

FOR SALE  
ORLANDO HEALTH®



3,088 SF Medical Office Building | 2nd Floor Condo | NN+ Lease



# DISCLAIMER



OSWALD COOKE

LAND AND INVESTMENT REAL ESTATE

**Benjy Cooke**

Mobile 843-343-1351

[benjy.cooke@oswaldcooke.com](mailto:benjy.cooke@oswaldcooke.com)

**Ruthie Godfrey**

Mobile 864-344-1541

[ruthie.godfrey@oswaldcooke.com](mailto:ruthie.godfrey@oswaldcooke.com)

**Broker of Record**

Richard Spado - BK677641

The Keyes Company

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been any change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.



# ORLANDO HEALTH<sup>®</sup>

4757 The Grove Drive • Suite 250

Windermere, FL 34786

PRICE	\$1,645,030
CAP RATE	6.5%
NOI	\$106,927

LEASE TYPE	NN
LEASE TERM	10-Year
COMMENCEMENT DATE	December 1, 2018
RENTAL INCREASES	2.5% Annually
RENEWAL OPTIONS	None
LEASE EXPIRATION	November 30, 2028
SQUARE FEET	3,088 SF
FLOOR	2nd Floor Condo
OFFICE TYPE	Medical Office
COUNTY	Orange County
GUARANTOR	None

Oswald Cooke & Associates is pleased to offer the a 3,088 SF Medical Office Condo for sale in The Groves development in Windermere, Florida. The space is leased to Orlando Health, Inc. The NN+ lease expires in November 2028 and offers is subject to 2.5% rent escalations annually throughout the term. The site is located off Conroy Windermere Road (33,000 VPD) and S Apopka Vineland Road (44,500 VPD). The property is surrounded by national retailers including Starbucks, Chipotle, AT&T, Hawkers, LA Fitness, Chase Bank, Walgreens, Panera Bread, Publix, Walmart Marketplace, and many others. Windermere is a part of the Orlando Metropolitan Area, and is only nine miles from Walt Disney World.





# AERIAL



Olympia High School

CVS  
pharmacy

Walmart  
Neighborhood Market

CHASE  
STARBUCKS  
CHIPOTLE  
AT&T  
HAWKERS  
ASIAN STREET FOOD

FIFTH THIRD BANK

SUNTRUST

Conroy Windermere Road (40,500 VPD)

Walgreens

Fresh  
EXPRESS

LA FITNESS

Publix

SITE

Panera  
BREAD

S Apopka Vineland Road (32,500 VPD)

