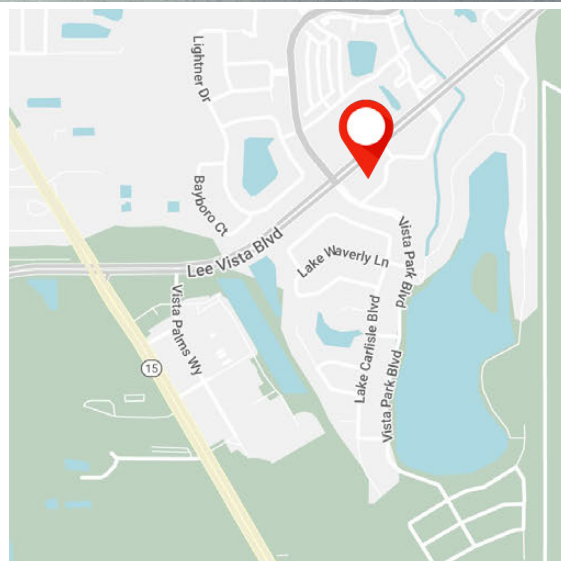


FREESTANDING RETAIL/MEDICAL OFFICE BUILDING

8624 Lee Vista Blvd., Orlando, FL 32829

FOR LEASE



PROPERTY OVERVIEW

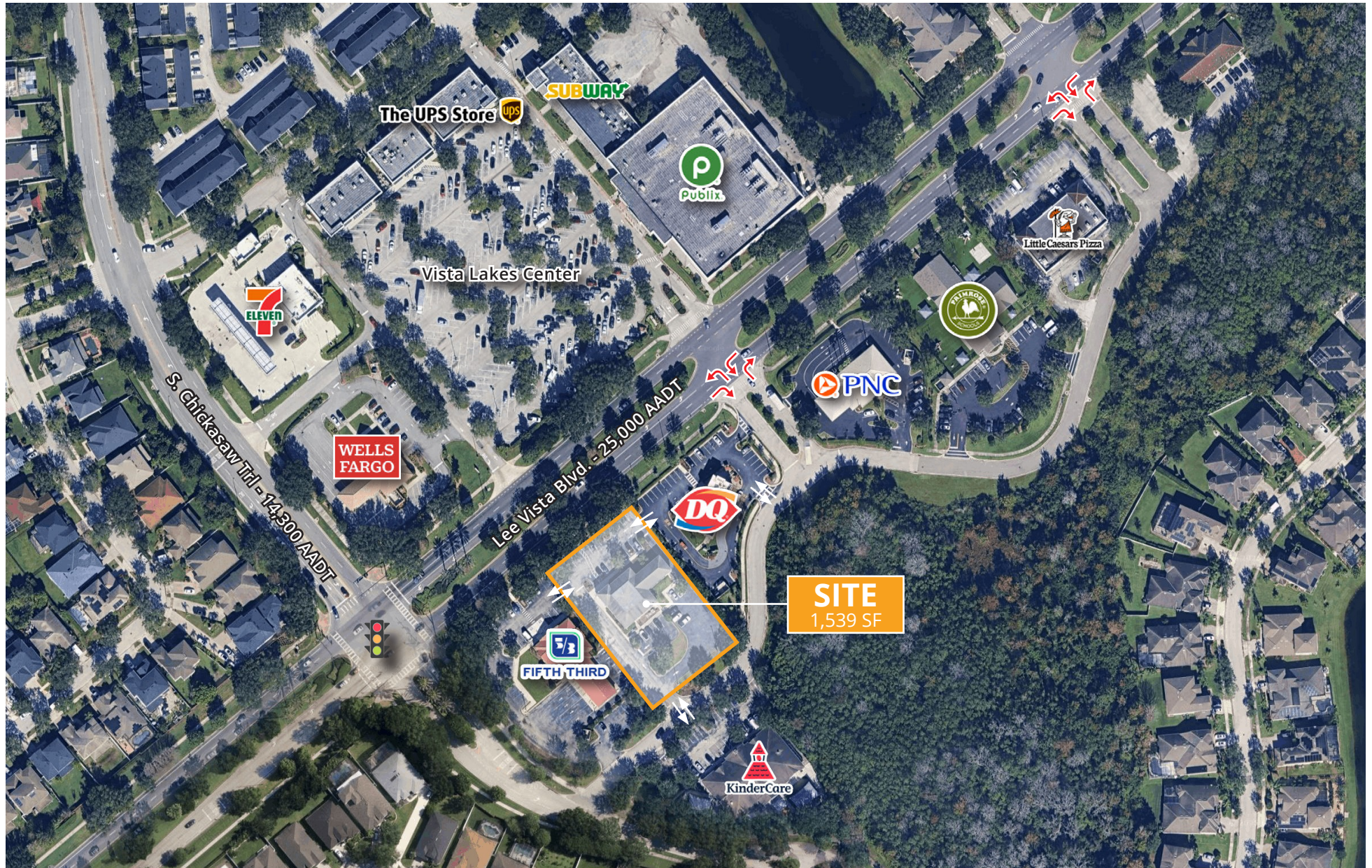
- » Second-generation medical office for lease: 1,539 SF
- » Located in southeast Orlando on Lee Vista Blvd., a major thoroughfare linking key residential and commercial areas
- » Ample parking, ideal for medical use with easy patient access
- » Excellent accessibility from Lee Vista Blvd, which sees 25,000 vehicles per day
- » Nearby retailers include Publix, Home Depot, Aldi, Ross, Academy Sports, and HomeGoods
- » Just minutes from the rapidly growing Lake Nona community and its 650-acre Medical City, a hub for health and life sciences
- » Quick access to SR 528 and SR 417, providing direct routes to Orlando International Airport and Downtown Orlando

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,434	65,845	171,547
Households	3,104	24,372	65,398
Daytime Pop.	5,721	37,247	89,530
Ave. HH Income	\$114,409	\$98,467	\$107,038

FREESTANDING RETAIL/MEDICAL OFFICE BUILDING

PROPERTY AERIAL



FREESTANDING RETAIL/MEDICAL OFFICE BUILDING

RETAIL AERIAL

