



VIDEO

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)
Number of Units:	1
Available SF:	1,781 SF
Lot Size:	315,156,600 SF
Building Size:	1,781 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	7,522	138,137	400,089
Total Population	12,673	297,231	959,414
Average HH Income	\$86,931	\$67,360	\$69,688



Amy Calandrino, CCIM, SIOR

CEO/Founding Broker

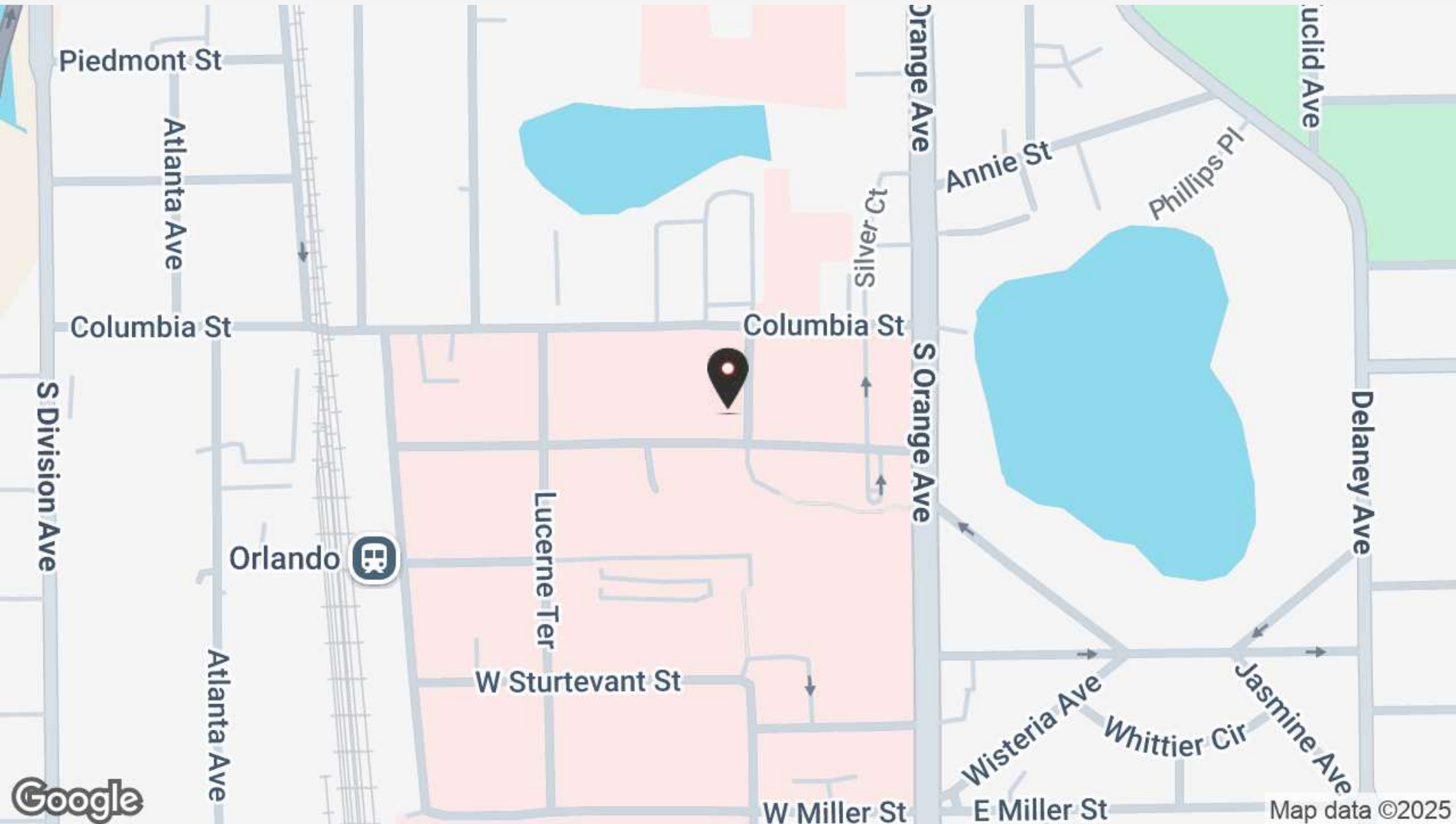
407.641.2221

amy@beyondcommercial.com

1214 KUHL AVE

1214 Kuhl Ave
Orlando, FL 32806

RETAIL PROPERTY FOR LEASE