Chain of Lakes  
Middle School

St. Lukes Methodist and Child  
Development Center



AERIAL





# AERIAL



9 Miles to Walt Disney World



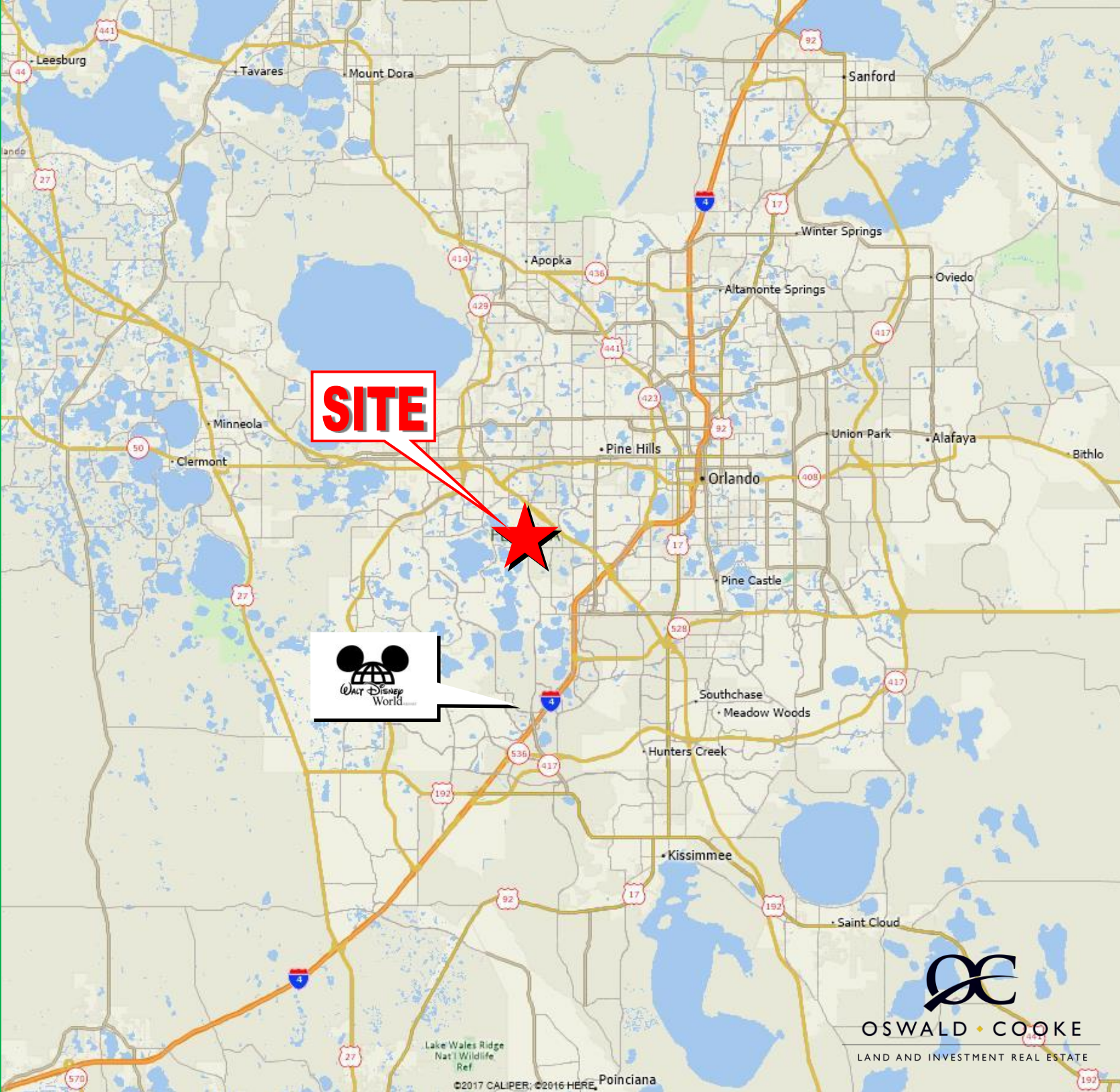
10 Miles to Downtown Orlando



80 Miles to Tampa

## DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2024 Population	3,720	58,533	209,498
Estimated Population Growth 2024-2029	2.39%	3.66%	3.65%
2024 Households	1,294	22,065	76,816
2024 Average HH Income	\$179,342	\$121,454	\$98,422
Traffic Counts	Conroy Windermere Rd. (33,000 VPD) S Apopka Vineland Rd. (44,500 VPD)		





