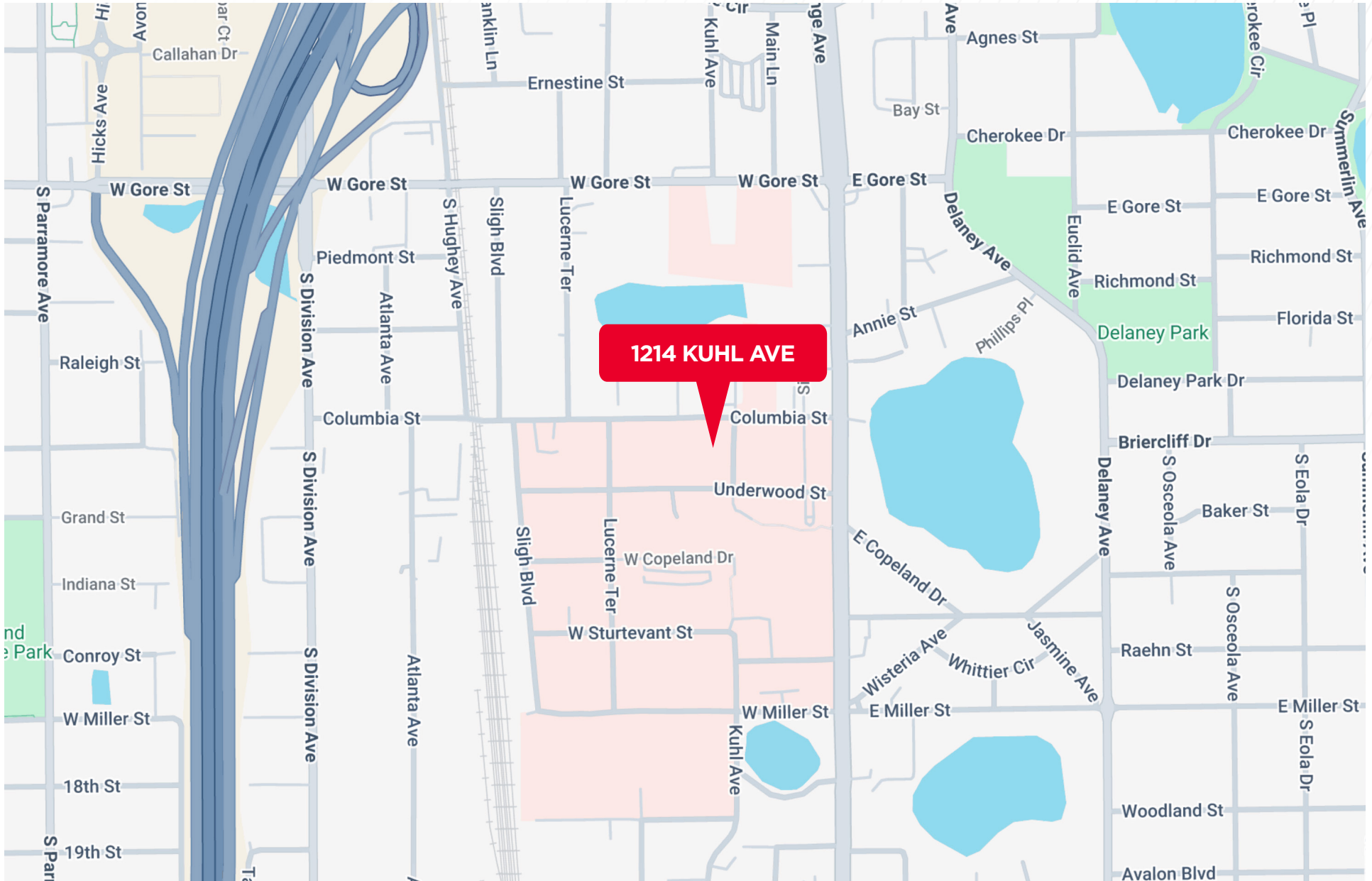
AVAILABLE SF:	1,781 SF
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LOT SIZE:	315,156,600 SF
