



Vineland Medical Building

6645 VINELAND RD # 2, ORLANDO, FL 32819

Location Overview

The Vineland Medical Building is situated with direct frontage on Vineland, which is traveled by 25,500 Tourists and Professionals yearly. This single-story office building benefits from a wealth of regional and national professional operators situated within immediate proximity. Notable attractions include Advent Health, The Studio Plaza and Universal Studios



irbus, Landsat / Copernicus, Maxar Technologies

FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](https://www.millenia-partners.com)

PRESENTED BY
JOSIAH MOORE

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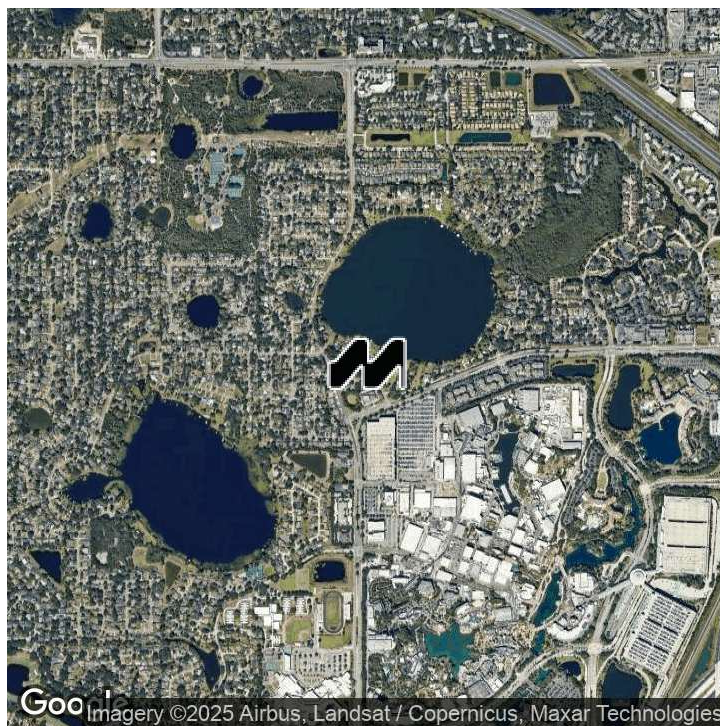
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EXECUTIVE SUMMARY

6645 VINELAND RD # 2, ORLANDO, FL 32819

Vineland Medical Building



OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Building Size:	7,500 SF
Available SF:	951 SF
Lot Size:	95,938 SF
Number of Units:	6
Year Built:	2000
Renovated:	2018
Zoning:	PO
Market:	Orlando
Submarket:	Dr. Philips
Traffic Count:	22,500

PROPERTY HIGHLIGHTS

- NNN Lease
- Private treatment rooms
- 3-5 year term preferred
- HVAC included within the unit
- Monument signage
- Storefront Glass

SPACES

LEASE RATE

SPACE SIZE

Suite 260

\$30.00 SF/yr

951 SF

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OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

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LOCATION MAP

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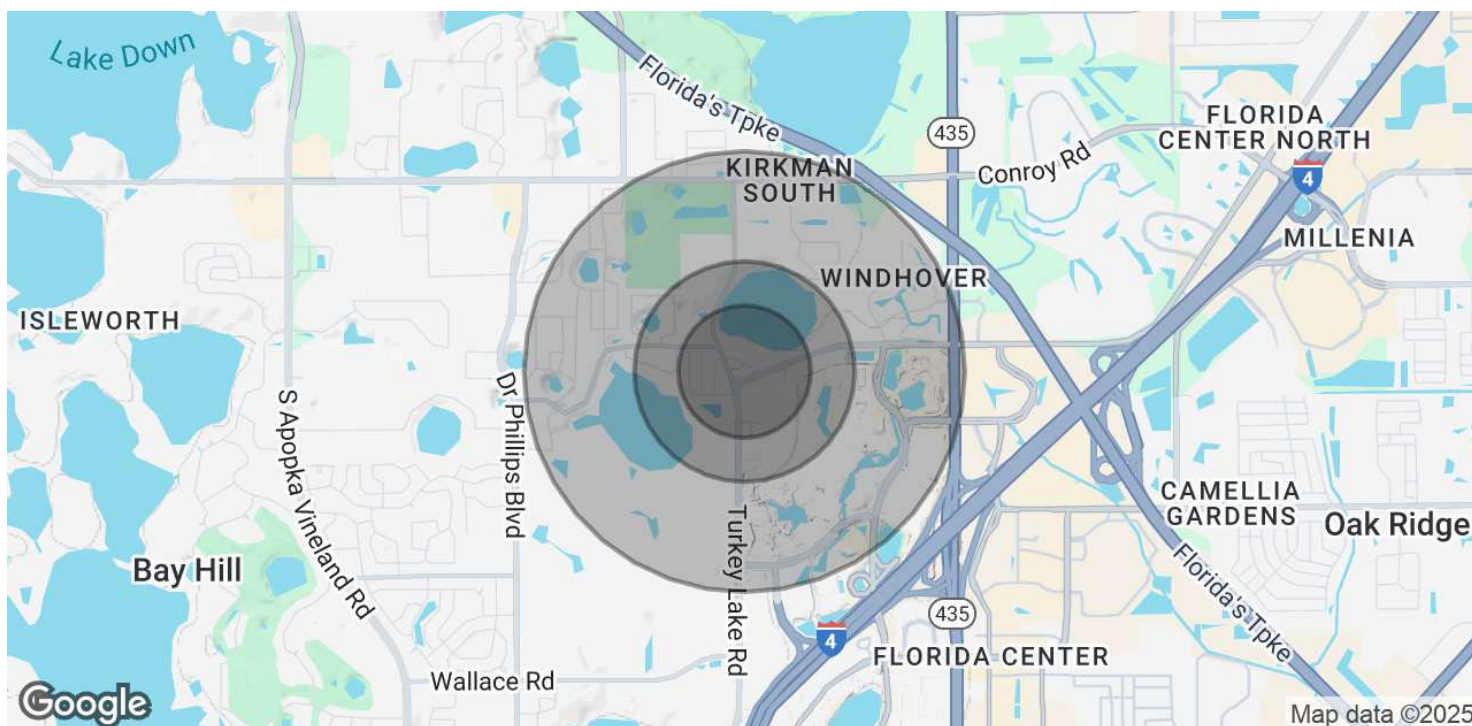
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	598	1,724	8,579
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	215	622	3,278
# of Persons per HH	2.8	2.8	2.6
Average HH Income	\$121,675	\$119,219	\$106,160
Average House Value	\$520,840	\$510,812	\$454,370

TRAFFIC COUNTS

Vineland Rd and Turkey Lake Rd	22,500/day
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Demographics data derived from AlphaMap

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