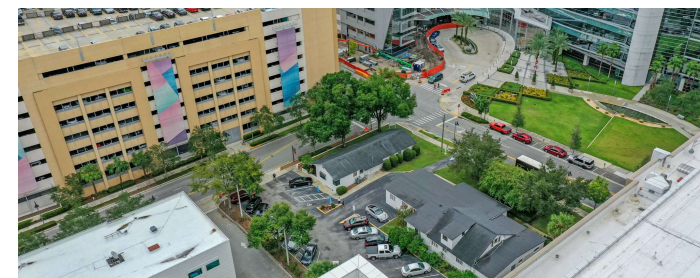
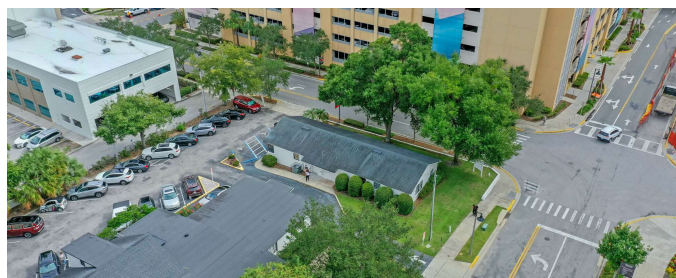
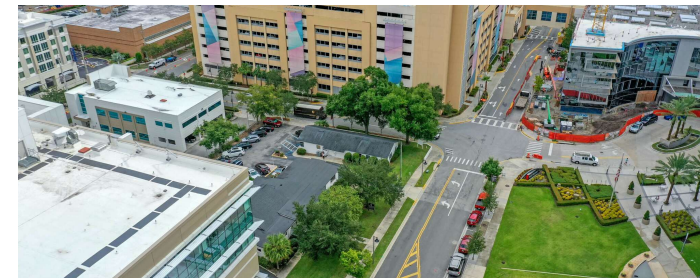
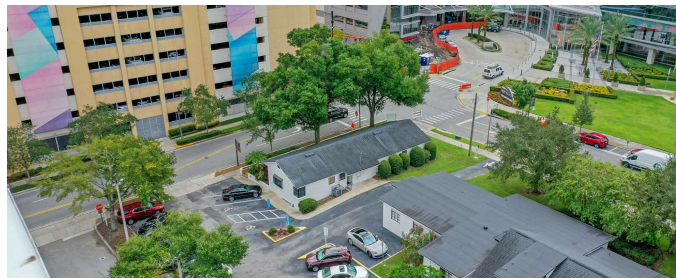
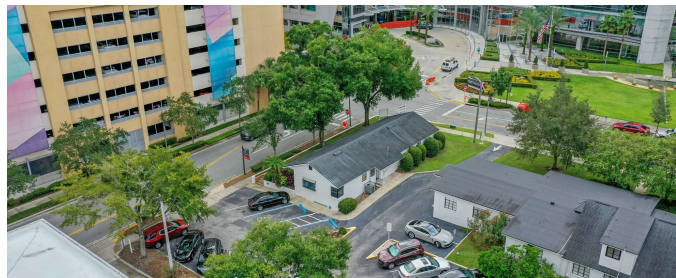
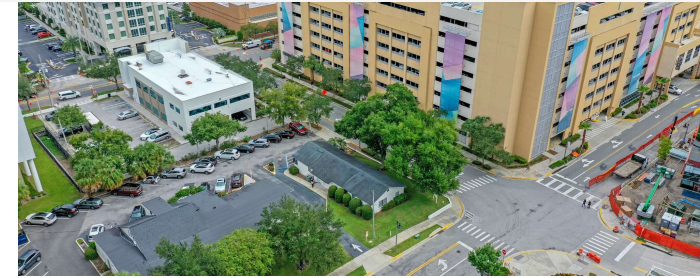
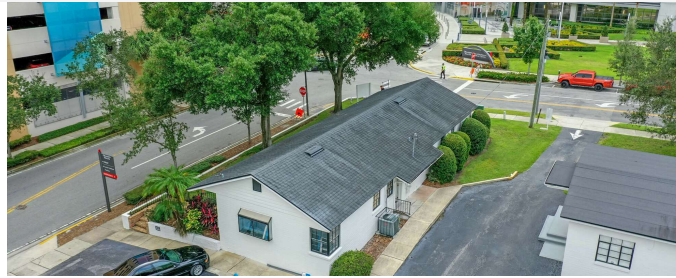
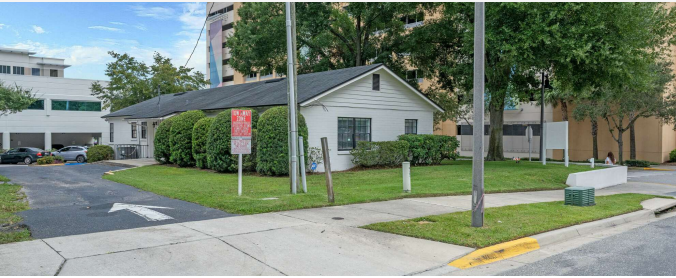


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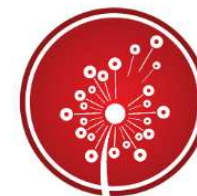
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1,782 SF



Square footage calculations are highly accurate but not guaranteed.