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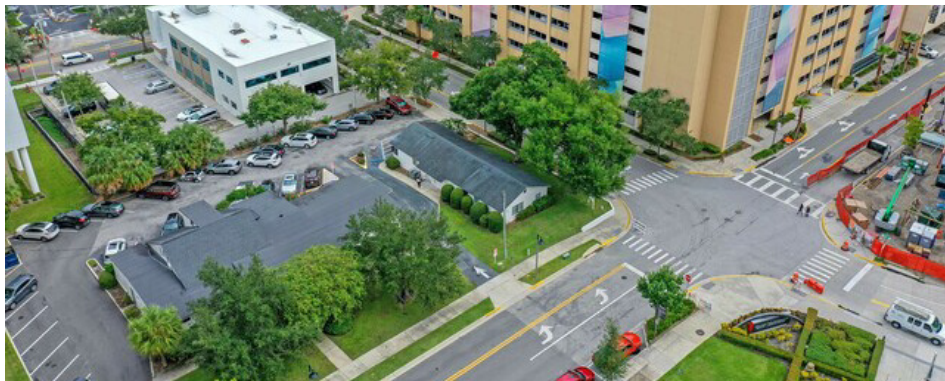
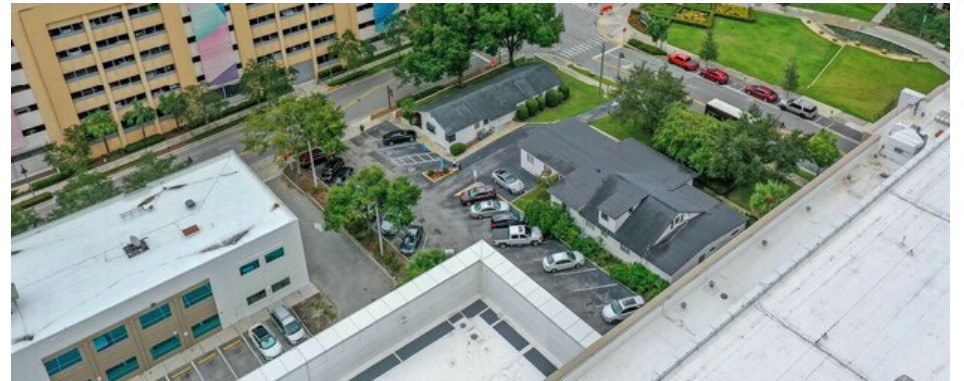
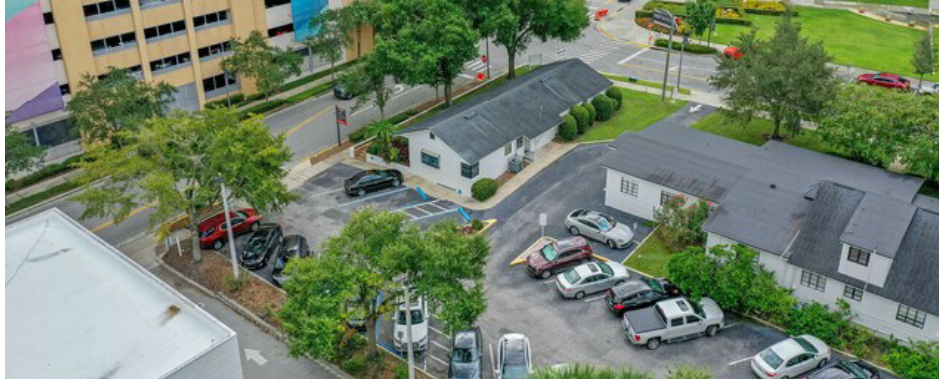