# EXTERIOR PHOTOS





# THE GROVE



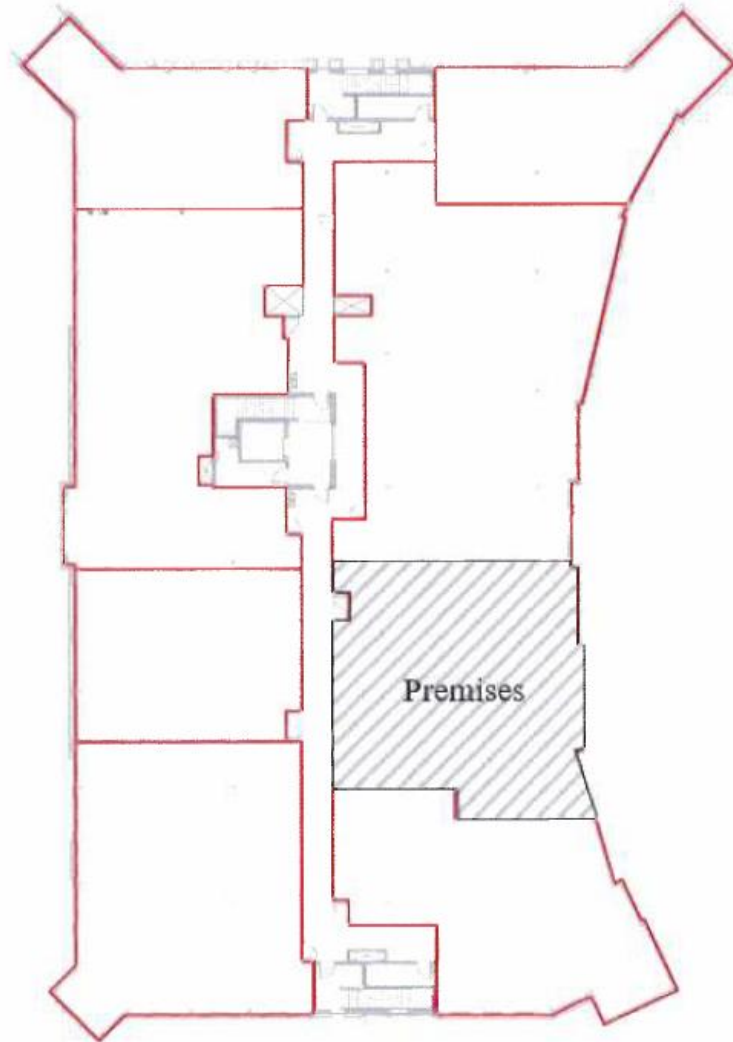


# INTERIOR PHOTOS





# LAYOUT





# ABOUT THE TEANT

# ORLANDO HEALTH®

Founded more than 100 years ago, Orlando Health is a private, not-for-profit healthcare organization with a long tradition of serving its many and varied communities across Florida, Puerto Rico and now into Alabama. With physicians in more than 105 specialties, the healthcare system attracts patients from across the state, region and nation.

The healthcare system encompasses award-winning hospitals, stand-alone emergency departments, behavioral health care, skilled nursing facilities, rehabilitation services and urgent care locations. Our network of primary care physicians and specialists extends from Florida to Alabama and Puerto Rico.

Orlando Health is nationally recognized for its pediatric and adult trauma programs as well as its high-performing community hospitals and specialty hospitals. Each year, we welcome more than 20,000 babies across the system and care for the most fragile in one of the nation's largest neonatal intensive care units.

The most-advanced care is offered through our specialty institutes that connect clinical excellence, education and research programs in our core services. With a robust graduate medical education program that hosts more than 350 residents and fellows each academic year, Orlando Health continues its pioneering research that includes therapies for end-stage breast cancer, identifying biomarkers to detect traumatic brain injury and offering first-in-the-world expanded access for an experimental advanced melanoma treatment.

Last year, the healthcare system provided more than \$1.7 billion in total community impact in the form of charity care, community benefit programs and services, and community building activities.

For More Information: <https://www.orlandohealth.com/about-us>

- 26 Hospitals (3 more in development)
- 11 Free Standing ERs (6 more in development)
- 9 Hospital Care at Home
- 11 Specialty Institutes
- 115+ Outpatient Centers
- 25 Medical Pavilions
- 17 Urgent Care Centers
- Central Florida's only Level One Trauma Center
- Pinellas County only Adult Trauma Center
- 5,200+ Physicians
- 105 Medical Specialties
- 140 Primary Care Practices
- 5,650+ Bed System
- 786,000+ ER Visits
- 242,000+ Inpatient Visits
- 6.9Million+ Outpatient Visits





# ABOUT ORLANDO

Orlando, Florida is the County seat for Orange County. It is situated in a region dotted by lakes, about 60 miles (95 km) northwest of Melbourne and 85 miles (135 km) northeast of Tampa. The city is the focus for one of the state’s most populous metropolitan areas. It is situated in a region dotted by lakes. The city is the focus for one of the state’s most populous metropolitan areas. Tourism, conventions, and trade shows are the basis of the city’s economy. Manufacturing (especially of aerospace and missile systems), high-technology industries, and the citrus industry are also important. Educational facilities include the University of Central Florida (1963) and Valencia Community College (1967). The population of the Orlando-Kissimmee-Sanford Metro Area was 2,134,411 in 2010.

Information courtesy of: <https://www.britannica.com/place/Orlando-Florida>



Orlando’s Largest Employers	
Walt Disney World	74,200
Orange County Public Schools	53,500
Adventist Health System	28,959
Florida Hospital	14,225
Walmart Stores, Inc.	13,139
Orlando Regional Healthcare	12,754
Universal Studios	25,000
Publix	9,927



# OFFERED EXCULSIVELY BY:

[ Primary Contact ]

**Benjy Cooke**

Office 843-388-5650

Mobile 843-343-1351

[benjy.cooke@oswaldcooke.com](mailto:benjy.cooke@oswaldcooke.com)

**Ruthie Godfrey**

Mobile 864-344-1541

[ruthie.godfrey@oswaldcooke.com](mailto:ruthie.godfrey@oswaldcooke.com)



Broker of Record

Richard Spado - BK677641

The Keyes Company

Oswald Cooke & Associates

870 Walt Miller Street, Suite 100

Mount Pleasant, SC 29464

Office: 843-388-5650

[www.oswaldcooke.com](http://www.oswaldcooke.com)

All information in the package is confidential in nature and is believed to be true and reliable. However, Oswald Cooke & Associates makes no guaranties, warranties or representations to the completeness thereof. The presentation is subject to errors and should be verified by all interested parties.