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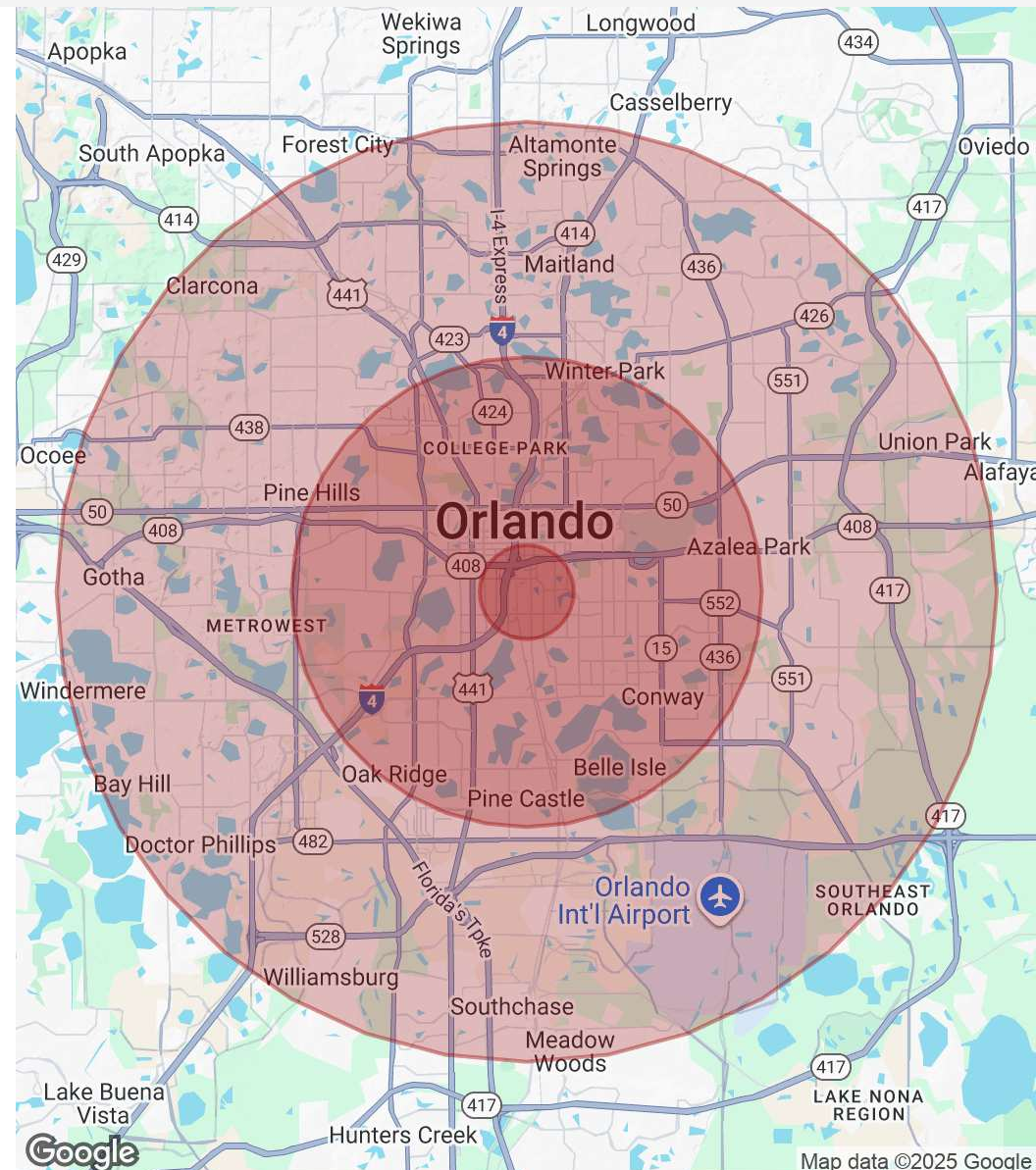
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RETAIL PROPERTY FOR LEASE

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)



BEYOND
COMMERCIAL

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