BUILDING SIZE:	1,781 SF
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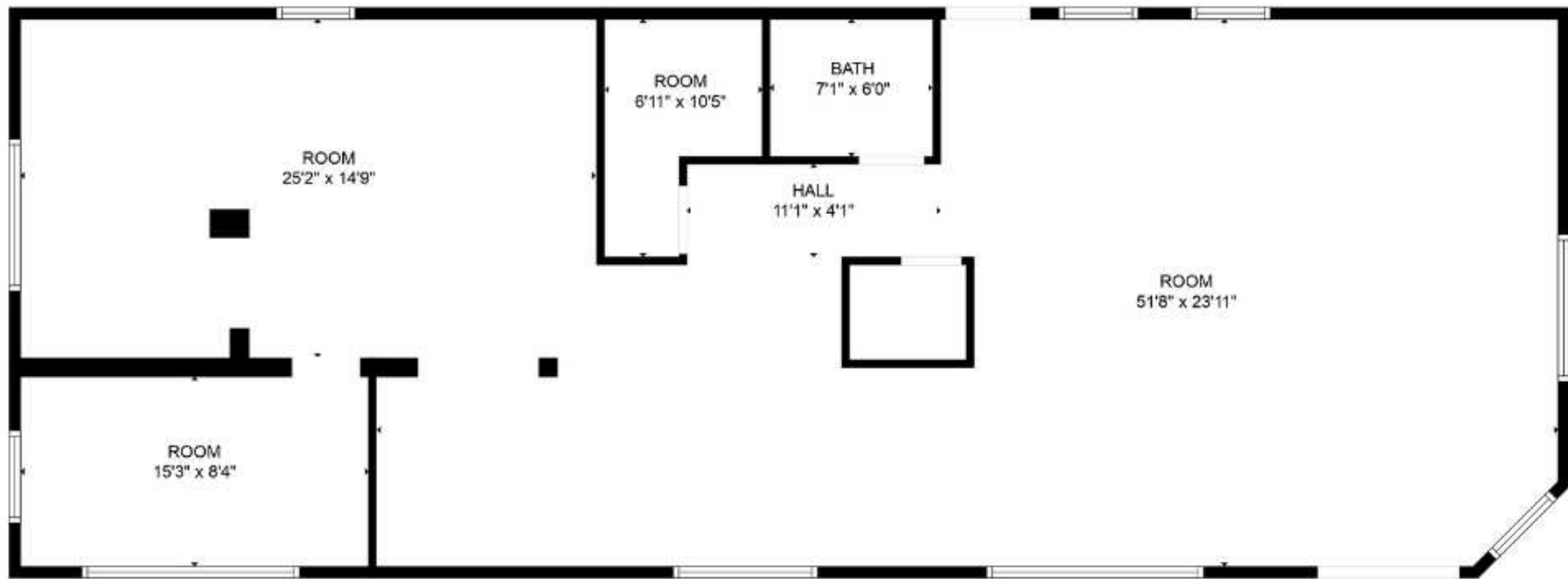
THE LOCATION



PROPERTY IMAGES

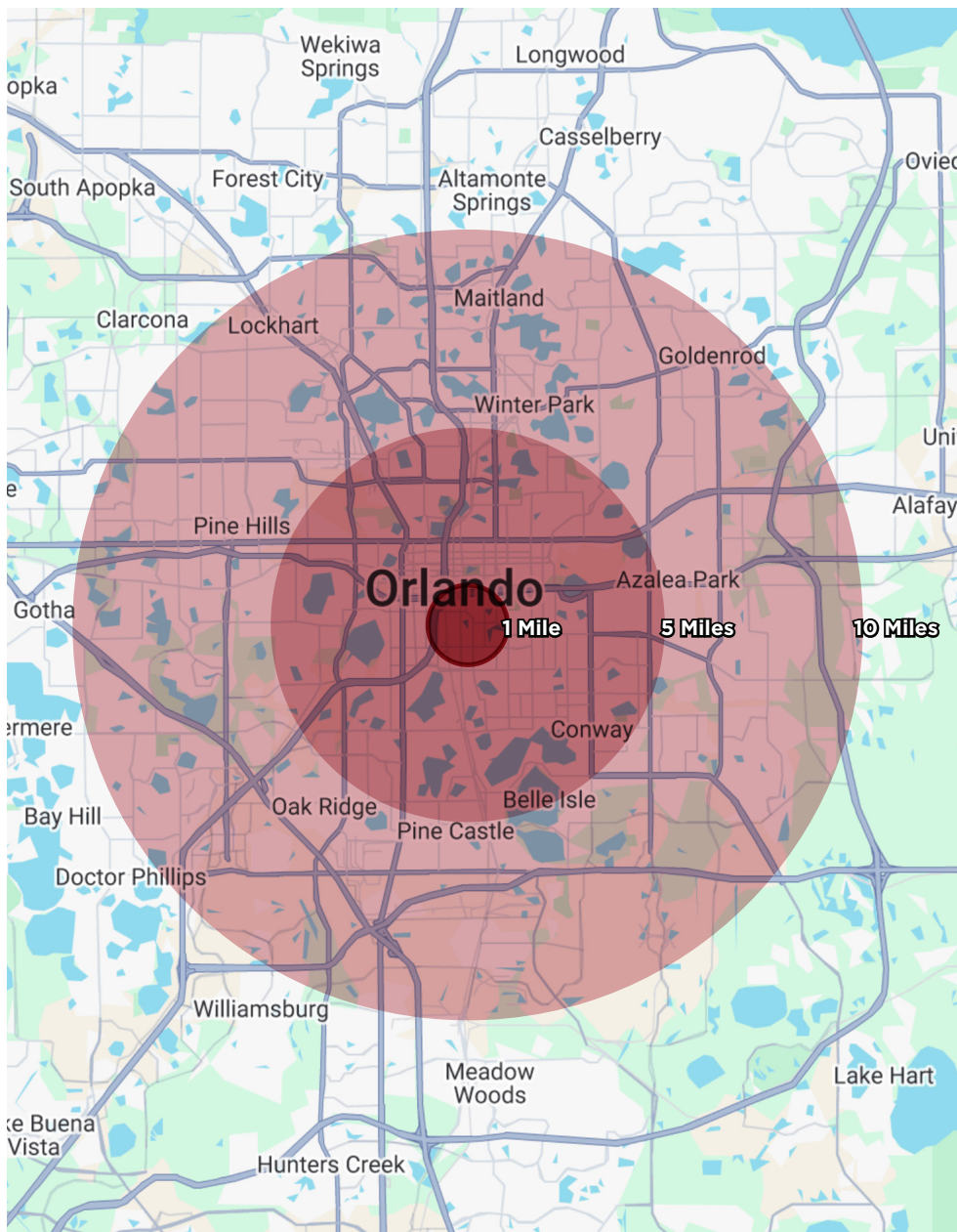


FLOOR PLAN



Square footage calculations are highly but not guaranteed.

DEMOGRAPHICS



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	12,673	297,231	959,414
AVERAGE AGE	40.4	37.3	37.0
AVERAGE AGE (MALE)	39.0	36.3	35.9
AVERAGE AGE (FEMALE)	41.3	38.1	38.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	7,522	138,137	400,089
# OF PERSONS PER HH	1.7	2.2	2.4
AVERAGE HH INCOME	\$86,931	\$67,360	\$69,688
AVERAGE HOUSE VALUE	\$262,722	\$215,312	\$228,469

2020 American Community Survey (ACS)

FOR MORE INFORMATION, PLEASE CONTACT:

AMY CALANDRINO, CCIM, SIOR
Director
+1 407 492 0433
amy.calandrino@cushwake.com

20 North Orange Avenue
Orlando, Florida
+1 407 841 8000
cushmanwakefield.com



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